

River Heights City

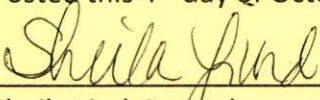
PLANNING COMMISSION AGENDA

Tuesday, November 9, 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 Comment on Land Use
- 6:40 p.m. Public Hearing on General Plan Revisions
- 7:15 p.m. Public Hearing to Discuss Changes to the City Code
- 8:00 p.m. Adjourn

Posted this 4th day of October 2021



Sheila Lind, Recorder

To join the Zoom meeting:

<https://us02web.zoom.us/j/83516667222>
Dial: 1 669 900 6833, Meeting ID: 835 1666 7222

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

In compliance with the American Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Sheila Lind, (435) 770-2061 at least 24 hours before the meeting.

River Heights City

River Heights City Planning Commission
Minutes of the Meeting
November 9, 2021

2
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4
5
6 Present: Commission members: Levi Roberts, Chairman
7 Noel Cooley
8 Heather Lehnig
9 Lance Pitcher
10 Cindy Schaub
11
12 Recorder Sheila Lind
13 Tech Staff Joseph Johnson
14
15 Excused Councilmember Blake Wright
16
17 Others Present: See roll
18
19
20

Motions Made During the Meeting

Motion #1

23 Commissioner Lehnig moved to “approve the minutes of the October 26, 2021, Commission
24 Meeting.” Commissioner Pitcher seconded the motion, which carried with Cooley, Lehnig, Pitcher,
25 Roberts, and Schaub in favor. No one opposed.
26

Motion #2

28 Commissioner Schaub moved to “accept the agenda for the November 9, 2021, meeting.”
29 Commissioner Pitcher seconded the motion, which carried with Cooley, Lehnig, Pitcher, Roberts, and
30 Schaub in favor. No one opposed.
31

Motion #3

33 Commissioner Cooley moved to “approve the Proposed Changes to City Code, excluding 10-
34 11-2:C.1.” Commissioner Schaub seconded the motion, which carried with Cooley, Lehnig, Schaub,
35 Pitcher and Roberts in favor. No one opposed.
36
37

Proceedings of the Meeting

39
40 The River Heights City Planning Commission met at 6:30 p.m. in the Ervin R. Crosbie Council
41 Chambers on November 9, 2021.

Pledge of Allegiance

42
43 Adoption of Prior Minutes and Agenda: Minutes for the October 26, 2021, Planning
44 Commission Meeting were reviewed.

45 Commissioner Lehnig moved to “approve the minutes of the October 26, 2021, Commission
46 Meeting.” Commissioner Pitcher seconded the motion, which carried with Cooley, Lehnig, Pitcher,
47 Roberts, and Schaub in favor. No one opposed.

48 Commissioner Schaub moved to “accept the agenda for the November 9, 2021, meeting.”
49 Commissioner Pitcher seconded the motion, which carried with Cooley, Lehnig, Pitcher, Roberts,
50 and Schaub in favor. No one opposed.

51 Public Comment on Land Use: There was none.

52 Public Hearing on General Plan Revisions: In the absence of Councilmember Wright,
53 Commissioner Cooley brought up some points the Council wanted to have the Commission address,
54 regarding the R-PUD ordinance: 1) Leave the Jablonski/Johnson property as R-1-12 (not include it as
55 R-PUD. 2) Remove the Parks and Rec future zone on the Barrus and Ruggeri properties. 3) Would
56 they want to specify some of the agricultural land as a different zone in the future? 4) Would they
57 consider designating a commercial area east of Conservice? 5) Map inconsistencies.

58 Commissioner Roberts asked each Commissioner to briefly discuss the section they had
59 worked on. He informed that their changes had incorporated comments from the public, the city
60 engineer, and others.

61 Commissioner Lehnig reviewed the Introduction, Background and Demographics.
62 Commissioner Schaub explained the changes made to the Land Use section. She wondered why
63 section 2.4.9, *Plan for a small commercial zone* was removed and thought maybe it was done by
64 accident. Commissioner Pitcher discussed the Transportation section additions. Commissioner
65 Cooley explained changes to the utility sections. He explained that he’d done quite a bit of research
66 on the water supply and storage capabilities by using the State’s guidelines, which shows River
67 Heights has more than adequate storage and shares, however, it doesn’t consider peak watering
68 season during the summer. Commissioner Roberts, with the help of Councilmember Milbank,
69 worked on the Affordable Housing section. He acknowledged the housing market has been in a
70 frenzy lately. The estimates come with limitations of data. Thirteen houses in River Heights need to
71 be affordable to those with low income (based on population). The R-PUD zone may or may not
72 address this due to the current market.

73 Commissioner Roberts opened the public hearing.

74 Mary Seager, a partial owner of the Demars property, addressed the “removal of native trees
75 lining the riverbank is prohibited” and the 75’ required setback from the river. She had talked to
76 Logan City’s forester who said they like it when property owners take care of their own trees which
77 need to come down and didn’t see a reason it should involve a certified arborist. He also told her it
78 doesn’t make sense to him that a few properties in River Heights are being restricted to the larger
79 river setbacks.

80 Janet Mathews asked which properties were being designated as R-PUD properties. She
81 received an answer and then asked why one property, along 600 South, had been taken out of the
82 PUD designation. Commissioner Cooley remembered it was because the properties surrounding this
83 area are R-1-8, so it didn’t make sense. Also, it was in the center of the city. Ms. Mathews reminded
84 that the Riverdale area is zoned R-1-12. Commissioner Cooley pointed out that the General Plan
85 won’t change the zoning, it’s only a possible guide for the future. She asked that they reconsider
86 labeling the Riverdale area as a PUD zone.

87 Vern Fielding brought up native tree removal needing to be approved by a certified arborist.
88 He didn’t believe this should be required to only two properties in the city.

90 Rod Ellis was concerned about the 75-foot setback from the Logan River. This rule would
91 prevent his property from being used or sold. He asked that it not happen to their property because
92 it hasn't happened to anyone else. He didn't feel it was legal or ethical.

93 Jason Thompson appreciated the thoughts of the Ellis' and felt those working for the city had
94 been fair and equitable, and that the R-PUD draft is a good compromise. He felt a 75-foot buffer was
95 fair and reasonable. He had concerns about possible flooding and felt the city should maintain some
96 control on the trees in the city, by using an arborist.

97 Bob Ellis didn't think it was fair to exclude their property from building closer to the river since
98 previously built on properties didn't have that restriction. He didn't think the city would want to
99 enforce the rule to have an arborist be involved with tree removal.

100 Rod Ellis pointed out that the bank on the River Heights side is 6-8 feet higher than on the
101 Logan side. It won't ever flood on the River Heights side. He hasn't seen a flood in the 60 years he's
102 owned the property.

103 Diane Poulsen said the north end of the Ellis and Demars property is listed as a flood plain
104 area.

105 Mary Seager said the Cottonwoods on their property are being undercut by the river and the
106 recent windstorms add more risk. They should be able to take down trees without permission.

107 Councilmember Milbank said cities require quite a bit of money to upkeep a city. He asked
108 the Planning Commission if they have looked at areas where they could expand the commercial
109 areas, which could increase revenue to the city, such as along 800 South. He also brought up the
110 possibility of extending 500 East from 700 to 800 South (as noted on the Transportation map). This
111 would intersect his property and he didn't like it shown as a possible future road. He asked how he
112 would be compensated and mentioned the difficulty he would have in selling it if it was designated as
113 a future road.

114 Jason Thompson discussed the General Plan Land Use map. He had a concern about the area
115 in the Riverdale area designated as a park. They see this as creating an amenity for the Falls
116 apartments in Logan. He said another location would be better.

117 Bob Ellis said he talked to some Logan City officials who said homes and apartments can be
118 built appropriately in a flood zone.

119 Tim Poulson lives in Riverdale. He said an increase of housing in the Riverdale area is going to
120 be a problem if they don't come up with a master plan for the roads. The addition of housing will
121 increase the number of cars.

122 Janet Mathews referred to a comment from Mike Jablonski and Cindy Johnson, which
123 addressed the need for space next to the river to allow equipment to get in to fix potential problems.

124 Commissioner Roberts read from Tyson Glover's written comments.

125 Commissioner Schaub highlighted points from Mike Jablonski and Cindy Johnson's written comments.

126 Commissioner Schaub said she and Mayor Rasmussen were concerned about the removal of
127 trees to bare ground, which is why she added the following: "In order to maintain habitat protection,
128 destruction or removal of native trees lining the riverbank is prohibited. Only in the event that a tree
129 has been determined to be a hazard by a certified arborist, shall removal be permitted." She said she
130 would accept suggestions and help with the rewording.

131 Discussion was held on Goal 2.4.6, Strategy 4, regarding river setbacks. Commissioner Cooley
132 said he is not in favor of a 75-foot set back from the river. He doesn't think its right to require this
133 from only a couple properties. He suggested a maximum of 50 feet. He felt Logan City's task force

133 was recommending too much open land. Commissioner Schaub pointed out that heavy machinery
134 might need more than 50 feet to maintain the river. Mr. Cooley also agreed the parks zone should be
135 removed from the area (on the land use map) since the developers will be required to add open
136 space, which could be maintained by the HOA. They agreed to remove the parks designation on the
137 Ruggeri and Barrus properties.

138 Commissioner Lehnig brought up 400 South and the concerns brought up by Tyson Glover in
139 his comments. She suggested changing it to a non-collector street or allowing the future homes on
140 the Robinette property to face the street. The majority of homes on 400 South already face the road.
141 Commissioner Pitcher remembered a comment about the high traffic on 600 South with the school.
142 He pointed out that opening 400 South would help ease some of that.

143 Councilmember Milbank felt if individual property owners are being allowed to say what they
144 do and don't want, everyone should have this opportunity. Commissioner Roberts said they need to
145 look at what is best for the city long term. Commissioner Cooley pointed out, the city is protected by
146 its General Plan and suggested leaving the trail areas as they have designated.

147 Commissioner Cooley suggested they reconsider leaving in 2.4.9 Goal: Plan for a small
148 commercial zone. He noted they didn't have time tonight to rewrite the section. Commissioner
149 Roberts suggested they might need to extend their work on the Plan. Commissioner Schaub agreed
150 there were a few things to clean up before passing it. Mr. Roberts agreed some of the evening's
151 comments needed to be addressed, such as updating the data of assessed values. He would also like
152 to address some things they can do in the affordable housing section. Also needing more clarification
153 were the maps.

