

# River Heights City

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1 River Heights City Planning Commission

2 Minutes of the Meeting

3 March 3, 2015

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5 Present: Commission members: Rex Davidsavor, Chairman  
6 Danny Petersen  
7 Jim Royle  
8 Patti Seeholzer  
9 Lorin Zollinger

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11 Mayor James Brackner  
12 Councilmember Blake Wright  
13 Recorder Sheila Lind

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15 Others Present: Bill Carson, Ray Hunsaker, Paul Tullis, Troy  
16 Siddoway, Bryan Mickelson, Heather Lehnig  
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19 Motions made During the Meeting

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21 Motion #1

22 Commissioner Seeholzer moved to “approve the minutes of the February 17, 2015  
23 Commission Meeting, with one change.” Commissioner Royle seconded the motion, which  
24 carried.  
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26 Motion #2

27 Commissioner Petersen moved to “approve a Conditional Use Permit Request from Ray  
28 Hunsaker to run his non-profit Happy Toys business from Bill Carson’s shop, located at 708 E  
29 600 S Bay 5, with the following conditions: The doors need to be shut while using the thickness  
30 planer, after 6:00 p.m. the doors need to be shut and hours of operation allowed are from  
31 7:00am until 10:00pm. Commissioner Knowles seconded the motion, which carried.  
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33 Motion #3

34 Commissioner Seeholzer moved to “approve a Conditional Use Permit Request from  
35 Troy Siddoway to run his Fossil Mania business from Bill Carson’s shop, located at 708 E 600 S  
36 Bay 6 with the following conditions: Doors will be closed while using noisy equipment, doors  
37 will also be closed between 6:00 p.m. and 10:00 p.m. and hours of operation will be within  
38 7:00am to 10:00 pm. Commissioner Royle seconded the motion, which carried.

Proceedings of the Meeting

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The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie Council Chambers on March 3, 2015.

Adoption of Prior Minutes: Minutes for the February 17, 2015 Planning Commission Meeting were reviewed. One change was made on line 78; "Bill Burgoyne" was changed to "Nick Evans."

**Commissioner Seeholzer moved to "approve the minutes of the February 17, 2015 Commission Meeting, with one change." Commissioner Royle seconded the motion, which carried.**

Public Hearing to Review a Conditional Use Permit Application Submitted by Ray Hunsaker and Paul Tullis, to Run a Business at Bill Carson's Shop: Commissioner Davidsavor opened the public hearing for Happy Toys, a non-profit organization. Bryan Mickelson, of 610 South 600 East, explained his property is adjacent to Bill Carson's property. His family is concerned about the noise that comes from this area. It hasn't been bad during the winter, but during the warmer weather there's more noise. They moved into the neighborhood before these businesses came in. They don't want to live next to an industrial zone. He's not sure how many businesses are in Mr. Carson's buildings. Commissioner Davidsavor said Bill Carson's Conditional Use Permit allows him to have three businesses and one storage area in his storage bays, which will always be the case since it has been approved. Currently there are three businesses, which Bill Carson confirmed.

Commissioner Davidsavor apologized that the Commission hasn't kept better track of the businesses that are in Mr. Carson's bays. They are getting on top of it now. Commissioner Davidsavor read through the conditions on Bill Carson's permit, one of which requires each business to have their own CUP.

Ray Hunsaker said there is a debate on who is making the noise. It's true the doors are open about 20% of the time when they are working. They feel bad there are people complaining about what they do, rather than giving them recognition for the volunteering and good they do. They would like to continue to run their business.

Paul Tullis suggested they do a test when Bryan Mickelson is home, where they would run certain pieces of machinery to determine what exactly is making the noise. Mr. Mickelson is willing to work with them.

Commissioner Wright explained to the Commission that they can set separate conditions for each tenant, which could also include some of the conditions on Bill Carson's permit. They could even be more restrictive than Mr. Carson's permit. Now is the time to set the rules.

75 Discussion was had on hours of operation. Mr. Tullis said they can abide by 7:00am –  
76 5:00pm. Commissioner Davidsavor suggested they don't run any machinery outside of these  
77 hours with the doors open.

78 Commissioner Davidsavor asked Bryan Mickelson if the noise offends them during the  
79 day or just in the evening. He is gone during the day but said his wife hears it throughout the  
80 day and well as some evenings.

