

River Heights City

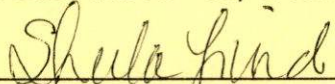
PLANNING COMMISSION AGENDA

Tuesday, June 22, 2021

Notice is hereby given that the River Heights Planning Commission will hold its regular meeting beginning at 6:30 p.m., anchored from the River Heights City Office Building at 520 S 500 E. Attendance can be in person or through Zoom.

- 6:30 p.m. Adoption of Previous Minutes and Agenda
- 6:35 p.m. Public Hearing to Discuss Amendments to the PUD Code
- 7:15 p.m. Public Hearing to Discuss Amendments to the General Plan Land Use Map
- 8:00 p.m. Adjourn

Posted this 18th day of June 2021



Sheila Lind, Recorder

To join the Zoom meeting:

<https://us02web.zoom.us/j/87952568248>

Dial: 1 669 900 6833, Meeting ID: 879 5256 8248

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

June 22, 2021

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

Councilmember Blake Wright
Recorder Sheila Lind
Mayor Todd Rasmussen, electronic

Others Present: Councilmembers: Nancy Huntly, Chris Milbank, Doug Clausen and Sharlie Gallup, see roll

Electronically Present: Boyd Humphreys, Michelle Kimball

Motions Made During the Meeting

Motion #1

Commissioner Lehnig moved to "approve the minutes of the June 8, 2021 Commission Meeting with the one correction." Commissioner Pitcher seconded the motion, which carried with Cooley, Lehnig, Pitcher, Roberts and Schaub in favor. No one opposed.

Motion #2

Commissioner Schaub made a motion to "repeal 10-7, the Mixed-Use Zone as it shows in the General Plan maps and remove column M in 10-12-1." Commissioner Pitcher seconded the motion, which carried with Lehnig, Pitcher and Schaub in favor. Cooley and Roberts opposed.

Motion #3

Commissioner Lehnig moved to "send the PUD ordinance draft to the Council, as they have stated today." Commissioner Cooley seconded the motion, which carried with Cooley, Lehnig, Pitcher and Roberts in favor. Schaub opposed.

Motion #4

Commissioner Cooley moved to "accept the revisions to the General Plan map as shown." Commissioner Lehnig seconded the motion which carried with Cooley, Lehnig and Roberts in favor. Pitcher and Schaub opposed.

45
46 Proceedings of the Meeting
47

48 The River Heights City Planning Commission met at 6:30 p.m. in the Ervin R. Crosbie Council
49 Chambers on June 22, 2021.

50 Pledge of Allegiance

51 Adoption of Prior Minutes and Agenda: Minutes for the June 8, 2021 Planning Commission
52 Meeting were reviewed.

53 **Commissioner Lehnig moved to “approve the minutes of the June 8, 2021 Commission**
54 **Meeting with the one correction.” Commissioner Pitcher seconded the motion, which carried with**
55 **Cooley, Lehnig, Pitcher, Roberts and Schaub in favor. No one opposed.**

56 Public Hearing to Discuss Amendments to the PUD Code: Commissioner Roberts explained,
57 after the last public hearing the Commission made some significant changes to the draft, which they
58 felt warranted another public hearing.

59 Councilmember Cooley notified the Commission that the density calculation document he had
60 in the Drive was incorrect. He had hard copies containing the correct information. He offered to
61 provide them for any of the public who requested a copy.

62 Commissioner Roberts opened the public hearing. He asked that comments be limited to 3
63 minutes each. Questions posed during the comment period would be answered at the end of the
64 hearing.

65 Judy Gardner asked how they would fit six dwellings on one acre.

66 Rockie Ricks reminded that Commissioner Lehnig said her objective was to have an open
67 space in the Riverdale area. His perspective is that this idea has changed.

68 Tim Poulsen said he owns .4 acre, but after the road easement was taken out, he has about .3
69 acres. He had not heard anyone mention or show how there would be access in and out of the
70 Riverdale area. The sellers of the property want to get the most amount of money they can get for it.
71 If they were allowed to build 60 units, traffic could increase by 120 cars.

72 Diane Poulsen noted that since Logan has diverted the traffic from the north River Heights
73 entrance, the road in front of their home has been the recipient of extra traffic. The amount of dust
74 has increased along with the speed of the cars. The current road is too narrow for two cars to pass.
75 You cannot even walk a dog and have a car pass you. She feared the open spaces would turn to
76 pavement.

77 Ruthann Nelson said the builder will pay for a new road. There are many cars all over River
78 Heights. Since she purchased her home, the noise and traffic has increased. Growth will happen.
79 The Riverdale residents do not own the road or the property, which is for sale. If any of them want to
80 buy it, they could.

81 Quentin Gardner said he has a background in architectural design. He felt the density would
82 be too high for River Heights. He was unsure if the sewer system could handle another 60 homes. He
83 did not think the roads could handle more traffic. His road is topped with 2” of asphalt and it’s not
84 holding up too well. Will the city raise taxes to pay for all the extra costs of a big development and all
85 its wear and tear? The composition of the roads is not built for traffic more homes would bring in.

86 Mark Malmstrom acknowledged the tremendous pressure on the city. He hoped the city
87 would drive the subdivision designs, rather than the developers. Developers have a very different
88 interest than the people who live here.

Rita Minkler reminded that Robert Ellis said the city could be hit with a 2-million-dollar bill for sewer installation if there was no developer. She said the plan looks beautiful and does not look crowded. The parking areas will be underneath the housing. He has included open space, beautiful landscaping, benches, and walkways for all to enjoy the river. She was grateful for the work of the Planning Commission for all their efforts. She felt the letters to the editor were unfair, and the notices distributed had a lot of untruths to them, in an effort to cause alarm.

Janet Humphreys Matthews discussed Cindy Johnson's letter, which pointed out differences between the two PUD drafts, in relation to the buffer between homes. She also pointed out that the first draft specified 25% open space, while the second draft states that the required open space could be located somewhere else in the city. Whose land would they be taking to expand the roads? Some of the changes to the draft went further away from what the current residents wanted. These changes will affect all the open spaces in River Heights.

Ryan Kimball reiterated what Ms. Matthews said. He read some concerns from a flyer he received on his door.

Rocky Ricks reminded, the issue is not whether to develop, it's the density of development.

Commissioner Roberts closed the hearing and addressed the questions which had been asked. In answer to how will six homes fit on one acre, Roberts said duplexes and fourplexes will be allowed, up to 35% of the development, the rest would need to be single family.

Roberts stated that roads and access would be addressed at the time the property was developed. It is anticipated that the current roads would need to be updated.

Commissioner Cooley discussed the sewer question. The system in the area would be put in by the developer and go directly into Logan's sewer lines. It will not be a draw on the present River Heights sewer system at all.

Roberts discussed the process moving forward and explained that a PUD could not be applied for just anywhere in the city. He discussed the areas they plan to allow the option of a PUD in the General Plan. When a developer applies for the PUD zone, it will be a legislative decision. The Council and Commission can vote to not allow it, based on what they feel is best for the city. Just because the General Plan allows a PUD, does not mean it will become such.