154 Commissioner Schaub said one of councilmembers suggested not labeling the R-PUD
155 properties. Commissioner Roberts reminded that the General Plan is a plan for the future, and he felt
156 they should show what they desire for the future. Commissioner Cooley agreed. He reminded that
157 any landowner could request a rezone.

158 They agreed to rework some of the sections and have further discussion at their next meeting.

159 Public Hearing to Discuss Changes to the City Code: Commissioner Roberts reviewed the
160 proposed changes to the city code and then opened the public hearing.

161 Jason Thompson questioned if they could adopt the changes at this meeting since the version
162 posted on the website was slightly different than the draft they were reviewing at the meeting. He
163 was told it was legal to adopt the changes tonight.

164 Vern Fielding discussed the increase in the river set back. He discussed Howard Demars
165 comments regarding this. He said the city has mentioned they would never use eminent domain, but
166 the increase in the setback is a taking, without compensation. The landowners are affected
167 dramatically. Four out of five existing homes are non-compliant. He felt the proposed language,
168 "This doesn't apply to subdivisions recorded prior to October 2021" brought up confusion.

169 Commissioner Schaub read from Howard Demars' comments.

170 Jason Thompson agreed with Vern Fielding that the city needs to be cautious with how
171 ordinances are set up and applied. When a PUD requires 25% open space that is a taking, but
172 developers agree to this to get the design they want. He asked if it would be applicable to put the 75-
173 foot setback requirement in the PUD Ordinance, rather than as arbitrary and capricious verbiage in
174 the ordinance covering the whole city. They love their wildlife in the Riverdale area. He reminded
175 that the PUD is an overlay zone. He didn't feel it necessary to designate where they wanted it in the
176 future on the maps. Any property could have a PUD if they had enough property.

178 Mary Seager felt the 75-foot setback wouldn't be fair. Why would the Ellis and Demars
179 properties be the only ones to preserve a space for maintenance on the river?

180 Janet Mathews said the Poulsens and Jablonskis have had heavy equipment on their
181 properties to maintain the riverbank.

182 Mary Seager asked if those properties have a 75-foot setback. Commissioner Schaub pointed
183 out that those homes were already there.

184 Commissioner Cooley felt the proposed paragraph 10-11-2:C.1 was not appropriate because it
185 references a flood zone, which doesn't apply to this area of River Heights. The flood zone is on the
186 north side of the river in Logan. He also didn't agree to the 75-foot setback, maybe 50.

187 Commissioner Roberts agreed to requiring the larger river setback only in the PUD zone.

188 Commissioner Roberts discussed the 3-year letter of credit. Some developers may not be able
189 to get a letter of credit for this long. Commissioner Schaub pointed out the suggestion of three years
190 was based on past experience with a developer.

191 **Commissioner Cooley moved to "approve the Proposed Changes to City Code, excluding 10-
192 11-2:C." Commissioner Schaub seconded the motion, which carried with Cooley, Lehnig, Schaub,
193 Pitcher and Roberts in favor. No one opposed.**

194 Commissioner Roberts asked if anyone wanted to make a motion for 10-11-2:C. No one did.

195 Commissioner Roberts reviewed the maps and some sections of the General Plan that need to
196 be worked on again at the next meeting. At the next meeting they will continue their consideration to
197 approve the General Plan.

The meeting adjourned at 8:55 p.m.

199
200
201 _____
202 Sheila Lind, Recorder
203

Levi Roberts, Commission Chair

Please print your name on the roll.

Debbie Ellis

Bob Ellis

Rod Ellis

Mary ~~Seager~~

Ryan Seager

Diane Poulson

TIM Poulson

Nancy Huntly

Jason Thompson

Chris Milbank

Janet Matthews

Vern Fielding

Shuttle Gallup

Howard Demars - electronic



GENERAL PLAN

FOR
RIVER HEIGHTS CITY, UTAH
520 South 500 East
River Heights, Utah 84321
435 752 2646

Prepared by:
River Heights City
Planning Commission

Adopted by:
River Heights City
City Council
_____ 2021

October 12, 2021, Draft

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RIVER HEIGHTS CITY GENERAL PLAN

1 INTRODUCTION

Utah State law requires that cities prepare a general plan for the "present and future needs of the municipality." This plan is the official statement that describes overall goals and strategies for the future development of the city. This plan functions within a community to:

- Improve the physical environment of the community as a setting for human activity. This purpose is in accord with the broad objective of local government to promote the health, safety, order, convenience, prosperity, and general welfare of the citizens.
- Promote the public interest of the community at large, rather than the interest of individuals or special interest groups within the community. By adopting and following a general guideline it will help prevent arbitrary, capricious, biased actions. The contributions of the plan to a democratically responsible government help safeguard the public interest.
- Facilitate the democratic determination and implementation of community policies on physical development. A general plan is a policy instrument. It is a declaration of long-range goals. It places the responsibility for determining policies on the elected officials and provides an opportunity for citizen participation under the democratic process.
- Inject long range consideration into short range actions. It provides for coordination through time, to attempt to make sure that today's decisions lead to tomorrow's goals. The use of forecasts and the establishment of long-range goals are significant features of the general plan.
- Bring professional and technical knowledge to bear on the making of political decisions concerning the physical development of the city. This is intended to promote wiser decision making, to achieve informed, constructive government. The importance of a general plan as a policy document and a general guide to the future of River Heights should be emphasized. It should be considered as a compass. It sets the direction which the City should take but it is not static. Future events may necessitate a change in course. It should be reevaluated on a regular basis and updated as it becomes necessary to do so to guarantee its relevancy.

This document has five sections:

1. Introduction
2. Land Use
3. Transportation
4. Infrastructure/City Utilities
5. Affordable Housing

Each section contains a description of the current situation and conditions, applicable background information, and recommendations for adoption by the Planning Commission and the City Council.

Once adopted this becomes the plan for the future development of River Heights. The Zoning and other ordinances are then changed, as needed, to comply with and implement the provisions of this adopted plan. The ordinances then become the instrument by which these policies are put into effect. These two planning documents are interwoven.

Planning is more than the production of a general plan and regulatory ordinances. It is an ongoing process. Therefore, after this plan is adopted, it will be reassessed on a regular basis. This document can change over time.

Planning is dynamic. The initial adoption of the General Plan and its elements is the beginning of the planning process. A periodic reevaluation process will be used to maintain the validity of the goals and policies of the plan.

Amending the plan can take two forms. Most amendments will come through the Planning Commission. At periodic intervals they should review the plan and determine if it still coincides with existing conditions and attitudes. If it is determined that it does not meet the needs of the city at some future time, after appropriate public input, it should be changed.

A second method of amending the general plan is by written application submitted by an individual requesting a consideration for a change.

In both above referenced methods for changing the general plan, the Planning Commission should hold a public hearing, consider the data, and make a recommendation to the City Council. The Council conducts a final review and enacts needed changes and takes final action.

1.1 BACKGROUND

~~Incorporated as a Town in 1934 and becoming a City in 1968, River Heights is one of the youngest communities in Cache County. Originally pasture land it started slowly and evolved into a community of well kept homes. It is on the east bench lands of Cache Valley, a remnant of ancient Lake Bonneville. The Bear River range of the Wasatch Mountains is the east backdrop of the city. Providence City is to the south and Logan City is to the north, east and west.~~

~~The first settlers of the area came in the 1880s and built homes in the area between Providence and Logan where land was inexpensive. Named "Dry Town" for obvious reasons, new inhabitants arrived slowly and it was incorporated into a Town only when it became necessary to receive a grant from the federal government to drill an irrigation well to augment scarce water supplies during the drought of the 1930s.~~

~~River Heights is unique among most other Cache communities. It is completely surrounded by either other cities or physical barriers that will limit its long term growth. While there still remains land that can be developed, it is limited. The community is primarily residential with some agricultural areas with only limited possibilities of future commercial development.~~

The first settlers came in the 1880s and built homes in the area between Providence and Logan where land was inexpensive. The land sat above Logan River and tended to be dry, therefore earned the name "Dry Town". New inhabitants arrived slowly. It was incorporated into a Town

when it became necessary to receive a grant from the federal government to drill an irrigation well to augment scarce water supplies during the drought of the 1930s.

Incorporated as a Town in 1934 and becoming a City in 1968, River Heights is one of the youngest communities in Cache County. Originally pastureland and orchards it slowly evolved into a residential community. River Heights is on the east bench lands of Cache Valley; the Valley is a remnant of ancient Lake Bonneville. The Bear River range of the Wasatch Mountains is the east backdrop of the city. Providence City is to the south and Logan City is to the north, east and west.

River Heights is unique among most other Cache communities. It is completely surrounded and confined by other cities or physical barriers. While there still remains some land that can be developed, growth potential is limited. The community is primarily residential with some agricultural areas; there is a small commercial zone on the west side of River Heights near Highway 89/91.

1.2 DEMOGRAPHICS

1.2.1 Population

Table 1 shows the historical population of River Heights:

Year	1950	1960	1970	1980	1990	1995 2000	2000 2010	2005 2010
Population	468	880	1088	1211	1274	1320 1495	1495 1734	1565 2028

year
2020
2192
pop.

Table 1
Historical Population

1.2.2 Projected Population

While Cache County has experienced about 2.0% annual growth rate since 1950, River Heights has shown a rate of less than 1.5%. Growth for the ten-year period 1980 to 1990 was approximately 0.5% per year and for the period 1990 to 2000 it was 1.6%. Growth for the five-year period 2000 to 2005 was less than 1.0%. That rate of growth could change dramatically. The growth rate from 2010 to 2016 was 13.1%, with an increase of 228 people. As the southeast bench area of Logan continues to fill up, pressure will build for new subdivisions and homes in River Heights. The following table shows growth projections through 2030 as interpolated from information provided by the Cache County Planning Office.

Year	2010 2020	2020 2030
Population	1660 2291	1850 2589

Table 2
Population Projections

There are approximately ~~200~~ 158 acres of land currently undeveloped that are either inside the current city boundaries or inside the annexation declaration policy area. There are approximately 75 acres of land in the county that could be incorporated. This land represents the growth limits of the City. Assuming three lots per acre, there could be approximately ~~600~~ 474 additional homes in River Heights compared to the current number of 660. This population projection would add approximately ~~2,000~~ 1560 more residents for a total of ~~3,850~~ 3,580. These numbers are estimates based on available land and current zoning and building trends.