81 Mayor Brackner reminded they will need to apply for a business license every year, but  
82 there won't be a charge because it's a non-profit business.

83 **Commissioner Petersen moved to "approve a Conditional Use Permit Request from  
84 Ray Hunsaker to run his non-profit Happy Toys business from Bill Carson's shop, located at  
85 708 E 600 S Bay 5, with the following conditions: The doors need to be shut while using the  
86 thickness planer, after 6:00 p.m. the doors need to be shut and hours of operation allowed  
87 are from 7:00am until 10:00pm. Commissioner Knowles seconded the motion, which carried.**

88 Public Hearing to Review a Conditional Use Permit Application Submitted by Troy  
89 Siddoway, to Run a Business at Bill Carson's Shop: Troy Siddoway explained that he digs fossil  
90 fish in Wyoming and grinds them down in the shop. He doesn't use any large industrial tools,  
91 mostly small tools and an engraver. He does have a miter and table saw for building crates. He  
92 operates during the day unless he's crunched for time, then he'll work in the evening. The  
93 Commission asked him to work with Bryan Mickelson to determine which machines are noisy so  
94 he can be a conscientious neighbor.

95 Commissioner Davidsavor asked Bryan Mickelson if he had noticed an excess of cars in  
96 the area. Mr. Mickelson said there have not been any car problems. He also said Mr. Carson's  
97 property is kept very clean.

98 **Commissioner Seeholzer moved to "approve a Conditional Use Permit Request from  
99 Troy Siddoway to run his Fossil Mania business from Bill Carson's shop, located at 708 E 600 S  
100 Bay 6 with the following conditions: Doors will be closed while using noisy equipment, doors  
101 will also be closed between 6:00 p.m. and 10:00 p.m. and hours of operation will be within  
102 7:00am to 10:00 pm. Commissioner Royle seconded the motion, which carried.**

103 Commissioner Davidsavor encouraged each business to work with Bryan Mickelson on  
104 making sure the noise won't be obtrusive to the neighbors.

105 Ray Hunsaker said he met with the Mayor Brackner today for about an hour. They  
106 agreed to disagree. He was told they only have to pay this application fee one time; there will  
107 be no annual fee for a business license. Recorder Lind agreed there was a \$100 fee for the  
108 Conditional Use Application. A business license will need to be applied for each year, but there  
109 won't be a fee because it's a non-profit business. Paul Tullis said he will come to the office  
110 tomorrow to take care of it.

111 Minor Subdivision Prequalification Meeting with Casey McFarland: Casey McFarland  
112 handed out a proposal and a plat showing his desire for his property. He would like to change

113 the boundary between his two properties so he can eventually sell the vacant lot, which  
114 requires him to go through the minor subdivision process. Commissioner Davidsavor read  
115 through the requirements of a minor subdivision and concluded he meets the conditions.  
116 Discussion was had on what he needs to do next. After he turns in his application a public  
117 hearing will be scheduled.

118 Report on Progress of a Solar Zoning Ordinance: Commissioner Knowles said Nick Evans  
119 is willing to meet with them on a Thursday or Friday afternoon to discuss the drafting of a solar  
120 ordinance. He will educate them on solar panels and give direction on things they have come  
121 up against in other cities. Ms. Knowles will try to set up the meeting on Thursday, March 19 at  
122 3:30 or 4:00. Councilmember Wright will invite the council to attend.

123 Heather Lehnig asked questions on how solar fees would be set up. She was told Mr.  
124 Evans would have answers.

125 Commissioner Seeholzer asked about the status of the Nyman Funeral Home.  
126 Councilmember Wright said Mayor Brackner sent an email almost 2 weeks ago to find out the  
127 where the process is at this point, but the city hasn't heard back.

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

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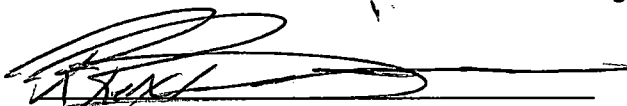
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Sheila Lind, Recorder

  
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R. Rex Davidsavor, Chairman

# River Heights City Conditional Use Application

For office use	
Date Received	<u>2/12</u>
Receipt #	<u>2149</u>
Hearing Date	<u>3/3/16</u>
Approved	_____
Denied	_____

Please fill out all applicable information.