Commissioner Roberts disclosed that he and Councilmember Wright had seen a couple concept plans for the Riverdale area, but no one else had. The development they saw would not be allowed with this ordinance they are discussing because of density. He assured that the PUD ordinance draft was not driven by any concept plans or developer.

Commissioner Lehnig discussed the open space question. She agreed to start the PUD revisions with the idea of saving the river area, with a nice walkway, before the area became built out. She discussed other types of development possibilities and open space options. The city cannot give everyone 100% of what they want, but they can compromise and get something pretty good for everyone.

Commissioner Roberts asked Recorder Lind if the city attorney returned any comments. She said she had not heard from him but would check back.

Commissioner Pitcher reminded that this property could go to Logan. If this happens, it will be a lot denser than River Heights would allow. Commissioner Roberts noted that the PUD draft allows for 6 units/acre and the Falls in Logan is 30 units/acre, which is five times denser than River Heights would allow. This potential has weighed on them in their decisions.

132 Commissioner Schaub verified some information with Commissioner Cooley, based on his
133 density calculations. She asked for clarification on a possible scenario: With 20% open space, six units
134 per acre, and if 65% of them needed to be single residences, each lot size would be 4,646 square feet.
135 Commissioner Cooley said that would be the case if each unit were built as a single dwelling. If some
136 of the units were taking up less space it would allow for the single-family units to be larger. If there
137 were 6 units per acre on 10 acres, the lot size average would be 7,260 square feet, which is slightly
138 smaller than an R-1-8 zone. She asked if they could vote on this ordinance piece meal. Commissioner
139 Roberts said the draft, in its entirety would be voted on.

140 Commissioner Schaub felt strongly that the R-1-12 designation should be used in Riverdale
141 and the mixed-use (MU) zoning removed. She did not feel River Heights was suited for high density
142 because of the overload on schools, churches, and roads. More importantly, she felt they needed to
143 listen to the residents of River Heights. She felt they, as the city, were trying to make things work for
144 the developers. The residents do not want a PUD. Commissioner Cooley pointed out that the current
145 code allows for multiple use and the present PUD code is not very definitive. This draft is a better
146 attempt at defining what a PUD could provide. The Riverdale area is designated as multiple use,
147 which would be much denser than the PUD would allow.

148 Commissioner Schaub asked how many stories the design showed. Commissioner Roberts
149 stated that it did not matter, because only two stories would be allowed. The code they are
150 discussing is providing a different framework than the design they saw a while ago.

151 Commissioner Pitcher reminded that any development that comes to the city will require
152 public hearings.

153 Councilmember Gallup noted a question that came up which was not addressed: Whose land
154 or homes would be taken to widen the roads? Commissioner Roberts said they do not know because
155 there is not a plan in front of them. The city could use eminent domain, but he does not see where
156 that would be necessary. He said developers could purchase homes or properties for the road.

157 Commissioner Roberts clarified the reason they are considering this PUD re-write is because a
158 large section of the Riverdale area is designated as MU. After meeting with residents and property
159 owners, it was determined that a PUD would be a better fit for this area. They are regulating the
160 density and amount of open space instead of individual lot size.

161 Janet Humphreys asked if the code could spell out that if open space weren't applicable to a
162 certain development, it could be traded for open space in another area in the city (only in specific
163 situations). Commissioner Cooley said a decision such as this would need to be approved by the
164 Council. A developer could not offer a certain amount of money to the city council to allow him to
165 not provide open space. Commissioner Roberts said the city may determine, based on the size of
166 development, that there is another area of the city where open space would be more appropriate.

167 Discussion was held on "In Liew Substitutions for Open Space." It was pointed out that this
168 section was taken from the MU section of the city code.

169 Commissioner Cooley reminded the public that the MU Zone is in the GP, but there has not
170 been property actually zoned that. He reiterated, they are not changing the zoning at this time, it is
171 still R-1-12. Developers need to apply for zone changes, if they desire something denser than R-1-12,
172 which would require a public hearing.

173 **Commissioner Schaub made a motion to "repeal 10-7, the Mixed-Use Zone as it shows in the**
174 **General Plan maps and remove column M in 10-12-1."** Commissioner Pitcher seconded the motion,
175 **which carried with Lehnig, Pitcher and Schaub in favor. Cooley and Roberts opposed.**

176 Commissioner Lehnig moved to “send the PUD ordinance draft to the Council, as they have
177 stated today.” Commissioner Cooley seconded the motion, which carried with Cooley, Lehnig,
178 Pitcher and Roberts in favor. Schaub opposed.

179 Public Hearing to Discuss Amendments to the General Plan Land Use Map: Commissioner
180 Roberts discussed the proposed adjustments to the General Plan Land Use Map. He reminded it was
181 not a zoning designation, but a General Plan guideline.

182 Councilmember Wright reminded the Commission to recognize the written comment that was
183 received prior to the meeting. Commissioner Roberts summarized Travis Marble’s comments, who
184 expressed favor of multifamily housing by stating that everyone should be able to afford a home and
185 cities are better when there is a healthy mix of people of all backgrounds and walks of life.

186 Tyler Tolson noted the amenities in River Heights, and his concern for how the city would
187 continue to provide for current residents, let alone for new. He proposed a sustainability fee be
188 changed to all current residents to keep River Heights as is.

189 Michael Jablonski and Cindy Johnson’s written comments were reviewed. They support the
190 repeal of the MU zone, but not the increase in density. They also stated, “Specific to their land,
191 please remove our undeveloped property at the turn of the Logan River as a place in which a PUD
192 could be built from the proposed land use map. We will never allow a PUD on our property, now and
193 for perpetuity. You should know us better by now, as we have expressed our plans to preserve that
194 land as a natural area.”

195 Tara Taylor’s written comment stated that she knows development is inevitable but there
196 should be limitations. She opposed any access onto 600 South from the development in Providence.

197 Councilmember Wright noted that all four submissions will be part of the public record.
198 Written comments usually aren’t read in the meeting but are read by the Commission before the
199 meeting and included with the minutes of the meeting.

200 Mark Malmstrom discussed the property east of the church, which is for sale. He asked if the
201 LDS Church pavilion property was currently zoned agricultural. During discussion, the possibility was
202 noted that there may be a road proposal through the church pavilion area to connect to 600 East. He
203 wondered if this were something the city would entertain. Councilmember Wright said the property
204 was currently zoned agricultural.

205 Janet Humphreys clarified that anything labeled as a PUD had to be 5 acres. She noted the
206 Weston property is just less than 5 acres. Commissioner Roberts said the properties surrounding it
207 could be combined with it, which would take it over 5 acres. A PUD smaller than five acres could be
208 approved by the council.

209 Dianne Rhoton asked if the PUD in Riverdale would include a walking path along the river,
210 through the current properties, privately owned. This would take away all their privacy and have
211 people cutting right through their properties. It would be an opening to crime. She said the best
212 river place is out by the Logan Golf Course. They will be calling the police every day. Commissioner
213 Roberts informed that the ordinance is not that specific at this time. There is a provision for trails but
214 there are no proposals on how and where the pathways would be incorporated.