The above estimate is especially useful in planning for infrastructure needs.

2 LAND USE

Current land use is almost exclusively single family residential. There are a few apartments in the City, however, no apartment complexes are allowed under current zoning. The city is divided into three residential density zones allowing for 8,000 square foot lots, 10,000 square foot lots; and 12,000 square foot lots. 15,000 square foot lots have been requested by some residents of River Heights but at present no zone of that size exists. There are also Planned Unit Development, and Commercial and Mixed-use zones available but they have been used on a limited basis to date.

Intense development of commercial use is occurring on land adjacent to River Heights to the west and southwest in the cities of Logan and Providence. Community leaders of the city recognize the need for commercial zoning within River Heights for a number of reasons:

1. Landowners of properties adjacent to current commercial use will likely want the option to zone commercially;
2. In some cases, it may be the best "use" fit for the area;
3. There is an increased revenue need to support city infrastructure; and
4. It is important to design a commercial and mixed-use zones that will best serve the city.

An ordinance establishing an Agricultural Zone was passed by the City Council in 1998. All land annexed in the city is placed under this zone. The agricultural zone allows the integration of residential areas with open space.

2.1 PARKS AND OPEN SPACE

Few things define the ambiance and general attractiveness of a city more than its parks and open spaces.

At present, there are ~~four~~ six developed parks in the City: Heber Olsen Park, the playing fields behind the new River Heights Elementary School, the DUP Park, and the Hillside Park, Saddlerock Park, and Stewart Hill Park.

Heber Olsen Park is six acres in size and is next to the former elementary school and city office building. Within this park is Ryan's Place Park (playground), built in the spring of 2007. Adjacent to Ryan's Place Park are tennis courts, playing fields and a pavilion area for public use.

In 1997, the city transferred approximated 8.4 acres, near 600 South and 800 East, to the Cache County School District. That land had been set aside by the city for a park. The Cache County School District uses that land for outside recreation grounds and playing fields (softball, soccer, etc). Under an agreement made with the School District in 1997, the School District allows these recreational grounds and playing fields to be used by residents of the city and the general public. The public can use the fields at any time except during school hours. This land is, therefore, part of the River Heights City Park system. The total area of these the school recreation grounds and playing fields is 5.6 acres.

The DUP Park, located at 400 East and 450 South, is 0.13 acres. Hillside Park, north of River Heights Boulevard and east of 600 East, is 0.27 acres and Saddlerock Park located north of 600 South is .29 acres and Stewart Hill Park, on Stewart Hill Drive, is 3.58 acres.

The In 2018, the National Recreation and Park Association recommended as a guideline 6.25 to 10 acres of park land per 1,000 residents. Counting the recreation grounds near the elementary school, River Heights is within the close to this recommendation at nine 7.5 acres per 1,000 residents. If River Heights reaches its potential population of 3,850 3580 it will be at 3.84 3.43 acres per thousand people.

In the future there is the possibility of an two additional park areas: one in the Riverdale area and the second on Stewart Hill Drive where the City presently owns 3.58 acres.

2.2 GEOLOGY

River Heights is located on firm ground. None of the existing neighborhoods in River Heights are built on land said to be unstable for development. A study by Evans, McCalpin, and Holmes, Department of Geology, Utah State University, published in 1996 indicates this. Appendix A contains details about the geology of River Heights.

2.3 SENSITIVE LANDS

Sensitive areas in and near River Heights include the Logan River corridor, the Spring Creek drainage, and steep slopes. There may also be wetlands in some of the undeveloped fields in River Heights. Spring Creek is located between River Heights and Providence City. Steep slopes separate the upper terrace of River Heights from the Riverdale neighborhood, the Logan River, and the area in Logan known as the Island.

2.3.1 Logan River Corridor

The Logan River provides about 3,000 feet of the border between Logan City and River Heights, in the Riverdale neighborhood. This area has the potential for flooding, but the River Heights side of the river is higher than the Logan side and thus less susceptible to flooding. Landowners in Riverdale report that the Logan River did not overflow its banks during the 1983 flood. Flood

plain maps provided by FEMA the ~~Cache County recorder~~ indicate that the Logan River corridor, in River Heights, would not be inundated by a 100-year flood.

The Logan River corridor provides valuable wildlife habitat. The river and its associated riparian vegetation provide habitat for a variety of bird species. These species are listed in appendix B of this document. Appendix C lists the native plant species in the riparian zone along the Logan River.

shall In order to maintain habitat protection, destruction or removal of native trees lining the riverbank is prohibited. Only in the event that a tree has been determined to be a hazard by a certified arborist, shall removal be permitted.

2.3.2 Spring Creek and Wetlands

Spring Creek is the natural drainage for most of River Heights and Providence. It currently serves as a boundary between the two cities from approximately 800 East to 400 East. From approximately 700 East heading west, Spring Creek is bordered by residential neighborhoods. Developers have left buffers between homes and the waterway; in some areas park like features have been developed near and around the waterway. Stone Creek Subdivision and Saddlerock Subdivision has have built a retention ponds for storm water runoff and irrigation purposes.

In this region wetlands include marshes, bogs, wet meadows, shrub wetlands, forested wetlands, and similar areas. Wetlands are protected under section 404 of the Clean Water Act and a permit is required to fill or destroy wetlands. Permits are issued by the United States Army Corps of Engineers (COE). Pursuant to section 404(c) of the Clean Water Act, the Environmental Protection Agency has veto power over the issuance of section 404 permits for certain reasons.

Wetland delineation, performed by the COE or a wetland ecologist as certified by the COE, must be conducted to determine the boundaries of any wetlands that may exist near Spring Creek or in any other part of River Heights, prior to implementation of any development activities that may affect those wetlands. It is the responsibility of land developers to determine if wetlands exist on any sites that are to be developed. If wetlands are found, it is their responsibility to obtain the required permits from the COE before wetlands can be filled. In most cases, mitigation will be required to compensate for the filling of a wetland. Wetland mitigation usually includes the creation, restoration, or enhancement of an acreage of wetlands comparable to or greater than the wetland acreage impacted. In some cases, wetland preservation may be acceptable as mitigation.

2.3.3 Steep Slopes

The slopes that separate the upper terrace of River Heights from the Logan River and the Riverdale area are too steep to build on. At present, there are no structures on the slopes. Due to the obvious problems associated with building on these slopes it is doubtful that anyone will propose building on them. These slopes are covered with trees and vegetation. At present there is a zoning ordinance that requires buildings near and on slopes greater than twenty-five degrees to have adequate provision by siting structures, retaining walls, landscaping, terracing, etc. to maintain site stability and to prevent erosion.

2.4 LAND USE GOALS AND STRATEGIES

2.4.1 Goal: River Heights should be primarily a residential community of single-family homes. It should continue to have an atmosphere of pleasant and quiet residential living.

Strategies:

1. Growth in the City should be paced by the City's ability to provide services.
2. Retain a lighting ordinance which preserves a dark sky.
3. ~~Retain a City Policy for moderate income housing as required by state law.~~
4. Retain zones allowing homes on 8,000, 10,000 and 12,000 square foot lots.
5. Retain a Planned Unit Development (PUD) ordinance in the City Code.
Encourage, owner-occupied, single-family units in a PUD. Require open space in PUDs.
6. ~~Retain a conditional use permit for a kennel license (the keeping of three or more dogs). Include sitting review and guidelines for dog enclosures.~~
6. Allow the creation of a residential estate zone.
7. Any additional land annexed East of 1000 East should have allowances for a recreational park.
8. Any additional land annexed west of 1000 East, South of 600 South and east of River Heights Elementary school should have allowances for a recreational park.

2.4.2 Goal: Newly annexed areas of the city should maintain an agricultural atmosphere until the owners request further development.

Strategies:

1. All newly annexed areas land shall continue to come into the City zoned for agriculture use or greenbelt/open space.
2. Allow parcels smaller than five acres in size to be annexed into River Heights under the agricultural zone.

2.4.3 Goal: Maintain an attractive, aesthetically pleasing community with open spaces available for public use.

Strategies:

1. Encourage private landowners to preserve open space.
2. Encourage use of secondary water for watering of landscapes and greenery.
3. Require new subdivisions to set aside land for city parks either by paying an impact fee for parks or by requiring that land be dedicated to the city for parkland.
4. Require a 30-foot green space buffer zone for any new development which is adjacent to a collector street.
5. All new roads to run in a grid pattern for uniform vehicular traffic control, where possible.
6. Encourage citizens to reduce air pollution through decreased driving and increased bicycle and pedestrian travel.
7. Encourage citizens to adhere to the "no idling" vehicular laws.

8. Encourage citizens to adhere to air quality conditions and heed recommendations to not burning on "yellow" and "red" pollution days.
9. Encourage citizens to be mindful of limited landfill and energy resources and therefore, recycle as much as possible.
10. Preserve City ~~owned~~ property at Stewart Hill, adjacent to Providence City Cemetery, for future park/open space.

2.4.4 Goal: The City boundary should ultimately go east to the Logan City boundary ~~U.S. Forest Service land boundary~~ and should go south to Spring Creek, continue west along Spring Creek to Providence and Logan on the west. River Heights needs to consider adjacent land for potential annexation. These considerations may include best use and fit for the environment of the community.

2.4.5 Goal: Maintain a plan for excessive storm water runoff.

Strategy: Maintain and update, as needed, the storm water runoff plan for River Heights, coordinated with Logan and Providence.

2.4.6 Goal: Preserve and protect sensitive areas.

Strategies:

1. Prohibit building on steep slopes.
2. Encourage landowners along the Logan River to preserve the riparian vegetation along the river, including the over story (trees) and the under story (shrubs, etc.)
3. Encourage landowners along the Logan River to remove concrete and asphalt riprap from the riverbank and replace it with native trees and shrubs.
4. Require structures to be set back at least 30 feet from the Logan River.
5. View jurisdictional wetlands as an opportunity for wetland preservation. Educate developers of the need to comply with the Clean Water Act when planning developments in wetlands.

*Maximum
no more than
200 ft.*

2.4.7 Goal: Establish an urban forestry program.

Strategies:

1. Retain the street tree ordinance. This is a work and action plan that provides clear guidance for planting, maintaining, and removing of trees from streets, parks and other public places.
2. Apply for Tree City USA, proclaim Arbor Day in River Heights, (National Arbor Day is the last Friday in April) and plant some new trees.
3. The city budget should allow, through assessment or donation, \$2.00 per capita for urban forestry.
4. The city should encourage residents to replace ~~trash~~ noxious trees with better quality trees.
5. Developers of new areas need to adhere to the green space guidelines for new developments.

