

# River Heights City

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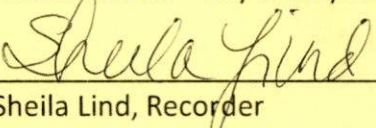
## PLANNING COMMISSION AGENDA

**Tuesday, July 27, 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
- 6:05 p.m. Discuss Revisions to the General Plan
- 8:00 p.m. Adjourn

Posted this 22<sup>nd</sup> day of July 2021

  
\_\_\_\_\_  
Sheila Lind, Recorder

To join the Zoom meeting:

<https://us02web.zoom.us/j/84462671242>

Dial: 1 669 900 6833, Meeting ID: 844 6267 1242

Attachments for this meeting and previous meeting minutes can be found on the State's Public Notice Website ([pmn.utah.gov](http://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 July 27, 2021

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6 Present: Commission members: Levi Roberts, Chairman  
7 Noel Cooley  
8 Heather Lehnig  
9 Lance Pitcher  
10 Cindy Schaub  
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12 Councilmember Blake Wright  
13 Recorder Sheila Lind  
14 Public Works Director Clayton Nelson (acting as tech staff)  
15  
16 Excused Commissioner Lance Pitcher  
17 Tech Staff Joseph Johnson  
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19 Others Present: Vern Fielding, Boyd Humphreys (electronic)  
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### Motions Made During the Meeting

#### Motion #1

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25 Commissioner Cooley moved to “approve the minutes of the July 13, 2021 Commission  
26 Meeting with corrections, as well as the evenings agenda.” Commissioner Schaub seconded the  
27 motion, which carried with Cooley, Lehnig, Roberts and Schaub in favor. No one opposed. Pitcher  
28 was absent.  
29

### Proceedings of the Meeting

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33 The River Heights City Planning Commission met at 6:30 p.m. in the Ervin R. Crosbie Council  
34 Chambers on July 27, 2021.

#### Pledge of Allegiance

35  
36 Adoption of Prior Minutes and Agenda: Minutes for the July 13, 2021 Planning Commission  
37 Meeting were reviewed with a minor change.

38 Commissioner Cooley moved to “approve the minutes of the July 13, 2021 Commission  
39 Meeting with corrections, as well as the evenings agenda.” Commissioner Schaub seconded the  
40 motion, which carried with Cooley, Lehnig, Roberts and Schaub in favor. No one opposed. Pitcher  
41 was absent.

42 Commissioner Cooley suggested adding a public comment time on the agenda. He felt it  
43 seemed they are precluding the public from making any statements on the items they are discussing.  
44 Commissioner Roberts said it was common for commissions not to have public comment at their

45 meetings. Councilmember Wright didn't think it was a bad idea to give the public a few minutes. The  
46 others agreed. Discussion was had on if the comments should pertain to the agenda items. Mr.  
47 Cooley pointed out that their body didn't have jurisdiction to solve problems in the city. Roberts  
48 asked for the agenda item to be stated as; "Public Comment Regarding items on the agenda." Mr.  
49 Wright suggested "Public Comment Regarding Land Use Matters." All agreed.

50 Revisions to the General Plan: Commissioner Roberts asked that they start with  
51 Commissioner Lehnig's introduction changes. She clarified the population sources.

52 Discussion was had on how to address 200 East in the General Plan. PWD Nelson said he was  
53 in a meeting with Logan City last Thursday and found out they have every intention of putting 200  
54 East through. They discussed the significant impact 200 East will have on the Riverdale Area.  
55 Councilmember Cooley suggested the general plan show 200 East as a regional corridor but note the  
56 right-of-way is not preserved. More discussion was had. Commissioner Roberts proposed they hold  
57 off on making any changes to the transportation section while Commissioner Pitcher was absent  
58 since he was the one over this section. Mr. Cooley agreed to wait for his input.

59 Commissioner Cooley reviewed the changes he made to the water section and received  
60 clarification from PWD Nelson on water figures. He addressed peak usage problems in July and  
61 August, in which the water pump cannot keep the reservoirs full, therefore he added, "The City  
62 should look at the pumping system to improve this capability to provide for future growth." He  
63 discussed the possibility of the city looking into an additional reservoir.

64 Commissioner Cooley pointed out that water usage is very difficult to project. He has run  
65 some exercises by adding additional connections from a PUD which showed the city should have  
66 enough water. He said he'd like to run another exercise, in the event that more property were  
67 developed in the future.

68 Discussion was held on recommendations for water and sewer being under the sewer section.  
69 Commissioner Cooley will make some revisions on how to divide them into the pertinent sections.

70 Discussion was held on the stormwater section. Commissioner Cooley will work with PWD  
71 Nelson on clarifications to the recommendations.

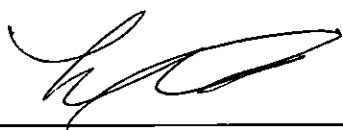
72 Discussion was held on utility easements. Councilmember Wright suggested calling some of  
73 the utility companies to see what they require for their easements. They referenced the city code.  
74 Commissioner Roberts suggested someone could review the code to make sure the city appropriately  
75 address utility easements.

76 Commissioner Roberts discussed the Affordable Housing section. He wasn't sure how to  
77 address the changes he sees need to be addressed. He said if he updates this section, it will trickle  
78 down and take some time. Councilmember Wright said it would be worth the time.

79 Commissioner Roberts informed that he will be gone during the next meeting. They decided  
80 to skip the next meeting and hold the next one on August 24.

81 The meeting adjourned at 8:05 p.m.

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Levi Roberts, Commission Chair

  
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Sheila Lind, Recorder