215 Commissioner Roberts closed the hearing. Commissioner Cooley was agreeable to allow the
216 Jablonski/Johnson’s property to remain as R-1-12. Commissioner Roberts pointed out that the
217 designation in the General Plan does not change anything at this point. It is more for 20-30 from
218 now. The designation will not force a property owner to change their zone. For as long as

219 Jablonski/Johnson own it, they can keep it residential. In the future, when they no longer own it, a
220 new buyer may desire to change the zone.

221 Commissioner Cooley noted that the buyers of the church property would need to show how
222 they would get access. Commissioner Roberts stated, the Commission will be addressing roads in
223 their next discussions of the General Plan. He also noted that if a developer could show a good
224 development on a property less than 5 acres the city could consider it.

225 Commissioner Schaub said she had talked with the realtor. He is aware the property is
226 landlocked. They are taking offers and the Church will not do anything for 30 days. She has heard
227 the owners of the Weston property will make an offer, as well as Jeff Jackson. Commissioner Roberts
228 asked if this property could be incorporated into the Vineyard (in Providence). Commissioner Cooley
229 said it would be possible. Negotiations would need to be made between Providence and River
230 Heights. Commissioner Cooley felt designating it as PUD seems to work at this time, but they have no
231 idea what the developers have in mind.

232 Commissioner Schaub moved to "exclude the Jablonski/Johnson property from the PUD
233 designation." The motion died for lack of a second.

234 **Commissioner Cooley moved to "accept the revisions to the General Plan map as shown."**
235 **Commissioner Lehnig seconded the motion which carried with Cooley, Lehnig and Roberts in favor.**
236 **Pitcher and Schaub opposed.**

237 The meeting adjourned at 8:10 p.m.

238

239

240

241

242

243



Levi Roberts, Commission Chair


Sheila Lind, Recorder

Proposed Ordinance Changes

June 22, 2021

Repeal 10-7 Mixed Use Zone

Remove column "M" in 10-12-1

Replace current 10-10 with the following:

RESIDENTIAL PLANNED UNIT DEVELOPMENT ZONE

SECTION:

- 10-10-1: Intent
- 10-10-2: Use Regulations
- 10-10-3: Special Provisions
- 10-10-4: Requirements
- 10-10-5: Open Space
- 10-10-6: In Lieu Substitutions for Open Space Requirements

10-10-1: INTENT AND PURPOSE

The purpose of a R-PUD zone is to encourage imaginative and efficient utilization of land, to develop a sense of community, and to ensure compatibility with the surrounding neighborhoods and environment. Applicants apply for the zoning designation to be applied, allowing them to receive the density outlined herein in exchange for public amenities. This is accomplished by providing greater flexibility in the location of buildings on the land, the creation and consolidation of open spaces, and the clustering of dwelling units. These provisions are intended to create more attractive and more desirable environments within River Heights City. R-PUD incorporates a development theme which includes the elements of usable open spaces, diversity of lot design, amenities, a well-planned circulation system, and attractive entrances as part of the design. The combination of all these elements is necessary for the development of a R-PUD. Because of the substantial public advantages of a planned unit development, it is the intent of this zone to allow development hereunder where tracts suitable in size, location and character for the uses and structures proposed are planned and developed as units for a unified and coordinated manner. In such circumstances, where municipal planning and private development may effectively proceed together, it is necessary and appropriate that there be requirements and regulations other than on a lot by lot or subdivision basis to provide flexibility and innovation in site planning and land use relationships while also ensuring substantial compliance with the intent, objectives and purposes of this title and the city's general plan.

10-10-2: SPECIAL PROVISIONS

- A. An R-PUD may be applied on properties designated as such in the River Heights City General Plan.
- B. Minimum development site: The minimum total area for an R-PUD shall be 5 acres unless otherwise approved by the City.
- C. Maximum density: The maximum density of an R-PUD Zone shall be 6 units per gross acre.
- D. The design of public streets within an R-PUD shall follow the applicable city standards for width of right of way and construction. All streets within an R-PUD, in a residential zone shall be public streets. (Exception would be private drive isle.)
- E. Within residential zones, R-PUDs should incorporate walking and biking trails and pathways for the use and enjoyment of residents. These trails and pathways may vary in width from five (5) to ten feet (10') depending on their intended use. Consideration shall be given for their connectivity or inclusion into the citywide network of trails identified in the city's general plan. Where appropriate, equal consideration for trails and pathways shall be given within residential zones.
- F. Individual private parking stalls and parking structures shall avoid direct access to public streets classified as collector in the River Heights transportation master plan. Driveways serving three (3) units or more may be allowed to access such streets, provided they are located a minimum of two hundred feet (200') from another driveway or public street, on a collector street, when measured from the centerline of the driveway to the centerline of another driveway or street.

10-10-3: REGULATIONS

The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this title: Multiple-family dwellings (should not exceed four (4) units per structure), patio homes, single-family attached, single-family that are conventional dwellings. A minimum of 65% of all dwelling units in a R-PUD, must be single family detached. All buildings will be limited to two stories above grade.

10-10-4: REQUIREMENTS

- A. Preliminary Plat Required: All R-PUDs shall require a preliminary plat and site plan. The zoning designation shall be based upon the preliminary plat.
- B. R-PUDs must comply with requirements of River Heights Subdivision Ordinances.
- C. Site Plan required: Application shall be accompanied by architectural drawings and sketches outlining the general design and character of the proposed uses and the physical relationship of the uses: The use or uses, dimensions, sketch elevations, and General locations of proposed dwellings and other structures.
- D. Architectural Design Standards for multi-family dwellings: All new buildings must incorporate a defined architecture style. A recognized architectural style shall be one which is recognized by design professionals as having basis in classical, historical or academic architectural design styles. The following elements shall be incorporated into the design of each building:
 - 1. Primarily durable, materials including stucco, brick, fiber cement, decorative block or other materials as approved by City Council.
 - 2. For buildings over 1 story, vertical separation elements to differentiate levels. These may include Change of materials, dormers, cornices, or other elements,

as approved by City Council.

3. Architectural wall variation between units to differentiate dwellings. These may include, vertical articulation, variation of materials or other elements, as approved by City Council.
- E. Dimensions and locations of areas to be reserved ~~and k~~ for vehicular and pedestrian circulation, proposed parking, ingress, and egress. Proposed circulation pattern including private driveways, public and private streets, and pedestrian and bicycle paths.
- F. A planting plan showing proposed tree and shrubbery plantings shall be prepared for the entire site to be developed.
- G. A maintenance plan which defines the responsible parties for all open space areas and amenities shall be provided and incorporated into the development agreement. (See Section 10-10-5)
- H. Modifications and Conditions May be Imposed: The planning commission and city council may impose modifications and conditions in consideration of factors, such as size and location, street capacities of the area, ingress and egress to adjoining streets, internal traffic, signs and lighting, building bulk and location, including residential density, coverage, and open space characteristics as stated in River Heights Subdivision Ordinances.
- I. Applicants must start construction within one (1) year of the approval of the project and any necessary zoning district change, and complete construction, or approved stages thereof, within four (4) years from the date construction begins.
- J. The development must be planned as one complex land use rather than as an aggregation of individual and unrelated buildings and uses.
- K. Proposed R-PUD adjacent to existing single-family homes must place single family homes adjacent to the established single-family homes unless otherwise buffered by 100-foot width of open space including a landscaped Buffer as defined within this chapter.
- L. Playground: an area provided for children to play on. Each Playground must be designed for children twelve and younger. A playground must include features to appeal to children within the above age group including some of the following: slides, monkey bars, ladders, tunnels, climbers, bridges, ramps, platforms, etc. All playground equipment must be of commercial grade. Each playground must include a minimum of 6 features.