2.4.8 Goal: Plan pedestrian and bicycle paths.

Strategies:

1. Ensure safe pedestrian traffic to and from River Heights Elementary School and other traffic crossing zones.
2. Plan for a pedestrian/bicycle path where possible.
3. Require that pedestrian and bicycle movement across any new or existing roads be central to the design of any new or improvement road projects.
4. Plan for future trails commencing at the corner of 600 East and River Heights Boulevard, eventually connecting to Temple View Drive, Denzil Stewart Nature Park and beyond.
5. Comply with Title II standards of the Americans with Disabilities Act concerning sidewalk accessibility design standards.
 - a. Assess ADA sidewalk deficiencies within the City.
 - b. Create a plan and project priority list for sidewalk rehabilitation and new construction.
 - c. Establish a reasonable timeline for achieving ADA compliant upgrades to sidewalk infrastructure.

~~2.4.9 Goal: Plan for a small commercial zone.~~

~~Policies:~~

- ~~1. The commercial zone shall be adequately buffered from all residential zones so that noise, lighting, and traffic that may be generated by a commercial zone does not significantly impact residential zones.~~
- ~~2. The commercial zone must not cause a significant burden on City services.~~
- ~~3. The general purpose of commercial zoning is to promote the general welfare and sound economic development of River Heights City and to encourage the best use of land in areas most appropriate for the location of commercial establishments. Toward that end, separate zoning areas are established in which specified land uses may be permitted. Two different commercial areas in the community: Commercial and Mixed use, will best serve to define commercial enterprises which will conform to the unique physical and geographic settings of two different locals within the City. The Commercial zone will comprise the southwest area of River Heights that abuts a Providence City boundary line. The Mixed use zone has a separate set of bylaws unique to its neighborhood and its location in the Riverdale area of River Heights. Both the Commercial and Mixed use areas were created to help better achieve planning goals expressed by the community; the bylaws for each responding to and addressing the unique conditions and circumstances of each area.~~

~~A. Commercial Zone:~~

~~The main purpose of the Commercial zone is to make best use of land situated near main collector streets and highways. Allowed in the Commercial zone are some commercial uses that offer services and products typically found along roads with a high amount of traffic.~~

~~B. Mixed-use Zone:~~

~~The purpose of the Mixed-use zone is to shape a village environment with economic vitality, community orientation and mixed-use environment in the 100 East Area. A village environment is characterized by pleasant architectural styles, attractive streetscapes, intimate pedestrian atmosphere, and a true mixed-use environment. This area can be a place where people may comfortably grab a bite to eat, make a variety of stops for business and pleasure, and converse with friends and acquaintances. It~~

is desirable that the area's streetscape reflect a pedestrian orientation rather than one that serves the automobile.

3 TRANSPORTATION

Within River Heights, the city strives to maintain and design safe neighborhood and collector streets to provide smooth traffic flow and accommodate bicyclists and pedestrians. Designated and proposed trails within the city are shown on Master Trail and Park Map, updated January, 2020. City ordinances require all newly developed streets to be approved by a professional engineer licensed in the State of Utah. The proposed goals and objectives described in the 2020 Transportation General Plan will be implemented as funding becomes available.

The River Heights City Transportation General Plan was revised in 2020. 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 2020 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 the mayors in the Logan urbanized area.

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, 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 road 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.

Traffic from surrounding cities flows into and out of River Heights, therefore the city must be involved in the CMPO in order to participate in the planning of transportation corridors that will impact the city.

There is an a CMPO regional transportation improvement plan in place which includes 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 East at 600 South in Logan which will involve River Heights; therefore, the City will need to should plan accordingly.

3.1 TRANSPORTATION GOALS AND RECOMMENDATIONS STRATEGIES

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.

Strategies:

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.

Strategy: 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.

Strategies:

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 400 East to 1000 East
2. A right-of-way should be preserved, or obtained for the following new collector and/or neighborhood streets:
 - A. 200 East from 300 South extending to 500 South, south-acing toward and intersecting ~~100 East at approximately 650 South~~, consistent with the CMPO Regional Transportation Plan.
 - B. 500 South (Riverdale Ave) from approximately 100 to 300 ~~400~~ East
 - C. 800 South from 100 East to 600 East
 - D. 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)
3. A right-of-way should be preserved for the following new neighborhood streets:
 - A. 700 East between 400 South and 600 South
 - B. 400 South from 750 East to ~~approximately 850 East-1000 East~~ (this right-of-way is also required to protect access to a 10-inch water line)
 - C. 750 South from 600 East to 800 East
 - D. 400 East from 700 South to 800 South
 - E. 500 East from 700 South to 800 South
 - F. 300 East from 500 South to 600 South (Summerwild Ave to Riverdale Area)
- ~~4. Provide access from Summerwild to Riverdale Area~~
4. Collector roads should have controlled access, meaning no houses fronting the street in all new subdivisions.
5. Participate in regional transportation planning by working with the Cache Metropolitan Planning Organization (CMPO).
6. Provide turn-around and parking at both ends of Stewart Hill Park for emergency and maintenance vehicles and access to the park.

3.1.4 Goal: River Heights should coordinate with the transit district to improve transit services providing access to mass transit, and investigate additional routes and stops providing access to mass transit.

Strategy: 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

The city has instituted direct line reading electronic water meters.

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:~~ (see table 3)

Source of water supply	3 wells
Number of residential connections	683 539
Number of equivalent residential connections	705
Reservoir capacity	1,500,000 gallons
Average daily use	615,701 591,000 gallons
Peak daily use (summer)	1,443,000 1,420,000 gallons per day
Peak operating capacity	5,493,679 gpd gallons per day
Estimated number of connections that can be served with water supply	1322 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
Present water rights	Approx. 8.5 cubic feet per second
Projected summer peak use requirements: at 600 connections at 800 connections	4,582,200 gallons per day 1,614,400 2,109,600 gallons per day

at 1,000 connections	1,868,700 2,637,000 gallons per day
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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. Medium density housing will have either equal or less impact on culinary water than irrigation from single family lots on the culinary system. Under any condition substantial growth will tax culinary water storage system.

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 several 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.

4.1.4 Water Supply and Use

The city has applied for the rights to an additional three cubic feet per second (CFPS) from its current wells. The application has not been approved yet. This would allow for 565 more connections for a total of ~~4,655~~ 1500 connections. However, that exceeds the number of connections that the present water reservoirs can support. 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 a source and storage capacity for public water systems. The water system should provide for both indoor and outdoor water use. They recommend source storage capacity of about 800 gallons, storage capacity of 400 gallon per equivalent residential connection (ERC). The State also requires a minimum storage for fire suppression of 2,000 gpm for 2 hours which results is storage requirements for fire of 240,000 gallons.

At the present River Heights has 683 residential connections and 22 additional ERC connections for a total of 705 ERCs. Approximately 80 percent of the ERCs are using drinking water for irrigation. Assuming 0.2 acre per ERC and 15.70 acre for parks/school, the outdoor, the minimum requirements for irrigation use is 570 gpd/ERC. The total minimum requirement for the water system is Source (indoor + outdoor) and Storage (indoor+outdoor+fire) is 970 gpd/ERC which results in total storage requirement of 877,943 gallons.

At that rate Using the same factors as stated for the present the River Heights reservoirs will accommodate approximately 4,875 1322 total ERC connections or an additional 639 connections.

There is a concern that using the state requirements utilizes the average usage and does not take into account the peak usage during the months of July and August as shown in Table 3 which shows the peak usage to be near the maximum storage of the combined reservoirs. Since the water system is pressurized from the pumps to the storage reservoirs, the pumping system does provide some relief by providing water to help alleviate the lack of storage capacity. The city should look at the pumping system to improve this capability to provide for future growth.

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 ongoing 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 3.0 (three) cubic feet per second (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 to 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.

Strategies:

1. The city should develop an ordinance 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 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 continue improving the existing well in the Riverdale area to increase the water output. 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 system. 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 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, which will help preserve and utilize the City's Pro Log shares.
10. As River Heights continues to grow, the city should explore ways to help mitigate the peak demand during the summer months. There may be many options but some to consider are:

- a. Improve the pumping mechanism so that the pumps can continue running during the peak demand.
 - b. Considering encouraging or participating in improving the ProLog irrigation system to provide for more irrigation water from ProLog's system.
 - c. Encouraging water restrictions or reduced water times for those lots that are using culinary water to irrigate their landscapes.
11. In case the county available land is close to being annexed, the city should 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.

4.1.6 Summary

The City has the water "in the ground" and water rights to serve about 1,322 ~~4,400~~ residential connections. By adding additional pumps and receiving approval on the rights that are applied for, the City could serve about 1,900 ~~4,700~~ residential connections. This exceeds the storage capacity of the reservoirs and 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.

The city should still pursue the mitigating some of the shares they own of the Pro-Log Irrigation company to convert the applied 3 cfps application to culinary water usage.

Capacity of the reservoirs presently will accommodate about 1,322 ~~4,875~~ 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.

Strategies:

1. The city should develop a five – eight-year capital projects improvement and development plan for the 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.
2. The city should determine and implement the method of financing additions to the sewer system. Relying on impact fees, water sales revenues or a combination of the two philosophies should be considered.
3. The city should develop a policy on 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.

4. The City should require that any new development within areas where a sewer system is not available, that the sewer system be designed and constructed such that all adjoining areas outside the development can be served in the future either by the developer or joint with the city.
5. Development of the Riverdale area will require a new sanitary sewer collection system serving this area and will include a new connection and measurement station to the Logan City wastewater system. River Heights City will need to coordinate with Logan City as to the capacity of the Logan City System for this connection.
6. Maintain a sewer collection system that is efficient and economical, meeting local, state, and federal requirements.
7. Review, update and maintain the current sanitary sewer management plan as needed.
8. Continue cleaning and video inspection of sewer collection system.
9. Educate public on unacceptable discharges into the sewer system, including problems with home sump pumps.