## 1. APPLICANT

Name: Troy Siddoway

Mailing Address: 119 west 730 north Logan, UT 84321

Phone #: [REDACTED] Fax #: \_\_\_\_\_ e-mail: [REDACTED]

Please check one of the following:  owner  buyer  renter  agent  other

## 2. PROJECT INFORMATION

Name: Fossil Maria

Address/Location: 708 east 600 south River Heights, UT 84321

Property Tax ID: \_\_\_\_\_ Existing zone: \_\_\_\_\_

What is the current use of the property? I make art murals out of fossil stone

How many employees will be working at this location including applicant, immediate family members, and non-family members? myself and my mother part-time

How many vehicles will be coming and going daily, weekly, or monthly? 1-2/day

I agree to abide by the River Heights City Parking Ordinance (10-13). Initial TS

I agree to abide by the River Heights City Sign Ordinance (10-14). Initial TS

Description of Request: \_\_\_\_\_

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# River Heights City Conditional Use Application

For office use	
Date Received	<u>Feb 9, 15</u>
Receipt #	<u>electronic</u>
Hearing Date	<u>3/3/15</u>
Approved	_____ Denied _____

Please fill out all applicable information.

## 1. APPLICANT

Name: Happy Toys — G. Ray Hunsaker & Paul Tullis

Mailing Address: 720 Mountain View Dr. River Heights, ut.

Phone #: [REDACTED] Fax #: \_\_\_\_\_ e-mail: [REDACTED]

Please check one of the following:  owner  buyer  renter  agent  other

## 2. PROJECT INFORMATION

Name: Happy Toys

Address/Location: \_\_\_\_\_

Property Tax ID: \_\_\_\_\_ Existing zone: \_\_\_\_\_

What is the current use of the property? Making toys for Humanitarian

How many employees will be working at this location including applicant, immediate family members, and non-family members? 2

How many vehicles will be coming and going daily, weekly, or monthly? 2 or 1

I agree to abide by the River Heights City Parking Ordinance (10-13). Initial [Signature]

I agree to abide by the River Heights City Sign Ordinance (10-14). Initial \_\_\_\_\_

Description of Request: \_\_\_\_\_

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## Mini Subdivison Proposal for Casey McFarland 921 Orchard Dr. lots 10 and 11

The lots being considered are located at 921 Orchard Dr. The original owner purchased both building lots 10 and 11 of the Orchard Heights Subdivision. Both lots constitute .59 acres combined.

At some point the owners added onto the home thereby extending the home onto lot 10. Lot 10 was originally 110 feet of frontage.

I am proposing to draw new boundaries between lots 10 and 11 with the purpose of eventually selling lot 10 as a building lot.

Currently the property is a total of 97 feet from my home to the Beirston's property to the east and 120 feet deep. The total frontage would be between 85-87 feet for the new lot leaving the approved 80 feet of frontage required for the current zoning laws and the appropriate minimum of 10 feet from our home to the new property line.

Because the lot was originally intended to be a building lot the sewer tie in and digging will likely stay within the property without having to cut into the road. Although the public works crew has not yet run a camera they believe there might also be a water tie in that is buried on the property. Also, there is currently an electric meter and box on the property near the road which was placed there for reasons we are not aware of. It is not being used at this time.

In order to run water to this property the previous owner ran the main water line to the west of the home along the north of the home in order to get water to the east property. Because the sprinklers were not working properly and needed a complete overhaul I had Jake Zollinger, a local sprinkler expert, come out to see what needed to be done. He strongly urged me not to put a main line along the north end of the home in case it broke and flooded my home. The alternative was to run a line under my driveway which is 43.5 feet wide, the width of more than two normal driveways.

In 2013 we found it necessary to completely redo the main water line and sprinkler system on lot 11 which effectively cut off water supply to lot 10 and discontinued the main water line from being used along the north of the home thereby preventing any future flooding.

Currently there is no water supply to lot 10 unless we or a future homeowner were to tie into the main line or we spent the money to run it under our driveway. Running another line around the north end is not a safe option we are told.

Section 2 Township 11 North Range 1 East

PT NW 4

Scale 1 Inch = 50 FEET

03-083

TAX UNIT 10

ORCHARD HEIGHTS SUBDIVISION