10-10-5: OPEN SPACE

- A. R-PUDs shall provide a minimum open area for residents and/or occupants of such development. Open space shall be land areas that are not occupied by buildings, structures, parking areas (including private driveways), streets or alleys. Said open space shall be devoted to landscaping, preservation of natural features, open pavilions, and recreational areas. Required "base" open space areas shall be contiguous, not a collection of remnants.
- B. The open space requirement for R-PUD zone will be 25% of gross acreage.
- C. The open space should be large enough for the use of all residents of the project or the general public. Such spaces, minimum of a half-acre, should include improvements such as playgrounds, pathways, pavilions, play courts, and areas of significant native vegetation. Specific improvements shall be approved by the City
- D. Areas with natural features worthy of preservation, which are not buildable, such

as canyons or slopes, ridgelines, wetlands, stream or creek corridors, utility corridors, wildlife habitat, geologically sensitive areas, and significant views and vistas.

E. **Open Space Amenities:** An R-PUD with 50-100 dwelling units must provide a playground. An R-PUD with greater than 100 dwelling units must provide a playground and pavilion. Alternate amenities of equal value and utility may be provided, as approved by the City.

F. **Playground Definition:** an area provided for children to play on. Each Playground must be designed for children twelve and younger. A playground must include features to appeal to children within the above age group including some of the following: slides, monkey bars, ladders, tunnels, climbers, bridges, ramps, platforms, etc. All playground equipment must be of commercial grade. Each playground must include a minimum of 6 features.

G. **Type of Ownership Allowed for Open Space:**

1. **General:**

a. Open space in the R-PUD zone shall remain undivided and may be owned and managed by a homeowners' association, the city, or a recognized land trust or conservancy. A narrative describing ownership, use and maintenance responsibilities shall be submitted for all common and public improvements; utilities and open space within undivided lands. If, at any time, the ownership of open space is changed to another form of ownership allowed herein, the ownership change must be approved by the City and the City must be provided the first right to accept or acquire the open space.

b. The ownership of all or any portion of open space shall not change by transfer, deeding, quitclaim, purchase, or by any other method, without the review and approval by the City. Leasing, renting or use by any entity or person other than the homeowners' association of any portion of the open space shall be reviewed and approved by the City.

2. **Ownership Standards:** Open space within a development shall be owned, administered and maintained by any of the following methods, either individually or in combination, and subject to approval by the city.

a. **Offer of Dedication:** The city shall have the first and last offer of dedication of undivided lands in the event said land is to be conveyed. Dedication shall take the form of a fee simple ownership. The city may, but shall not be required to, accept undivided lands; provided, that:

(1) Such land is accessible to the residents of the city;

(2) There is no cost of acquisition other than any cost incidental to the transfer of ownership such as title insurance; and

(3) The city agrees to and has access to maintain such lands. Where the city accepts dedication of open space (undivided lands) that contain improvements, the city may require the posting of financial security to ensure satisfactory functioning and structural integrity of improvements for a term not to exceed eighteen (18) months from the date of acceptance of dedication. The amount of financial security shall not exceed fifteen percent (15%) of the actual cost of installation of said improvements.

b. **Homeowners' Association (HOA):** The open space (undivided lands) and associated facilities may be held in common ownership by a homeowners' association. The HOA shall be formed and operated under the following provisions:

- (1) The developer shall provide covenants, conditions and restrictions (CC&Rs) of the association, including its bylaws, articles of incorporation and methods for maintaining the open space (undivided lands). The CC&Rs shall be reviewed and approved in content and form by the City. Acceptance of the CC&Rs by the City will be contingent upon meeting the intent and conditions required by this code. The CC&Rs will be approved by the City prior to filing the final plat. The CC&Rs will be recorded by the City attorney at the county recorder's office at the time of the filing of the final plat.
- (2) The association shall be organized by the developer and be operated with financial subsidization by the developer, before the sale of any lots within the development.
- (3) Membership in the association is automatic (mandatory) for all purchasers of commercial spaces, residences or lots therein and their successors. The conditions and timing of transferring control of the association from developer to homeowners shall be identified in the CC&Rs.
- (4) The association shall be responsible for maintenance of insurance and taxes on undivided lands, enforceable by liens placed by the city.
- (5) The members of the association shall share equitably the costs of maintaining and developing such open space (undivided lands). Fees shall be determined by the association and assessed and deposited in an escrow account. Shares shall be defined within the association bylaws.
- (6) The developer of the subdivision shall endow the newly formed homeowners' association with funds equivalent to ten percent (10%) of the development cost for all common improvements which shall be used by the HOA to operate, maintain and insure the HOA for the first year that the association begins to operate independently of the developer. Funds shall be deposited in the checking account in the name of the HOA within ten (10) days after the day which the HOA begins to operate independently of the developer.
- (7) In the event of a proposed transfer, within the methods herein permitted, of open space (undivided lands) by the homeowners' association, or of the assumption of maintenance of the open space (undivided lands) by the city, notice of such action shall be given to all property owners within the development.
- (8) All improvements to the open space (undivided lands) held in common or intended to be held in common by the HOA shall be installed, completed and accepted prior to the beginning of the second phase of construction, or if the project is not phased, prior to sale of all lots. If phasing of the improvements to the open space (undivided lands) is required by the developer, all incomplete improvements for the open space (undivided lands) shall be secured through a bond posted by the developer.
- (9) The association shall have or hire adequate staff to administer common facilities and properly and continually maintain the open space (undivided lands).