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.~~

Strategies:

1. Maintain a storm water system utility that is efficient and compliant with the local, state, and federal requirements. Review, update and maintain a storm water plan as needed.
2. Coordinate and work with the Cache County Storm Water Coalition to meet the requirements of the current NPDES and MS4 Permits.
3. Educate public for maintenance of private storm water facilities.
4. Evaluate current user fees to ensure monies for maintenance, repair and replacement of current storm water facilities, and the construction of future storm water facilities.
5. Incorporate Low Impact Development (LID) storm water infrastructure whenever possible.

4.4 ELECTRIC UTILITIES

(Content moved to the Easements section – paragraphs 2-4)

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.

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.~~

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. City officials should consider the policy now visually survey the community and determine if such public policy and accompanying expense is~~

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 now requires that in all new subdivisions electrical lines be buried at the expense of the developer. 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.

4.5.1 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~~

Strategies:

1. The city should continue to require underground services in developing subdivisions.
 2. The city should review locations for streetlights in developing subdivisions early in the process so RMP can economically install streetlights 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. At publication of this document, the availability and affordability of housing in Cache Valley, including River Heights, is a major issue that has a profound impact on individual household budgets and the broader local economy. Housing is considered affordable when a household spends no more than 30% of available income on housing-related expenses (Rent/mortgage and utilities). Moderate-income housing is affordable to households which earn below 80% of the area median income (AMI).~~

Although growth is projected to continue in River Heights, areas for new growth are relatively limited. River Heights is relatively small, with a land area of only six-tenths of a square mile. Annexation of adjacent undeveloped land is limited because the city is landlocked by Logan City to the west, north and east; Providence City borders River Heights to the South. Most open land in River Heights has been built upon and developed into single family residential (R-1) zones. Although approximately 132 acres remain undeveloped, most of this land exists in small non-contiguous lots within existing residential zones. However, the city will strive to ensure that existing supply of moderate-income housing is preserved and that as the community grows, there is the appropriate level of housing options to meet the need of future residents.

~~The plan must address the following five issues:~~

This plan projects the need for affordable housing by addressing the following:

1. ~~An estimate of the existing supply of moderate-income housing located within the municipality;~~
2. ~~An estimate of the need for moderate income housing in the municipality for the next five years as revised annually;~~
3. ~~A survey of total residential zoning;~~
4. ~~An evaluation of how existing zoning densities affect opportunities for moderate income housing; and~~
5. A description of the municipality's program to encourage an adequate supply of moderate income housing. Affordable Housing Goals and Recommendations to ensure that existing and future residents of River Heights have a reasonable opportunity to obtain affordable housing.

~~Moderate income housing is defined by the Utah State Code as: "...housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income..." of River Heights residents.~~

5.1.1 Existing Supply of Moderate-Income Housing

~~The median income for a household in River Heights is \$53,750. The average household in River Heights has 3.3 people. These figures are from the 2000 census report, the latest year for which this data is available.~~

As reported in the 2000 census, River Heights has 493 total housing units in the city. These accommodations were divided as follows: 479 occupied; 380 owner-occupied houses; 74 rental units.

The 2000 census estimated River Heights has 463 single family homes. If more than 30% of a household's income is spent on housing, funds for other necessities such as food, transportation, and health care may be insufficient. Therefore, the maximum amount that should be spent for housing (maximum monthly rent or mortgage plus utilities) for the households with less than 80% of the median income would be \$1,075. As of the 2000 census report approximately 25% of the housing in River Heights cost less than \$1,075 per month.

River Heights currently has 680 dwellings billed for utilities, with approximately 715 housing units located within the city¹. Approximately 27% or 184 of these dwellings are older homes located in the center of the city. Most of these homes were built before 1950, are smaller and generally more affordable. A number of these houses are rented or have apartments within them. To preserve the supply of moderate-income housing opportunities in such older homes, the city should refer eligible homeowners to programs administered by Bear River Association of Governments (BRAG)² to finance repairs.

Approximately 4% or 25 dwellings in River Heights are apartments with 2-5 units¹. Almost 15% of housing in the City is renter-occupied with the remainder being owner-occupied. Median gross rent was \$867 as of 2019* and increasing annually.

The State of Utah's Five-Year Housing Projection Calculator estimates housing need primarily based upon US Census Bureau American Community Survey data. According to this calculator, there are currently 130 units affordable to those earning below 80% AMI with 105 renter households earning below 80% AMI, suggesting that there is generally not a gap in affordable rental opportunities for those currently residing in River Heights. However, in lower income brackets (below 50% AMI), there is a gap between available and affordable units and households, suggesting that some households may need subsidies to afford housing costs. In addition, housing is becoming increasingly less affordable which is contributing to an increasing gap in affordable and available housing.

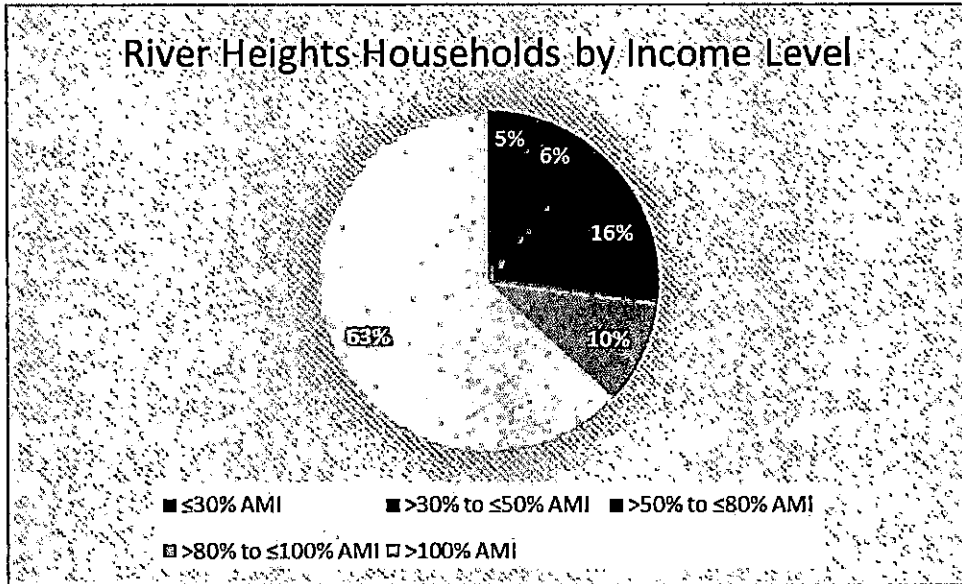
5.1.2 Estimated Need of Moderate-Income Housing over the Next Five Years

River Heights' population in 2000 was 1,495. Based on the recent growth rate of 1.0% per year, River Heights will add 165 citizens by 2010 increasing the population to approximately 1,660 persons. This equates to 50 new households since 2000 based on an average household size of 3.3 individuals (as per current population estimates).

The Utah Department of Community and Economic Development developed a mathematical computer model to estimate the existing and projected affordable housing needs for a municipality. The computer model uses a spreadsheet program to make descriptive statistics, as provided by the State, to estimate the affordable housing needs. Inputs to the model included the number of houses in River Heights, the number of rental units, the monthly housing costs as a percentage of income, the number of new houses built, income distribution, population projections, housing stock assumptions, and mortgage assumptions.

The findings of that model indicated there was a sufficient supply of affordable housing for households earning 80% of the median income at the time.

As noted in Chapter 1, the current population of River Heights, as of 2020 was 2,156. Should growth continue at the projected rate of 1.3% per year, River Heights will add approximately 30 people per year increasing the population by 149 to approximately 2440 by the year 2025. Based on an average household size of 3.19 individuals (*as per current population estimates) this equates to an increase of approximately 47 new households by the year 2025. Approximately 27% of households within River Heights earn below 80% of the Area Median Income. Assuming that new households have the same income distribution and household size as the current population, at least 13 additional housing units should be affordable to low and moderate-income households by the year 2025.



5.1.3 Survey of Total Residential Zoning

~~River Heights is a community of mostly single-family homes, with a few twin homes and apartment units. The zones in which residential living is most likely are R-1-8, R-1-10, R-1-12 and Mixed Use. Within residential zones there is an allowance for Planned Unit Developments which would effectively increase residential housing density. River Heights also has a small Agricultural zone.~~

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

Current land use in River Heights divides into the following approximate percentages: 82% R 1 Residential or Parks and Recreation; 15% agricultural; and 3% Commercial zone. The small commercial zone has been built out with businesses that provide employment opportunities, however, there are no residential dwellings within the zone.

5.1.4 Effect of Existing Zoning on Opportunities for Moderate Income Housing

~~It appears from the data received from the model that River Heights zoning densities has allowed for sufficient housing for moderate income families. River Heights is unique due to its small size (approximately 1/2 square mile area). And although there is a Mixed-Use allowance on the west side of town, there are currently no commercial businesses operating which would provide jobs.~~

~~Additionally, River Heights is surrounded by the communities of Logan and Providence which currently have excessive low to moderate income apartments available for rent within 80% of the median income. Families making 50% of the median income, who will typically be renters, may be affected by zoning, but may also be impacted by market conditions beyond the control of the City. Families making 30% of the median income will need federal or state government housing assistance and are beyond the scope of zoning influence.~~

As of 2019 the median income for a household in River Heights was \$71,750₁. The median property value was \$257,600₁. If more than 30% of a household's income is spent on housing, funds for other necessities such as food, transportation, and health care may be insufficient. Therefore, the maximum amount that should be spent on housing (maximum monthly rent or mortgage plus utilities) would be approximately at the following levels based on a \$71,750 median (MI) income.

80% MI = \$57,400: 30% or \$1,435 per month of this income would be available for housing.

50% MI = \$35,875: 30% or \$897 per month of this income would be available for housing.

30% MI = \$21,525: 30% or \$538 per month of this income would be available for housing.

River Heights has a limited number of available rental units, although there are additional rental opportunities in nearby communities of Logan and Providence. River Heights should plan for additional opportunities to develop more affordable rental options within the city to accommodate existing and future residents.

Families making below 80% of the median income, who are more likely be renters, may be affected by the limiting housing opportunities, which restrictive zoning impacts. In general, new single-family housing is not being developed at costs which are affordable to moderate-income households. Families making 30% of the median income or lower often need federal or state government housing assistance, regardless of housing availability. However, allowing for opportunities for a wider variety of housing types, such as duplexes, townhomes, and patio homes in potential planned unit developments zones will help increase the housing diversity and provide for the projected moderate-income housing need within the community.

