

River Heights City

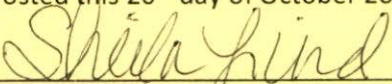
River Heights City PLANNING COMMISSION AGENDA

Tuesday, October 25, 2022

Notice is hereby given that the River Heights Planning Commission will hold its regular meeting beginning at **6:30 p.m.**, at the River Heights City Office Building at 520 S 500 E.

- 6:30 p.m. Pledge of Allegiance
- 6:32 p.m. Adoption of Previous Minutes and Agenda
- 6:35 p.m. Public Comment on Land Use
- 6:40 p.m. Public Hearing to Discuss Changes to the City Code
- 7:15 p.m. Adjourn

Posted this 20th day of October 2022



Sheila Lind, Recorder

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

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

River Heights City

River Heights City Planning Commission
Minutes of the Meeting
October 25, 2022

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

Excused Councilmember Blake Wright
Tech Staff Councilmember Chris Milbank

Others Present: Councilmember Janet Mathews

Motions Made During the Meeting

Motion #1

Commissioner Lehnig moved to “approve the minutes of the October 11, 2022, Commission Meeting with corrections, as well as the evening’s agenda.” Commissioner Schaub seconded the motion, which carried with Cooley, Lehnig, Pitcher, and Schaub in favor. No one opposed. Wakefield was absent.

Motion #2

Commissioner Pitcher moved to “recommend the suggested code changes of October 25, 2022 to the City Council for approval.” Commissioner Lehnig seconded the motion, which carried with Cooley, Lehnig, Pitcher, and Schaub in favor. No one opposed. Wakefield was absent.

Proceedings of the Meeting

The River Heights City Planning Commission met at 6:30 p.m. in the Ervin R. Crosbie Council Chambers on October 25, 2022.

Pledge of Allegiance

Adoption of Prior Minutes and Agenda: Minutes for the October 11, 2022, Planning Commission Meeting were reviewed.

Commissioner Lehnig moved to “approve the minutes of the October 11, 2022, Commission Meeting with corrections, as well as the evening’s agenda.” Commissioner Schaub seconded the motion, which carried with Cooley, Lehnig, Pitcher, and Schaub in favor. No one opposed. Wakefield was absent.

Public Comment on Land Use: There was none.

44 Public Hearing to Discuss Changes to the City Code: Commissioner Cooley opened the public
45 hearing. There were no public comments. Mr. Cooley reviewed the suggested changes and asked for
46 discussion from the commission members. Commissioner Schaub asked for clarification on the public
47 hearings. Recorder Lind explained that the verbiage follows current state code.

48 **Commissioner Pitcher moved to “recommend the suggested code changes of October 25,**
49 **2022 to the City Council for approval.” Commissioner Lehnig seconded the motion, which carried**
50 **with Cooley, Lehnig, Pitcher, and Schaub in favor. No one opposed. Wakefield was absent.**

51 Commissioner Cooley informed that they wouldn’t hold a meeting in two weeks since it would
52 be election day.

53 Commissioner Cooley reported that Providence City adopted the annexation petition for the
54 property at 600 South 1000 East with a zone of single-family high. The developers plan shows 6,000
55 and 8,000 square foot lots. Providence has limited them to 74 units.

56 Commissioner Schaub said River Heights City Attorney Jon Jenkins was also in attendance at
57 the hearing. He wanted them to be aware of River Heights’ 10-foot easement on 600 South.
58 Commissioner Cooley said their concept plan showed one egress onto 600 South. Providence City
59 encouraged the developer to work with River Heights regarding 600 South. Providence is requiring
60 the developer to install the amenities which were shown on the original plan and continue the
61 asphalt path from their first phase to 600 South.

62 The meeting adjourned at 6:40 p.m.

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Noel Cooley, Commission Chair



Sheila Lind, Recorder

Suggested Code Changes
October 25, 2022

5-2-1: DEFINITIONS

DOMESTICATED ANIMALS: Animals accustomed to living in or about the habitation of man, including, but not limited to, cats, dogs, fowl, horses, swine, goats, and cattle. (See also 10-2-1, definition of livestock)

HOUSEHOLD PET: An domesticated animal, ordinarily permitted in the house, kept for pleasure rather than utility, including, but not limited to, birds, cats, dogs, fish, hamster, mice, reptiles, and other animals associated with man's environment.

5-2-5: PROHIBITED ACTS AND ACTIVITIES

- C. Dogs Must be Kept at Primary Residence: It is unlawful for any person to own, keep or harbor within the city limits any dog on property that is not their primary residence.

(Bump C-G down to become D-H.)

10-2-1: DEFINITIONS

COMMERCIAL VEHICLE: A motor vehicle constructed for the conveyance of goods or merchandise, or for the conveyance of materials used in any trade, business, industry or work whatsoever, other than a motor vehicle for the conveyance of passengers, and includes any motor vehicle that is designed primarily for the carriage of persons, but which has been fitted or adapted for the conveyance of the goods, merchandise or materials referred to, and is in fact used for that purpose.

10-3-9: PUBLIC HEARINGS

- B. Noticing Required for Adoption or Modification of Land Use Regulation: Not less than ten (10) days prior to the hearing date, the city shall mail a written notice to each affected entity, owners of real property as shown on the latest official county assessor's rolls within three hundred feet (300') of the perimeter boundaries of the subject property. ~~Not less than ten (10) days prior to the hearing, the city shall publish a notice on in the following places: the state's public meeting notice website, and the city website, and post in three (3) public places.~~ Said notices shall be in addition to any other requirements as specified by Utah law. The notice shall include the date, time and place of the meeting, the project's title, the address of the subject property, a general description of the proposed use, a statement explaining when and where interested persons can obtain information as well as participate in the comment and hearing process. (9-2120, 11-16-21)
- C. Noticing Required for Public Hearings on Specific Property: Notice will include the name of applicant and a general description of the request and will follow the posting requirements in 10-3-9:B. Not less than ten (10) days prior to the hearing date the city

shall mail a written notice to owners of real property, as shown on the latest official county assessor's rolls within three hundred feet (300') of the perimeter boundaries of the subject property.

10-14-8 ON-STREET PARKING

A. Individuals may park licensed passenger vehicles upon any city street, except where and when prohibited:

1. ~~A.~~ By state law (ref Title 41-6a-1401, 41-6a-1402, 41-6a-1403)

2. ~~B.~~ By applicable city ordinance or resolution

3. ~~C.~~ By signage or street markings prohibiting parking

4. ~~D.~~ For longer than 48 consecutive hours in the same location

5. ~~E.~~ It shall be unlawful to park any vehicle on any public street from November 15th through March 15th during the hours of four o'clock (4:00) a.m. to twelve o'clock (12:00) p.m. noon. (4-2013, 10-24-13)

B. It shall be unlawful to park any commercial vehicle greater than 30 feet in length on any public street. Temporary parking is allowed for service vehicles for construction, repair and other uses that are commonly not considered to be permanent in nature.