- (10) The homeowners' association may lease undivided lands to any other qualified person, or corporation, for operation and maintenance of open space (undivided lands) by lease agreement, which shall provide:
 - (A) The residents of the development shall at all times have access to the open space (undivided lands) contained therein;
 - (B) The open space (undivided lands) to be leased shall be maintained for the purposes set forth in this title; and
 - (C) The operation of facilities within the open space (undivided lands) may be for the benefit of the residents only, or may be open to the residents of the city, at the election of the developer and/or homeowners' association, as the case may be;
 - (D) The lease shall be subject to the approval of the City and any transfer or assignment of the lease shall be further subject to the approval of the city. Lease agreements shall be recorded with the county recorder within thirty (30) days of the execution and a copy of the recorded lease shall be filed with the City.
 - c. Conservation Easement: A conservation easement shall be established to provide a permanent preservation of the open space (undivided lands). The easement shall be indicated on the recorded plat and state the ownership of the easement and reference the maintenance agreement also recorded with the final plat stating the standards of upkeep as defined in these subdivision regulations.
 - d. Transfer of Easements to Private Conservation Organization: With the recommendation of the planning commission and the permission of the City council, an owner may transfer easements or ownership to a private nonprofit organization, among whose purposes it is to conserve open space (undivided lands); provided, that:
 - (1) The organization is acceptable to the city, and is a bona fide conservation organization with perpetual existence;
 - (2) The conveyance contains appropriate provision for proper reverter or retransfer in the event the organization becomes unwilling or unable to continue carrying out its functions; and
 - (3) A maintenance agreement acceptable to the planning commission and the city council is entered into by the developer and the organization.
3. Maintenance Standards:
- a. The following standards shall be fulfilled and shall be recorded on the face of the final plat: *River Heights City shall have the right, but not the duty, to require, and if necessary, perform, at the organization's expense, landscaping, maintenance and snow removal, as applicable, within the open space areas if the organization fails adequately to perform such. The city may take this action when asked to take over improvements or maintenance tasks by an organization. The city council may also take such action when it determines the need based on a historical pattern of lack of care and maintenance. In the event River Heights City exercises this right, the city shall be entitled to recover any associated costs and attorney fees. This notation shall not be amended or deleted without the approval of River Heights City.*
 - b. The owner of the open space (undivided lands) shall be responsible for maintenance and the raising of all monies required for operations,

maintenance or physical improvements to the open space (undivided lands) through annual dues, special assessments, etc. The maintenance organization shall be authorized, under its bylaws, to place liens on the property of residents who fall delinquent in payment of such dues, assessments, etc.

- c. In the event that the maintenance organization, or any successor organization, shall, at any time after establishment of a development containing open space (undivided lands), fail to maintain the open space (undivided lands) in reasonable order and condition in accordance with the development plan, the city may serve written notice upon the owner of record, setting forth the manner in which the owner of record has failed to maintain the open space (undivided lands) in reasonable condition.
- d. Failure to adequately maintain the open space (undivided lands) in reasonable order and condition constitutes a violation of this title. The city is hereby authorized to give notice, by personal delivery or by United States postal service, to the owner or occupant, as the case may be, of any violation, directing the owner to remedy the same within twenty (20) days. Further, the city shall be authorized to assume maintenance of the open space (undivided lands) in such a manner as it deems appropriate.
- e. Should any bill or bills for maintenance of the open space (undivided lands) by the city be unpaid by January 1 of each year, a lien shall be filed against the premises in the same manner as other municipal claims. A late fee of fifteen percent (15%) annually shall be added to such bills, and the city shall be entitled to recover any costs and attorney fees incurred collecting or recovering any such amounts due to the city.
- f. Access by Public upon Completion of Improvements within Undivided Lands: The public shall have access, when mutually agreed by all parties, including the city. Lots designed with the rear facing open spaces shall be accessible at all times and all locations. At no time shall public access be denied unless unsafe conditions exist or unless approved by the city. Public access within undivided lands shall be allowed only where identified and allowed within the approval documents.

10-10-6: IN LIEU SUBSTITUTIONS FOR OPEN SPACE REQUIREMENTS

- A. Purpose: The city finds that land in other locations may be substituted for open space requirements where it is advantageous to preserve important land. For this purpose, the City may allow a developer to develop land required for open space if equivalent or greater land is identified and situated in another location and acceptable to the city (referred to as "in lieu substitutions" or "in lieu open space substitutions" hereafter).
- B. Approval Required Prior to Recordation: Recordation of a final plat for a subdivision utilizing an approved density bonus and an in lieu substitution may not occur until in lieu substitutions are approved, finalized and effective.
- C. Hazardous Lands Not Acceptable: An application for a density bonus and for an in lieu substitution may be approved, for open space land in another location, only when such proposed in lieu substitution of open space land is absent hazards to development such as, but not limited to, steep slopes, geologic hazards, unstable soils, floodplains, wetlands, riparian areas or water source protection areas. In no case shall such hazardous lands be used

- for the original development density or the bonus density. Where agricultural land is being substituted, equally productive or more productive agricultural land must be substituted.
- D. **Use of Land Limited:** For the purpose of in lieu substitutions, use of the in lieu open space land shall be limited to the following:
1. Recreation active use: play fields, parks, trails, playgrounds, related parking;
 2. Recreation passive use: trails, wild lands, natural landscapes;
 3. Conservation easements held by a recognized conservation organization or other type of ownership as permitted by this code; and/or
 4. Visual amenities or development setbacks.
- E. **Equal Value Required:** In lieu substitutions of land intended to fulfill the requirements for open space may be allowed when it is factually established, by a qualified land appraiser that the substituted land is equal in land area and/or at least equal in value to land compared with the original development property. The city must agree to and approve the land areas to be appraised, both from the original site and the proposed substituted site, prior to the appraisal. The appraiser will be selected by and contract with the city. The fees for the appraisals will be reimbursed to the city at cost by the developer.
- F. **Variation in Use or Substitution Not Permitted:** Any land which has been dedicated, set aside, platted or otherwise approved as open space may not be substituted or used.
- G. **Types of Open Space Substitutions Available:** The following options are available to developers to satisfy approved in lieu substitutions for density bonus and open space requirements:
1. **Cash in Lieu:** The city may, at its sole discretion, accept cash in lieu of open space or amenity requirements where such funds can be more effectively used to acquire land or amenities at a more appropriate or significant location consistent with the general plan and the parks and recreation master plan. Cash in lieu payments shall not be accepted until a qualified appraisal is provided by the city, at the cost of the applicant, identifying the value of the original land for which the in lieu substitution is proposed, based on the use that will be permitted if the open space requirement is removed, and for which cash in lieu shall be offered. The city shall have the option to use in lieu funds for uses for park improvements.
 2. **Land in Lieu:** The city may, at its sole discretion, accept land in lieu of open space requirements under the following conditions:
 - a. The proposed land to be substituted is consistent with the General plan and the parks and recreation master plan;
 - b. Other land is acceptable to and approved by the city as open space in a location determined by the city to be a substitute site;
 - c. Acceptable and approved land is dedicated to the city with unencumbered title; and
 - d. Such in lieu substitution for open space is retained in use and ownership consistent with other acceptable forms of open space ownership in this chapter.