~~5.1.5 Program to Encourage an Adequate Supply of Moderate-Income Housing~~ (See Affordable Housing Goals and Policies below)

5.2 AFFORDABLE HOUSING GOALS AND RECOMMENDATIONS STRATEGIES

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

~~Policy:~~ Support the Bear River Association of Governments' existing low income home buyer programs.

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

~~Policy: Help low-income homeowners secure minor and major home repair loans from the Bear River Association of Governments (BRAG). BRAG can make minor repair loans; they also have a program for making loans for major home repairs.~~

~~5.2.3 Goal: Maintain the supply of affordable housing units~~

~~Policies:~~

- ~~1. Retain the R-1-8 zone which allows single family homes on lots of 8,000 square feet.~~
- ~~2. Continue to allow manufactured homes in the city.~~
- ~~3. Allow owners who occupy their home to rent their basement or similar apartments in the same home.~~

5.2.1 Goal: Provide moderate- and low-income home ownership and rental opportunities for existing and future residents.

Strategies:

1. Inform prospective residents of the Bear River Association of Governments' existing low-income home buyer programs. Please visit: <http://brag.utah.gov/housing/>
2. Support the creation of Planned Unit Developments in dispersed areas of the city in close proximity to services and supportive infrastructure.
3. Allow owners who occupy their home to rent their basement or similar apartments in the same home.
4. Continue to allow property owners to rent homes throughout the city.

5.2.2 Goal: Preserve existing supply of attainable housing by assisting low-income homeowners in financing home repairs.

Strategy:

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

5.3 REFERENCES

1. 2019 American Community Survey 5-year Estimates
2. Bear River Association of Governments - <http://brag.utah.gov/housing/>

6 APPENDICES

6.1 APPENDIX A GEOLOGY OF RIVER HEIGHTS

River Heights lies on Quaternary units that were deposited in the deltas, shorelines, and the lake bottom of Lake Bonneville (16,000 to 15,000 years ago). The River Heights City center lies on deltaic deposits from the younger, Provo shoreline of Lake Bonneville (14,500 to 13,500) years ago. Quaternary deposits east of River Heights include alluvial stream and fan deposits near the mountain front.

The mountain front of the Bear River Range east of River Heights formed by the East Cache Fault, is an active normal fault which is approximately 48 miles long. This fault forms the boundary between Cache Valley and the Bear River Range. Although this fault runs through parts of Logan City and is visible on the fairways of the Logan Golf and Country Club, it is east of River Heights near the base of the mountains.

A study by Evans, McCalpin, and Holmes, Department of Geology, Utah State University, published in 1996 states that geologic hazards in this area include flooding, mass wasting, and earthquakes. That same study, however, indicates that River Heights is on ground with few geological hazards, with the exception of earthquakes.

River Heights is on four Quaternary units:

Qa1 – Clast-supported pebble and cobble gravel in a matrix of sand, silt, and minor clay, with thin sand lenses; located on modern floodplains and low terraces. This area covers the Riverdale section of the city.

Q1f – Undivided fine-grained Lake Bonneville deposits. This is a small section in River Heights east of 700 South, below Summerwild Avenue.

Q1pd – Deltaic deposits related to the Provo and younger shorelines - Clast supported pebble and cobble gravel in a matrix of sand and minor silt, with thins, sand beds; mostly deposited at the time of the Bonneville flood. This area covers most of the City's center, surrounding the city office building and the area surrounding the Providence cemetery.

Q1ps – Lacustrine sand and silt related to Provo and younger shorelines - Nearshore deposits of coarse to fine sand, silt, and minor clay. This area covers the area surrounding the new elementary school.

6.1.1 Geologic Hazards

None of these Quaternary units, as discussed by Evans, McCalpin, and Holmes, are said to be unsuitable to build on. Further, no problem soils (soils with large amounts of clays that have a high shrinking-swelling potential due to hydration and drying) were found during their investigation (Evans, McCalpin, & Holmes, 1996).

6.1.1.1 Mass Wasting

It is important to note, however, that other Quaternary units near River Heights are unsuitable for building due to a potential for mass wasting. This is a process in which rock, soil, and debris move down slope under the influence of gravity. Mapped complex slope failures are located on both sides of the Logan River where steep slopes of fine-grained Lake Bonneville

deposits have failed. This zone exists along the north and south sides of the Logan River for about two miles downstream from the mouth of Logan Canyon. The northern boundary of River Heights is close to this zone.

The Evans and McCaplin study also says that alluvial fans are potential hazard sites. Several alluvial fans are east of River Heights, closer to the mountains.

6.1.1.2 Earthquakes

Because River Heights (and all of Cache Valley) is close to the East Cache Fault, which is an active fault, all of Cache Valley is at risk for an earthquake. Ground shaking due to earthquakes may pose a significant risk to River Heights.

6.1.1.2 Flood Hazards

Flood hazards in River Heights could occur along the Logan River in the Riverdale area or along Spring Creek. Determination of future flood risk is "notoriously poor" for canyon mouths in Utah. Melt-induced floods and peak discharges for the Logan River occurred May 24, 1907 (2,480 cfs) and May 31, 1984 (1,980 cfs). (Evans, McCaplin, & Holmes, 1996).

6.2 APPENDIX B BIRD SPECIES FOUND ALONG AND NEAR THE LOGAN RIVER CORRIDOR IN RIVER HEIGHTS

Species	Residency
American Kestrel (<i>Falco sparverius</i>)	year round
American Dipper (<i>Cinclus mexicanus</i>)	year round
<u>American Robin (<i>Turdus migratorius</i>)</u>	<u>year round</u>
Bald Eagle (<i>Haliaeetus leucocephalus</i>)*	winter
Belted Kingfisher (<i>Ceryle alcyon</i>)	year round
<u>Black-billed Magpie (<i>Pica pica</i>)</u>	<u>year round</u>
Black-headed Grosbeak (<i>Pheucticus melanocephalus</i>)	migrating
Cooper's Hawk (<i>Accipiter cooperii</i>)	migrating
<u>European Starling (<i>Sturnus vulgaris</i>)</u>	<u>year round</u>
Fox Sparrow (<i>Passerella illaca</i>)	migrating
Great Horned Owl (<i>Bubo virginianus</i>)	year round
Hermit Thrush (<i>Catharus guttatus</i>)	year round
House Wren (<i>Troglodytes aedon</i>)	migrating
MacGillivray's Warbler (<i>Oporornis tolmie</i>)	migrating
<u>Mallard (<i>Anas platyrhynchos</i>)</u>	<u>year round</u>
Northern Goshawk (<i>Accipiter gentilis</i>)	winter
<u>Northern Flicker (<i>Colaptes auratus</i>)</u>	<u>year round</u>
Red-tailed Hawk (<i>Buteo jamaicensis</i>)	year round
Rough-legged Hawk (<i>Buteo lagopus</i>)	winter
Rufous-sided Towhee (<i>Pipilo erythrophthalmus</i>)	year round
Sharp-shinned Hawk (<i>Accipiter striatus</i>)	migrating
Swallow species	migrating and year round
Townsend's Solitaire (<i>Myadestes townsendi</i>)	winter
Western Screech-Owl (<i>Otus kennicottii</i>)	year round
Western Tanager (<i>Piranga ludoviciana</i>)	migrating
White-breasted Nuthatch (<i>Sitta carolinensis</i>)	winter
White-crowned Sparrow (<i>Zonotrichia leucophrys</i>)	migrating
Wilson's Warbler (<i>Wilsonia pusilla</i>)	migrating

Yellow Warbler (<i>Dendroica petechia</i>)	migrating
Yellow-breasted Chat (<i>Icteria virens</i>)	migrating
Yellow-rumped Warbler (<i>Dendroia coronata</i>)	migrating

*Two bald eagles have had a winter roost along the Logan River, in River Heights, since 1989. Bald eagles are listed as a threatened species, in Utah, on U.S. Fish and Wildlife Service's endangered species list. The eagles arrive in November and leave in March.

6.3 APPENDIX C PLANT SPECIES FOUND ALONG THE LOGAN RIVER

Common Name	Botanical Name
<u>Bebb Willow</u>	<u><i>Salix bebbiana</i></u>
<u>Black Hawthorn</u>	<u><i>Crataegus douglasii</i></u>
Choke Cherry	<i>Prunus virginiana var. melanocarpa</i>
Dogwoods	<i>Comus sericea</i>
Fremont Cottonwood Trees	<i>Populus fremontii</i>
<u>Golden Currant</u>	<u><i>Ribes aureum</i></u>
<u>Other Willow species</u>	<i>Salix spp.</i>
<u>Peachleaf Willow</u>	<u><i>Salix amygdaloides</i></u>
<u>Plains Cottonwood</u>	<u><i>Populus deltoides</i></u>
Sandbar Willows	<i>Salix exigua</i>
<u>Thinleaf Alder</u>	<u><i>Alnus incana var. tenuifolia</i></u>
Water Birch Trees	<i>Betula occidentalis</i>
Wild Rose	<i>Rosa woodsii</i>
<u>Yellow Willow</u>	<u><i>Salix eriocephala</i></u>

6.4 APPENDIX D MAPS

- 10.4.1 City Boundary Map
- 10.4.2 General Plan Land Use Map
- 10.4.3 General Plan Land Use and Sensitive Area Map
- 10.4.4 Transportation Master Plan Map
- 10.4.5 Trail and Park Master Plan Map
- 10.4.6 Annexation Declaration Map (for reference only)

River Heights City Planning & Zoning,

Here are my comments on the general plan that I would like you to consider during the public hearing on 11/9/21. Feel free to contact me if you have any questions. Thanks.

Concern 1: 3.1.3-1g. Designating 400 South as a collector street with a 66' Right of Way (ROW).

What is the purpose, to make 400S eligible for COG funding? This was clearly not the intent of the City in 2017. The current master transportation plan map has shown this as being a minor street. The ROW along 400 S in the recently constructed Saddlerock Subdivision is only 56ft, which is not wide enough for a collector street. The current ROW along 400 South varies between 50ft (500 E), 60ft (750 E), & 56ft (850 E). 400 S already has 45 homes that front the street between 400 E and 1000 E. If the City intended this to be a collector street, they should have planned for this before it was installed. I'd like for this to be dropped and to keep 400 South as is.

Concern 2: 2.4.3-4 and 3.1.3-4 - Require a 30-foot green space buffer zone for any new development which is adjacent to a collector street. Collector roads should have controlled access, meaning no houses fronting the street in all new subdivisions.

Is the intent to prevent single family development on parcel 02-025-0036? This is the 2-acre parcel owned by River Heights Citizens, Zachary and Alyson Robinett. Preventing this parcel from having single family homes fronting 400 South would make this undevelopable unless the land owners are wanting to rezone to a higher density, with townhome access to drive isles that then connect to 400 South. If 400 south becomes a collector street, I'd like to allow the landowners the option to front it with single family homes if they chose to do so. Keeping 400 South as a minor street would also solve this concern.

Concern 3: 5.1.4 Effect of Existing Zoning on Opportunities for Moderate Income Housing

Do we not have more recent data? All these numbers appear to be extremely outdated. Why go through the effort if the numbers aren't accurate? For comparison, Homescachevalley.com released statistics on 10/7/21 that shows the average home sale price in the county was \$411,000. I think you'd be hard pressed to find a home available in River Heights in 2021 for the \$257,000 shown in this section. The disparity between home values and income levels will show that there is a higher demand for attainable housing than this current draft is showing. This should better highlight the need to provide more options for higher density in the City.

Concern 4: 5.2.1 Strategies

Allow homeowners in single family zones to construct Accessory Dwelling Units (ADUs). This state law went into effect on 10/1/2021.

<https://le.utah.gov/~2021/bills/static/HB0082.html>

Tyson Glover

November 7, 2021

To: Planning Commission, River Heights, Utah
Mayor and Council, River Heights, Utah

From: Michael Jablonski, Cynthia Johnson

Re: Comments on General Plan, dated November 9, 2021, and Proposed Changes to Code, November 2021.

Please accept these written comments about the General Plan, dated November 9, 2021, in lieu of spoken comments at the November 9 public hearing. This document also contains comments about the proposed seventy-five-foot setback from the Logan River found in "Proposed Changes to City Code, November 2021."

Our written comments are more detailed than we could ever express in the limited time allotted to speak at the two public hearings. We are not going to attend the public hearings.

Trail and Park Master Plan Map

Trails. The Trail and Park map, dated October 2021, shows a trail along the Logan River on our property. We do not want the public coming and going on our property. A trail in the designated location would be too close to our house and would impinge on our privacy in our home.

No one representing the government of River Heights has ever discussed this with us.

We have a long-term riparian zone restoration project going on our property, a project we started in 1988. We have plans to preserve this land for perpetuity. It is only because we have preserved this land, since 1987, that you could draw a line for a trail. Since we have lived in River Heights, four homes have been built close to the Logan River in River Heights, precluding a trail along the river. We could have done the same over the years, selling lots on our property for homes close to the river. We value this land, however, for its natural capital, not its market value.

At present we are unwilling to discuss our plans for preserving our land, in writing or verbally at a public meeting. We are, however, willing to meet informally with a single member of the City Council, a council member that understands our land ethic, to discuss this at a mutually convenient time, after the holidays, in the new year. That single council member could convey our long-term plans to the rest of the City Council.

Parks. At the City Council meeting on November 2, it is our understanding that the City Council decided to remove the designation of the property owned by Mary Barrus, in Riverdale, as a park. If this is so, please revise the Trail and Park Map, removing the designation of her land for a park. Please ask Mary Barrus to see if she agrees. Likewise, the Ruggeri property is shown as R-

PUD, a designation Katherine Ruggeri may disagree with. Ask her if she wants her property designated as R-PUD.

General Plan Land Use and Sensitive Area Map

The Land Use Map designates our land as R-PUD. That is against our wishes. We have told both the Planning Commission and the City Council that we will never allow a PUD on our property. The Planning Commission disagreed with us on this, but the City Council expressed their intent to not designate our property as a place for a PUD, at their November 2 meeting. Please revise the map to show our property (Parcels 02-013-0006 and 02-013-0013) at its current zoning of R-1-12.

It is unclear how any part of Riverdale is suitable for a PUD. Nowhere else in the city are occupied homes located on similarly large lots, which means that the imposition of the densest housing in River Heights on the Riverdale neighborhood will have a magnified effect on the current residents. Riverdale is not close to the elementary school or any of the church houses, which are resources that are likely to be important to young families that the higher density housing is expected to accommodate. There are also severe topographic limitations to providing ingress and egress for the area, which cannot be changed but can only be partially remedied by the taking of private land from unwilling sellers, the breaching of the sensitive and irreplaceable Logan River riparian corridor (discussed elsewhere in these comments), and/or the elimination of mature cottonwood trees that are currently sequestering carbon. How do these conditions add up to "suitable for PUD"? Riverdale is not suitable for PUD on any properties.

GENERAL PLAN

1.2.2 Projected Population

In this section, the text uses an assumption of three lots per acre in projecting future population for infrastructure planning. The proposed PUD Ordinance that allows for 5.5 housing units per gross acre, however, is almost double this density. The allowed density is incompatible with River Heights' vision for the future.

2 Land Use

The first paragraph describes the current land use in River Heights as "almost exclusively single family residential" and lists the allowable lot sizes. The proposed PUD Ordinance allows for up to 35% multi-family housing units. This provision is simply incompatible with River Heights' current land use.

2.3.1 Logan River Corridor

The value and sensitivity of the reach of the Logan River located within River Heights boundaries is understated in this section. This is the last remaining reach of the river with large cottonwood

trees on the banks, which are of higher habitat value than the willows and box elders elsewhere. The Logan River Task Force has recognized this unique value and invested in a riparian restoration project on our parcel, with an interest in expanding onto others.

In the Introduction to the General Plan, you state that one goal is to: "Bring professional and technical knowledge to bear on making political decisions concerning the physical development of the City." We are both professional ecologists who have owned and operated an environmental consulting business for over 30 years and can offer technical knowledge regarding natural resources within the City limits. In our professional opinions, the Logan River corridor is the most important natural area in River Heights.

River Heights City should require a reasonable setback from the top of the bank along the Logan River. A thirty-foot setback is insufficient. The Logan River Task Forces recommends a seventy-five-foot setback. We know, from experience, that more than thirty feet is often needed for big equipment to access the Logan River to remove trees that have fallen, or may fall, into the Logan River. There is no access from the Logan side for this job along much of the river's reach in Riverdale. Logan City has often used our property for access to remove trees that have fallen in from Logan's side of the river. A seventy-five-foot setback is also certainly better for native vegetation and urban wildlife habitat.

The Proposed Changes to the City Code, November 2021, however, contradicts the General Plan:

"No structure shall be permitted or constructed with seventy-five feet (75') of the top inside edge of the bank of the Logan River ..." We are strongly in favor of this code change and request that the November 2021 General Plan be reconciled with the Proposed Changes to the Code to require the wider setback.

River Heights also has an opportunity to protect the Logan River corridor from further fragmentation that would be caused by the extension of 200 East from 300 South to 500 South. This short length of roadway will provide little economic benefit to River Heights when balanced against the financial costs of building and maintaining it. The costs to wildlife, water quality, and potentially the safety of drivers of introducing traffic into yet another breach in the riparian corridor that currently filters runoff, stabilizes the riverbanks, and that wildlife use for movement up and down the river are likely to be even higher. River Heights has the right to protect the Logan River corridor by saying "No" to the CMPO.

2.4 Land Use Goals and Strategies

Why is "Retain a conditional use permit for a kennel license (the keeping of three or more dogs," stricken out?

Many responsible people, like us, have three or more dogs. Why? Because others abandon dogs, and cats, leaving them homeless. Visit the animal shelters in Cache Valley to see for yourself.

Unless a household is allowed to have three or more dogs without a kennel license, kennel licenses must be retained. There is no good reason to eliminate kennel licenses. If a household violates the conditions of their kennel license, the City has the remedy of revoking their kennel permit.

2.4.3 Maintain an attractive, aesthetically pleasing community with open spaces available for public use.

"All new roads to run in a grid pattern for uniform vehicular traffic control, where possible."
Why? Roads with curves can be safe and attractive.

"Require a 30-foot green space buffer zone for any new development which is adjacent to a collector street". Why not extend this courtesy to existing homes as well as to new developments? If a collector road is going to be imposed upon existing residents because of new subdivisions in the vicinity, why should the subdivision be buffered from the collector road by thirty feet of open space but not the existing residences? Please extend the buffer requirements to existing homes that will end up along collector streets.

Similarly, in the Transportation section, the Plan states that: "Collector roads should have controlled access, meaning no houses fronting the street in all new subdivisions." This requirement should also apply to existing homes, which should not front onto roads transformed into collector roads.

2.4.6. Preserve and protect sensitive areas

"Require structures to be set back at least 30 feet from the Logan River." As stated above, thirty feet is not enough.

3. Transportation Goals and Strategies.

This is a weak section of the General Plan, lacking a vision for the future. The plan designates too many roads as collector roads in River Heights. (Also, see comments with respect to 200 East under 2.3.1 Logan River corridor.)

A more progressive plan would find ways to reduce the need to drive everywhere. The Island Market, for example, in Logan's Island neighborhood reduces traffic by providing a nearby place to purchase assorted sundries, as opposed to driving down to the Maverick on Main Street. (The Island Market also stocks and sells locally produced products and quality foods not found at convenience stores.)

The plan should do more than require the city to maintain communication with the Transit District. New subdivisions or PUDs with some minimum number of new housing units should be required to work with the Transit District to ensure that bus routes and bus stops are available

within a short distance of the new development as a standard part of the infrastructure planning.

The plan should also provide for electric cars. We should be running our errands by driving small electrical vehicles around town. The future, world-wide, is not the internal combustion engine.

The Infrastructure Investment and Jobs Act (H.R. 3684), now passed by the U.S. Senate and the House allocates \$7.5 billion for electric-vehicle charging stations and \$15 billion total for electric-cars. At present, the U.S. has about only 43,000 charging stations, with a federal stated goal of having half of all new cars being electric cars by 2030. This shows a vision for the future.

River Heights should plan for electric car charging stations and should require all new subdivisions, including PUDs, to provide outlets for charging cars in every garage, carport, or other convenient location for every new housing unit built in the city.

More collector roads will, at best, solve traffic problems for the short term only. I (Mike) grew up in Maryland, just outside Washington, D.C., a place I visit at least one each year. They have built and widened roads everywhere and the gridlock is worse than ever. The promise made by transportation planners is always less gridlock by adding more lanes and building new roads. It does not work.

4.1 Water

Calculations of water availability for the future should take into consideration the probability that hot, dry summers and dry winters like 2020/2021 are likely to become normal conditions. Limits to further development of housing in River Heights should be considered well in advance and modeling should be updated at least annually using *current* weather data to accommodate changing climate conditions.