Density based upon gross acreage (25% Open Space)				Density based upon gross acreage (20% Open Space)			
	Number of acres =	10			10		
	Percentage of open space =	25%			20%		
	Est Percentage for road & sidewalks =	20%			20%		
	Est acre after (Open space = 25%) =	7.5			8		
	Est acre after (Roads & sidewalk = 20%) =	6.00			6.4		
	After rds. & open space (acre)	6			6.4		
	7 units per acre	70			7 units per acre	70	
	Equivalent sq ft/lot	6,223			Equivalent sq ft/lot	6,223	
	Equivalent sq ft/lot/Dev Lar	3,734			Density/acre/Dev Land	3,983	
	Density/Dev Land/acre	11.7			Density/Dev Land/acre	10.9	
	6 units per acre	60			6 units per acre	60	
	Equivalent sq ft/lot	7,260			Equivalent sq ft/lot	7,260	
	Equivalent sq ft/lot/Dev Lar	4,356			Density/acre/Dev Land	4,646	
	Density/Dev Land/acre	10.0			Density/Dev Land/acre	9.4	
	5.445 units per acre	54			5.445 units per acre	54.45	
	Equivalent sq ft/lot	8,000			Equivalent sq ft/lot	8,000	
	Equivalent sq ft/lot/Dev Lar	4,800			Density/acre/Dev Land	5,120	
	Density/Dev Land/acre	9.1			Density/Dev Land/acre	8.5	
	5 units per acre	50			5 units per acre	50	
	Equivalent sq ft/lot	8,712			Equivalent sq ft/lot	8,712	
	Equivalent sq ft/lot/Dev Lar	5,227			Density/acre/Dev Land	5,576	
	Density/Dev Land/acre	8.3			Density/Dev Land/acre	7.8	
	4 units per acre	40			4 units per acre	40	
	Equivalent sq ft/lot	10,890			Equivalent sq ft/lot	10,890	
	Equivalent sq ft/lot/Dev Lar	6,534			Density/acre/Dev Land	6,970	
	Density/Dev Land/acre	6.7			Density/Dev Land/acre	6.3	
	3.63 units per acre	36.3			3.63 units per acre	36.3	
	Equivalent sq ft/lot	12,000			Equivalent sq ft/lot	12,000	
	Equivalent sq ft/lot/Dev Lar	7,200			Density/acre/Dev Land	7,680	
	Density/Dev Land/acre	6.1			Density/Dev Land/acre	5.7	



Sheila Lind <office@riverheights.org>

FW: PU Development

1 message

Noel Cooley <nhcooley@comcast.net>
To: Sheila Lind <office@riverheights.org>

Thu, Jun 24, 2021 at 2:37 PM

Here is her email.

Noel

From: Tara Taylor <taraptaylor2015@gmail.com>
Sent: Tuesday, June 22, 2021 7:09 AM
To: levi12roberts@gmsil.com; heather.lehnig@gmail.com; lancepitcher@comcast.net; cindy_schaub@hotmail.com; nhcooley@comcast.net
Subject: PU Development

Unfortunately, development in the small city of River Heights is inevitable.

With that being said there should be limitations on where the density of homes are. There should also definitely be lower speeds. There should definitely be sidewalks with all the development.

As a resident that lives off of 600 South I do not want to see any development East of 800 East in the open space next to the ginormous development that happened with Victory. That may too be inevitable, if so I oppose of any road access off of 600 South for that development. 600 South is already ridiculous with the amount of traffic and those that speed down 600 South especially through the school zone. All road access should be on 10th East.

With all the developments happening in the area, it would be ideal to have more parks for kids, bike parks, dog parks, contribute to a trail system off of the Bonneville shoreline trail that connects from Logan drive to Providence. With the influx of families moving into the area a school for Elementary, Middle School, and High School would be ideal!

I feel with all the development that goes on, there is no concern or thought about the influx on what is important to communities. As in water, sewer, parks, etc. It's just upsetting to see all these multimillionaires come into the area and build homes without putting a percentage into the infrastructure of the community.

Tara Taylor



Sheila Lind <office@riverheights.org>

Re: Multi-Family Housing

1 message

Levi Roberts <levi12roberts@gmail.com>
To: Travis Marble <marbletravis@gmail.com>
Cc: Sheila Lind <office@riverheights.org>

Tue, Jun 22, 2021 at 5:52 PM

Thanks, Travis. Would you like your comments included in the public record for tonight's hearing?

On Tue, Jun 22, 2021, 2:04 PM Travis Marble <marbletravis@gmail.com> wrote:

With regard to the green flyer going around about dense/multi family housing.

I won't be able to attend the meeting, but I wanted to offer some input.

I support multi-family housing/higher density housing. I say this, and I live on 600 south and have the new development behind me, literally in my backyard.

Reasons I support multi-family housing or higher density

- Everyone should be able to afford a home
- Cities are better when there is a healthy mix of people of all backgrounds and walks of life. If we segregate dense housing/multi family housing to one area, such as west logan, I think it creates highly transient areas that have blight due to the fact that no one stays. Spreading that housing around creates healthier neighbors.

Thanks
Travis

From: **Tyler Tolson** <tyler@denik.com>

Date: Tue, Jun 22, 2021, 10:44 AM

Subject: Concerns regarding "Planned Unit Developments - Please consider this alternative..."

To: <toddrasmussen@riverheights.org>

Dear River Heights City Council and Planning & Zoning Commission,

Thank you for taking a moment to read this. My hope is to be brief, and to field any questions or conversations regarding granular detail as needed.

I love that it states in the River Heights City Code in Title 5 Chapter 4 Section 1 - "to provide standards which will maintain the character of the city." I have lived in densely populated areas in Maryland and Washington DC for a majority of my life. It is the "Character" of River Heights City, and the fact that it is not densely populated, that has caused my wife and I to move here and invest here. Which is also the reason for many citizens here in River Heights. River Heights City has these incredible attributes:

- Minimal Traffic.
- Parks and open/natural land and landscapes.
- Small-town Community.
- Low speed limits.
- Minimal to No Commercial development.
- Schools that are not over-crowded.

I'm aware of the proposed benefits of PUD's and other high density housing, including financial and "eco" friendly growth. But I would argue there's nothing more eco-friendly than having more of the ecosystem around us, as well as avoiding strain on local/natural resources.

Just last week I was speaking with a leader in the Smithfield community. There is a concern in that city where they are unsure how they'll continue to provide water for current residents, let alone the new residents that are pouring in for the new developments they've approved.

Also, regarding financial benefit, and investment in our community, I would propose the following:

Similar to the "Impact Fees" paid for new development in River Heights, our family would gladly pay an "Impact Fee" to maintain the current character of River Heights city as an area that is not densely populated. **I would propose a "Sustainability" Fee** to provide an increase in funds for River Heights that could be used for:

- Investing in the long-term health and safety of River Heights citizens.
- Continued improvement of our current natural resources.
- Further Development of parks and recreation areas.
- Additional maintenance on current infrastructure as needed.
- etc

I would also gladly volunteer my time to lead/serve on a committee for River Heights to interview citizens and implement a "Sustainability Fee". Please let me know the best way I can move forward with this initiative?

I urge you to vote against any further high-density development in our city. Let's invest in the Character of River Heights that has driven us here. **Let's invest in sustainability instead of density.**

Thank you,

Tyler Tolson

June 21, 2021

To: River Heights Planning and Zoning Commission
CC: River Heights Mayor and Council
Re: Written Comments for the Public Hearing on June 22, About the Proposed Planned Unit Development (PUD) Zone and the Land Use Planning Map

Attachments: Letter from Riverdale Residents dated March 9, 2021.
Annotated Copy of the Proposed River Heights Land Use Map

From: Cynthia Johnson

Michael Jablonski
125 East 500 South
River Heights, Utah

Please accept these written comments, in lieu of spoken comments, for the June 22 public hearing regarding a proposed Residential Planned Unit Development (PUD) Zone.

We share the common goal of having ordinances in place before the moratorium expires, but sufficient time and care must be taken to ensure that those ordinances are in the best interest of River Heights citizens, as opposed to the best interest of developers. Rushing to meet a deadline now could have negative repercussions on the quality of life of River Heights citizens for years to come.

We support the repeal of the Mixed-Use zoning ordinance.

Although we previously expressed qualified support for the draft PUD Ordinance (Code-Change-Draft-5-11-2021) that was released for public comment prior to the May 25 public hearing (see our comment letter dated May 24, 2021), we now adamantly oppose the current version of the PUD zone ordinance ([Code Changes 6-22-21.pdf](#)) because you made drastic changes to the previous version, the subject of the May-25 public hearing.

You increased the allowed density and dropped the PUD overlay with scant discussion, without debate, without deliberations, without justification. You did this immediately after the May 25 public hearing closed, without discussing the public input that you had just spent two hours listening to. That was inexplicable and baffling. Nor did you discuss and review the public input at the June 8 meeting.

The changes you made to the May 11 PUD draft are contrary to most of the public input, but in agreement with a statement made by a real estate agent with a vested financial interest in putting a dense PUD in Riverdale. At the public hearing he said, "To give up 25% of their ground for 20% more density doesn't work." Is the intention of the PUD Ordinance to provide a means to bypass the established zoning in order to guarantee some level of profit for potential

developers? Or is the intention to "...encourage imaginative and efficient utilization of land, to develop a sense of community, and to ensure compatibility with the surrounding neighborhoods and environment", as stated in the Intent and Purpose sections of both draft versions of the Ordinance?

The new draft PUD allows too much density to satisfy the stated Intent and Purpose of the Ordinance. Six units per gross acre is too dense. Considering that the net buildable portion of a 10-acre PUD would include only 5.5 acres (after taking out 20% for the roads and 25% for the open space requirement), the 60 housing units that would be allowed by a six units per gross acre standard would result in a density of 10.9 housing units per acre. This is 3.8 times the density allowed in an R-1-12 zone. How is this density going to be compatible with the surrounding neighborhood at that level?

Allowing for a higher density of six units per gross acre can only be based on a desire to satisfy developers at the expense of River Heights residents. You have offered no evidence as to how six units per gross acre is in the best interest of River Heights or the reasons for dropping the PUD overlay, changing it to the PUD zone. Any provisions intended to provide compatibility with existing neighborhoods have been eliminated from the document. These changes give the appearance that you are listening more to development proponents than to River Heights citizens.

By contrast, our claims are supported with evidence:

1. Everyone living in Riverdale expressed our desire to retain an R-1-12 density as explained in our letter to you dated March 9, 2021. (A copy of it is attached to this letter.)
2. Fifty-six people attended the May 25 public hearing, a turnout you should be pleased with. We carefully reviewed the minutes from the May 25 public hearing and read all the written comments. Most people spoke against high density in River Heights.

In our opinion, the May 11 version of the PUD Ordinance represented a relatively fair compromise between what potential developers want and what established neighborhoods in River Heights should be able to expect, in terms of compatibility and protection of quality of life. The current draft version of the Ordinance is no compromise but gives the developers everything they want at the expense of River Heights residents. To restore some level of compromise, we request that the Planning Commission:

1. Restore the maximum allowed density in a PUD to respect the underlying existing zoning with a maximum density bonus of up to 20 percent, as in the draft PUD ordinance you put forward for the May 25 public hearing.
2. Replace the proposed PUD zone to a PUD overlay zone, as in the draft PUD ordinance you put forward for the May 25 public hearing.

3. Limit the types of housing units allowed in a PUD to single family detached, single family attached, and patio homes. Fourplexes that are destined to be rental units are not acceptable to River Heights residents in ANY neighborhoods and River Heights does not need to break with decades of precedent as a community of single-family homes when there are multiple opportunities for apartment rental immediately adjacent to the city in areas functionally indistinguishable from River Heights.
4. Augment the requirement for a landscaped buffer zone between established single family detached homes and proposed non-single family detached homes to include planting of sufficient large caliper (minimum 3 inches diameter at breast height) trees to provide a visual screen and privacy for the established homes.

Land Ownership in Riverdale

Specific to Riverdale, the PUD project proponents are likely to argue that, as the owners of most of the land in Riverdale, they should have more say about the zoning or even what city the land should be in. We disagree. Citizens in the U.S. have one vote only. The value of that vote is not weighted by how much property a landowner owns. In truth, the voices of those that live in the neighborhood, that value the neighborhood for more than monetary purposes, and that have developed a sense of community as neighbors over the years should have more impact than for-profit developers that live elsewhere.

There are 29.07 acres of private land in Riverdale. Here is a summary of land ownership in Riverdale. You can reach your own conclusions regarding relative ownership.

	Owned by Project Proponents	Owned by Riverdale Residents
Undeveloped Land	13.39 acres (46.06%)	7.83 acres (26.93%)
Parcels with Houses	0.00	7.85 acres (27.00%)

Source: Cache County Planning & Zoning Viewer

Proposed Land Use Map

Specific to our land, please remove our undeveloped property at the turn of the Logan River as a place in which a PUD could be built from the proposed land use map. We will never allow a PUD on our property, now and for perpetuity. You should know us better by now, as we have expressed our plans to preserve that land as a natural area since we moved into River Heights

in 1987. We have annotated and attached a copy of the land use map to show this, keeping our land zoned as R-1-12.

Conclusion

Like homeowners everywhere, we simply want the certainty that zoning provides. Our neighborhood is zoned R-1-12. It is perfectly reasonable to us to request, and to expect, that the density of R-1-12 be preserved in our neighborhood. We are not saying that project proponents cannot sell and develop their land, only that they be constrained by the R-1-12 density limits.

With some clarification and limited modification, we were prepared to support the previous version of a draft PUD Ordinance that was released for the May 25 public hearing as a reasonable compromise between potential developers and the established neighborhoods that will be affected by proposed PUDs. We cannot, however, support the current version of a draft PUD Ordinance due to changes that have been made in favor of developers and to the detriment of the residents of River Heights. If changes were to be made to the previous draft, they should have reflected the public comment expressed at the public hearing on May 25. The changes that were made certainly do not reflect those comments and do not justify how those changes are in the best interest of River Heights and not just in the best interest of developers. The changes are unacceptable.

Respectfully,

Cynthia Johnson
Michael Jablonski

DATE: March 9, 2021
TO: Planning and Zoning Commission and City Council of River Heights, Utah
FROM: Resident Homeowners in Riverdale Area of River Heights
RE: Potential modifications to the River Heights General Plan

We, the undersigned resident homeowners of Riverdale, appreciate the sincere consideration being given to the potential re-zoning of the Riverdale area of River Heights. We thank the Planning and Zoning Commission and the City Council for their dedication to serving River Heights and its citizens.

As neighboring resident homeowners of Riverdale, we are in agreement with the following issues pertaining to potential modifications to the River Heights General Plan:

- We are opposed to the proposed change in zoning from R-1-12 to Mixed Use Development for the Ellis, Demars, Barrus, Ruggieri/Walker, and Johnson/Jablonski properties, as illustrated in the "old" General Plan;
- We are in favor of all parcels in our neighborhood remaining zoned for single-family homes with lots at least 12,000 square feet in size;
- We are opposed to any change in zoning on any parcels in Riverdale that would allow for multi-family housing, apartments, condominiums, or commercial developments; and,
- We are in favor of a wide set-back of undeveloped land along the south bank of the Logan River to protect the river, maintain the riparian forest zone, and provide safe passage for wildlife along the river from upstream of our neighborhood to the Johnson/Jablonski property.