Further development in River Heights should not be approved by making any assumptions that the additional 3.0 cubic feet per second that has been applied for is going to be approved. Water rights must be fully in-hand before additional housing units are approved.

4.5 Easements

As electrical utilities are discussed here, this would be a good place to restate River Height's continued commitment to proper outdoor lighting, as required the City's outdoor lighting ordinance, preventing light pollution and making for a darker sky.

5 Affordable Housing

This part of the General Plan does a respectable job of stating the need for affordable housing saying, "... at least 13 additional housing units should be affordable to low and moderate-income households by the year 2025." The Plan, however, has no plan to reach this goal.

We have no answers for this. This is a most difficult problem and affordable housing may require government subsidies. If the Build Back Better Act (H.R. 5376), which is currently pending in Congress, passes, it has funding for "housing, rental, and homeowner assistance programs." Funding and provisions in this bill could help River Heights with providing affordable housing.

Climate Change

Climate change is here. It is real. Every community in the world should do its part, however insignificant it may seem, to fight climate change: protecting large trees and vegetated open spaces that are currently sequestering carbon, planting more trees to sequester more carbon, adding charging stations for electric cars, preserving and restoring wetlands, going beyond cars, improving public transportation (imagine if the bus arrived at a stop near every home every 15 minutes), banning plastic grocery bags, and more, much more.

The River Heights General Plan should not ignore climate change.

October 26,, 2021

River Heights Planning and Zoning Commission
520 South 500 East
River Heights, UT 84321

Dear Commissioners:

It was decided at the Planning and Zoning Commission meeting on 10-12-2021 to recommend to the City Council that a 75-foot setback be required for new development along the Logan River. The justification for this setback was based on a supposed danger due to flooding. However, no such danger actually exists on the River Heights side of the Logan River, as can be easily demonstrated.

The most scientifically defensible basis for determining flood risk is the National Flood Hazard Layer (NFHL), which is a geospatial database created, maintained, and updated by FEMA. NFHL is the basis on which the National Flood Insurance Program (NFIP) decides which homes and businesses with mortgages from government-backed lenders are required to have flood insurance.

The first appended map was downloaded from the FEMA website and shows NFHL data for the Riverdale area. The region colored in blue and red stripes is the Logan River floodway, which is the channel of the Logan River. The area colored blue is designated as Zone AE, which indicates areas that present a 1% or higher annual chance of flooding. Homeowners in this zone with mortgages from federally regulated lenders are required to purchase flood insurance through the NFIP.

The map also shows the jurisdictional boundary (black and yellow line) for River Heights City. Both the Logan River floodway and the areas designated Zone AE are completely outside of the City of River Heights. This can be attributed to the consistently greater height of the south bank of the river as compared to the north bank. The land south of the river, including the Demars and Ellis properties that would be subject to the proposed 75-foot setback, is designated Zone X (unshaded). The FEMA website defines this zone as an area of minimal flood hazard, which is outside the SFHA and higher than the elevation of the 0.2%-annual-chance flood (500-year flood). SFHA refers to the Special Flood Hazard Area, which is the area that would be inundated by a flood event having a 1% chance of being equaled or exceeded in any given year (100-year flood).

One consequence of the Zone X (unshaded) designation is that a homeowner could build a house essentially **anywhere** on the Demars or Ellis properties and obtain a mortgage from a federally regulated lender **without** having to get flood insurance. To put it another way, the 75-foot setback is a meaningless restriction having no correlation whatsoever to flood safety.

The second appended map, also from the FEMA website, shows the entire boundary between River Heights and Spring Creek. The area colored blue, which stretches out in both directions from the banks of Spring Creek, is designated Zone A which, like Zone AE, is land with a 1% or higher chance of flooding in any given year. This map and the first map are on the same scale, indicating that the area of flood danger for Spring Creek is broader and extends along the entire length of the watercourse. A flood setback might be useful along Spring Creek since Zone A actually extends into River Heights City; it would be of no practical value at all along the south side of the Logan River.


In the Commission's meeting on 10-12-2021, the arguments attempting to justify a 75-foot setback were, in general, references to the way that Logan City deals with flood danger. In particular, it was stated in the meeting that Logan City requires setbacks of "between 75 to 200 feet." This is simply not true. I have read the section of Logan City code (Chapter 15:27) that deals with flooding and flood damage prevention. There is no mention of any flood-related setbacks whatsoever. The fundamental FEMA document relating to flooding in Cache Valley ("The Flood Insurance Study for Cache County", dated May 24, 2011) is adopted "by reference" and declared to be part of the Logan City code. I have read this document also, and it makes no mention of flood-related setbacks. (I will provide copies of either or both documents to the Commission on request.)

Land that is designated Zone X (unshaded) by FEMA is not subject to any flood-related restrictions by Logan City. Both the Demars property and the Ellis property are designated Zone X (unshaded) and would not be subject to any restrictions if they were within Logan City's jurisdiction. Logan City actually allows development in regions having a 1% or higher annual chance of flood (FEMA Zones A and AE). If this weren't true, the Thrushwood Dr. and Sumac Dr. neighborhood would never have been built. The Logan City flood-related code is devoted to regulating **how** structures must be constructed in Zone A or AE in order to eliminate or minimize flood damage.

Imposing a 75-foot setback on the south bank of the Logan River has no justification in science or fact, but it does have practical consequences for the Demars and Ellis families. There are different ways of assessing the value of the property that would be effectively lost due to such a setback. At a bare minimum, it would be many tens of thousands of dollars for the Demars family. The Ellis family would sustain a similar loss.

As a trustee of my late mother's trust, I am responsible for protecting the financial interests of many people. I will make use of every lawful means available to me to do exactly that.

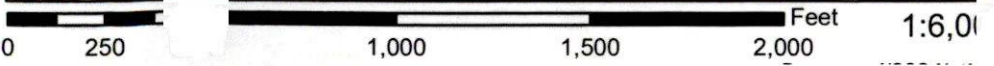
Respectfully,

DocuSigned by:

1B5D2E81B2FE4E6...
Howard G. Demars

National Flood Hazard Layer FIRMette



111°49'33"W 41°43'8"N



111°48'56"W 41°42'42"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, A99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway

- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone D

- OTHER AREAS**
 - NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone

- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

- OTHER FEATURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature

- MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

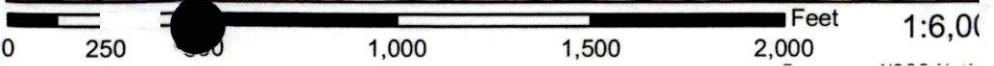
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/23/2021 at 5:08 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas should not be used for regulatory purposes.

National Flood Hazard Layer FIRMette



111°50'4"W 41°43'40"N



111°49'26"W 41°43'14"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD

	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone

OTHER AREAS

	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

GENERAL STRUCTURES

	20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
	17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

OTHER FEATURES

	Digital Data Available
	No Digital Data Available
	Unmapped

MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/18/2021 at 5:25 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas may not be used for regulatory purposes.

Proposed Changes to City Code November 2021

5-2-5

- ~~D. No Dogs Allowed in Parks: Dogs are not allowed in River Heights City parks, except the Stewart Hill Drive Park. This shall not apply to City sponsored events that include animals.~~
- ~~E. Places Prohibited to Dogs: It shall be unlawful for any person keeping, harboring or having charge or control of any dog to allow said dog to be within any watershed area so designated by ordinance or otherwise legally appointed, either now existing or to be defined in the future, or on any construction site of a building, building improvement, road, utility, or other construction site during any time when actual construction or excavation activity is taking place. This subsection shall not apply to dogs provided for in subsection 5-2-3 C.2. of this chapter.~~

5-2-5

D. Responsibility for Animal Waste

1. No person shall create or maintain any condition or keep any animal, fowl, household pet, or insect under his/her jurisdiction in such a way that such condition or operation is likely to cause the transmission of any diseases.
2. No owner, keeper, caretaker, or attendant of an animal, shall allow an animal to defecate on public property, including but not limited to sidewalks, streets, planting strips, parking lots, parks, trails and recreational areas or on private property not in the ownership or control of the person having control or purporting to have control over or charge of such animal. If such animal does defecate upon public or private property, the owner, keeper, caretaker, or attendant must immediately and thoroughly clean the fecal matter from such property.
3. Anyone walking, driving, or riding an animal on public or private property other than his/her own must carry with him/her visible means of cleaning up any fecal matter left by the animal. Animals used during parades or used in law enforcement are exempt from this section.
4. No vehicle, trailer or other conveyance used to transport animals shall be cleaned out and the fecal matter deposited upon any public property.
5. No animals are allowed in City parks unless the area is designated for animals. This shall not apply if a City sponsored event includes animals to be allowed for the event.
6. Any person violating the foregoing subsections shall be guilty of an infraction and shall be subject to a fine of not more than fifty dollars (\$50).

10-3-9:B

“ . . . publish a notice in the following places: ~~a newspaper of general circulation, the state's . . .~~”

10-11-2:C.

- ~~1. No structure or construction that would alter the topography will be allowed in a flood overlay zone (OF), except as approved by conditional use permit, unless permitted by the City Council. No structure shall be permitted or constructed within ~~thirty feet (30')~~ seventy-five feet (75') of the top inside edge of the bank of the Logan River or within ~~fifty feet (50')~~ fifty feet (50') of any natural or manmade waterway ~~that is~~ located in a flood overlay zone (OF). This doesn't apply to subdivisions recorded prior to October 2021.~~

10-12-1:A Land Use Description Chart

83. Auto Repair₂ "C" in Residential and Agricultural zones, "P" in Commercial zone

Add subscript 2:

Maximum 2 vehicles within an enclosed building. Proper containment and disposal of all hazardous materials according to state regulations.

Change * to subscript 1

10-12-2:A. Accessory Uses

~~Natural Waterways~~

10-12-2:B. Nonresidential Uses

~~Natural Waterways~~

10-15-3 EXEMPTION

~~C. Detached single family dwellings on individual lots, unless required to install landscaping as a condition of a project or planned development approval.~~

11-5-1:B.2

c. By providing the city with an irrevocable letter of credit issued by an acceptable financial institution naming the city as the sole beneficiary with a maturity date of at least two ~~(2) years~~ and three ~~(3) months~~ three (3) years from the date of recording the final plat.