Maintaining the single-family residential zoning of our neighborhood represents a compromise between our often-expressed desire for our neighborhood to remain as it is as open space and the desire of the investment landowners to sell their properties. Neither of us will get everything we want, but the investors will be able to realize a profit and the neighborhood will be able to maintain more of our sense of community and natural surroundings, both of which are very important to all of us who live here.

Preventing the intrusion of multi-family or commercial developments will also reduce the potential problems associated with the roads in Riverdale. The current ingress and egress to the neighborhood could probably handle the traffic generated by a number of single-family homes, but would not be able to accommodate all of the traffic from dense apartments or condominiums. Of course, the fewer the homes allowed by the zoning (i.e., the larger the minimum lot size), the less of a traffic problem will be generated.

Please accept these comments as an expression of our common mind on these issues. We may each express other comments separately, but on these issues we are united. We also share this unity with many other citizens of River Heights who do not live in the Riverdale area

but have strong concerns about how the rezoning of the Riverdale area will have significant impacts on the City of River Heights as a whole.

Signed,

Printed Name:	Address:	Signature:
Michael A. Jablonski	165 E 500 S, River Heights.	<i>Michael A. Jablonski</i>
Cindy Johnson	165 E 500 S, River Heights	<i>Cindy Johnson</i>
Katherine Ruggeri and Bryan Walker	201 E 500 S, River Heights	<i>Katherine Ruggeri Bryan Walker</i>
Mary Barrus	225 E 500 S, River Heights	<i>Mary Barrus</i>
Jason and Dana Thompson	446 Riverdale Ave., River Heights	<i>Jason Thompson Dana Thompson</i>
Dennis and Melissa Lemon	426 Riverdale Ave., River Heights	<i>Dennis Lemon Melissa Lemon</i>
Diane Rhoton	325 Riverdale Ave., River Heights	<i>Dennis & Dianne Rhoton</i>
Boyd and Joan Humpherys	328 Riverdale Ave., River Heights	<i>Boyd Humpherys Joan Humpherys</i>
Janet and Tyler Mathews	328 Riverdale Ave., River Heights	<i>Janet & Tyler Mathews</i>
Tim and Diane Poulson	335 Riverdale Ave., River Heights	<i>Tim & Diane Diane H. Poulson</i>
Quin Reeding and Miwako Checketts	Riverdale Ave., River Heights	*A Supporting email will be coming from the Checketts who are currently living in Japan.
Morgan Enoch and Anna Lisa Davidson	355 Riverdale Ave., River Heights	<i>Morgan Enoch Anna Lisa Davidson</i>

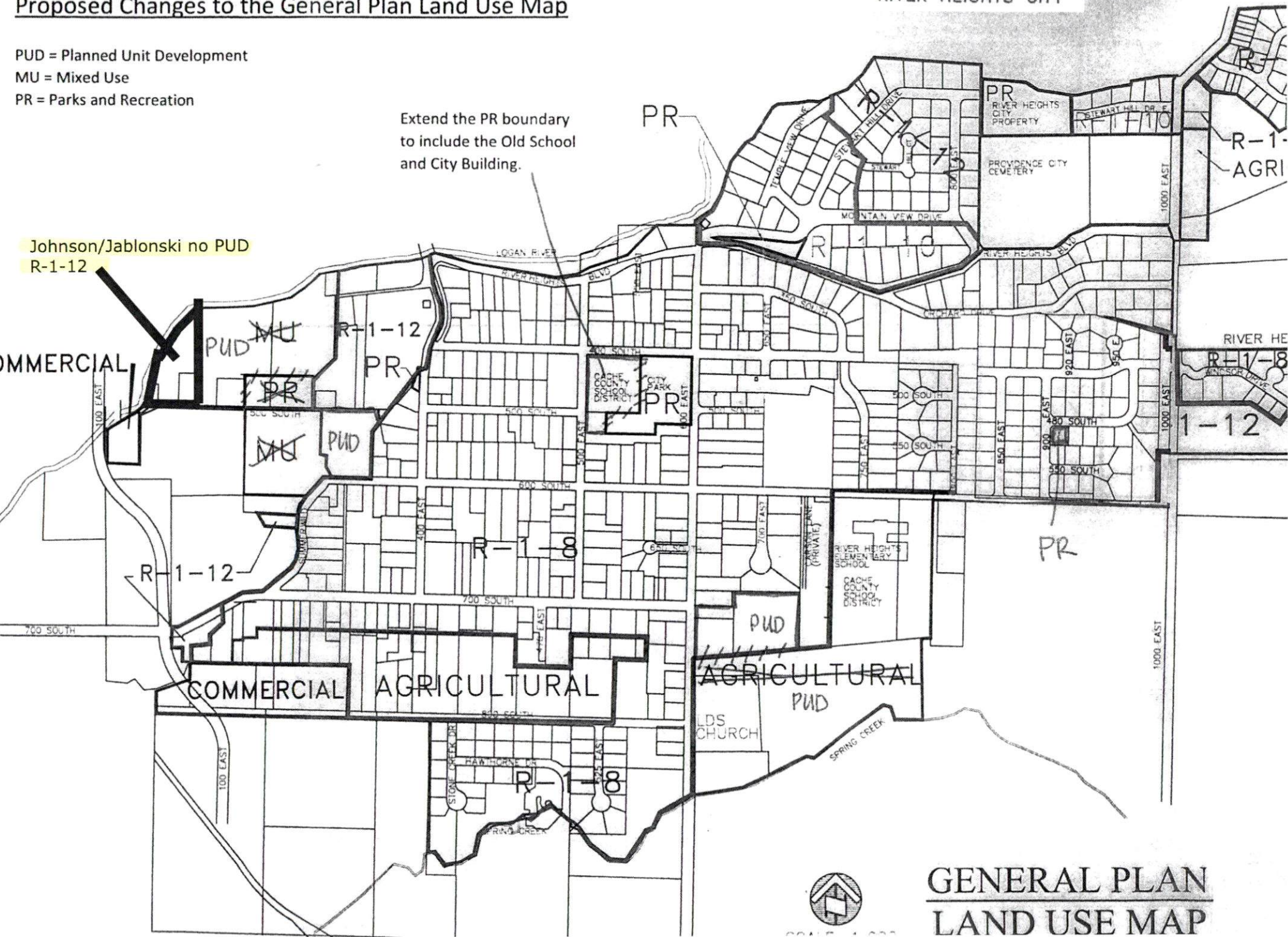
Proposed Changes to the General Plan Land Use Map

RIVER HEIGHTS CITY

- PUD = Planned Unit Development
- MU = Mixed Use
- PR = Parks and Recreation

Extend the PR boundary to include the Old School and City Building.

Johnson/Jablonski no PUD
R-1-12



GENERAL PLAN
LAND USE MAP

