

River Heights City

RIVER HEIGHTS CITY PLANNING COMMISSION AGENDA

Wednesday, May 17, 2017

Notice is hereby given that the River Heights City Planning Commission will hold their regular meeting beginning at 7:00 p.m. in the River Heights City Office Building at 520 S 500 E.

- 7:00 p.m. Adoption of Prior Minutes
- 7:05 p.m. Public Hearing to Discuss a Conditional Use Request from Crystal Zimmerman for a Home Business at 612 S 600 E
- 7:25 p.m. Review Saddlerock Phase 3
- 7:50 p.m. Discuss Code Changes Regarding Side Yard Setbacks
- 8:00 p.m. Discuss Off-Highway Vehicle Ordinance
- 8:10 p.m. Adjourn

Posted this 11th day of May 2017



Sheila Lind, Recorder

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 Conditional Use Application

For office use	
Date Received	<u>5/2/17</u>
Receipt #	_____
Hearing Date	<u>MAY 17</u>
Approved	_____ Denied _____

Please fill out all applicable information.

1. APPLICANT

Name: Crystal Zimmerman

Mailing Address: 612 S. 600E. River Heights, UT 84321

Phone #: 435-275-7014 Fax #: _____ e-mail: Crissreze@hotmail.com

Please check one of the following: owner ___ buyer ___ renter ___ agent ___ other
02-021-0015

2. PROJECT INFORMATION

Name: ~~Bob~~ Golden Threads Floats

Address/Location: 612 S. 600E RH

Property Tax ID: _____ Existing zone: R-1-8

What is the current use of the property? Home

How many employees will be working at this location including applicant, immediate family members, and non-family members? 0, Myself

How many vehicles will be coming and going daily, weekly, or monthly? up to about 10/day

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

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

Description of Request: Convert Garage space into Float spa: (sensory deprivation therapy)
I will have up to 6 parking stalls off the road.
1 year time frame. 1 sign above door. 1 Flag pole with US Flag

max customers 12 (1 or 2/time)

8am - 8pm

No noise

Dear Commissioner Mark Malmstrom

RE: Crystal Zimmerman

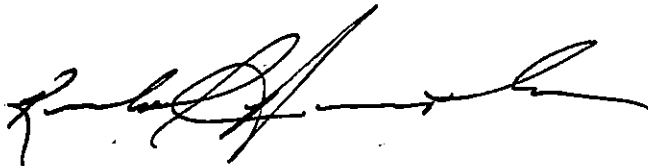
I have received the notice of Crystal Zimmerman's request for a float spa home business. I have no objections especially if it provides a valuable health service for those in need.

I do have a couple of concerns or questions.

- Her location is at an extremely busy intersection for young children walking and riding to school at the beginning and after school. They all walk on the sidewalk along her property. Perhaps her business hours could be restricted during those hours, say 8:30 to 9 am and 3:30pm to 4.
- Is this a business that requires certification from a medical standpoint?
- Does it require to be registered with the State Health Department?
- If so, then her business I would assume would be subject to Health Department Inspections?
- Could the City of River Heights be liable for any accidents or misdeeds?
- Are there any guarantees that this business as described will remain the same?

In general, we support her desire to help others and provide a needful service for those that need it. Even though we live fairly close, we have no children, this should have no effect on us. Neither are we concerned about property values as our house is paid for, and we are here until we have passed on.

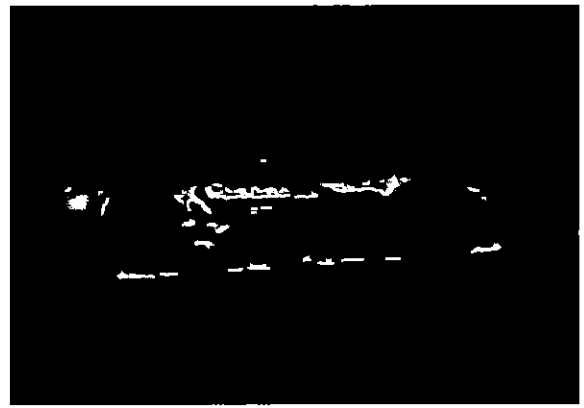
I appreciate the opportunity to respond.



Richard Humpherys

801-807-8609

rchumpherys@live.com



Turner Design Engineering, Inc.

CIVIL ENGINEERING ▲ LAND PLANNING
1015 South 600 East Providence, UT 84332
(435) 695-8245

Wednesday, May 10, 2017

River Heights City
Attn: City Council, Planning Commission, Mayor, Public Works
520 South 500 East
River Heights Utah 84321

RE: SADDLEROCK SUBDIVISION – COMMENT RESPONSE LETTER

River Heights City:

Listed below are the responses to the comments from the letter from Craig dated 5/1/17.

11. The sidewalk on 1000 East has been added
12. The fencing issue will be addressed at the next P&Z meeting. There are numerous options for 1000 East. The concern with fencing it, is that the homeowners are not likely to maintain the east side of the fence if they can't get to it. Some options are a maximum fence height of 4', or a required gate. It may be better to have the screening be vegetation.
13. The section has been shown on the plans.
14. Street names have been added
15. The lot boundary has been corrected on the final plat. The boundary shown on the construction plans may not be exact, but the plat is what is recorded, not the plans. However, when I get the lines from the surveyor, I will update the construction plans.
16. The grades have been adjusted to make a smooth transition.
17. I have not been able to talk with Craig in regard to this comment. There is fall to the south and around the curb to the northwest, so it will flow. If his idea works better, it will be incorporated.
18. The note has been added to the plans for a spill gutter.
19. The grade has been changed per Craig's comment.
20. A note has been added to the water plan sheet describing the method for filling and flushing the mains. It was suggested to use a 4" pipe to fill and flush, but only a 2" is available for this purpose from the supplier. It is a standard manufactured end cap.
21. A note has been added that a permanent blow-off will be added if required by the city.
22. The connection note has been changed to 12".
23. The "native backfill" line has been deleted.
24. The note on the SWPPP has been changed.

The only major comment is the location of the sidewalk on 1000 East. It is described in detail with a separate letter that has been delivered to the city. The other comments are less important, although they have all been addressed at this time.

Sincerely,

Dan Turner, P.E.

(transmittal)

Craig Rasmussen
River Heights Contract City Engineer
Forsgren Associates, Inc.
95 West 100 South, Suite 115
Logan, Utah 84321

May 9, 2017

RE: Saddlerock Subdivision Phase 3 Plan Review

Response to City comments dated March 1, 2017

Under "Final Plat Comments":

1. The lot numbering was revised to continue consecutively from Phase 2, beginning with Lot 56 in Phase 3.
2. Curve 23 was added to the Curve Table.
3. Curve 33 and Curve 34 are located on the centerline of 400 South Street at the centerline intersection with 950 East Street. As a note, C2 and C7 are not used.
4. The addresses were removed from the lots along 1000 East Street.
5. Windsor Drive right-of-way was added to the plat.
6. The conflict with the Montes property (tax ID #02-002-0028) was resolved and is reflected on the plat.
7. The dates in the signature blocks were changed to 2017.
8. The note was added as requested.
9. Lot 59 (now labeled as Lot 58) was modified to maintain a 25 foot wide access.
10. The 56 foot street widths were added to the boundary and the legal description was revised to reflect the change.

Best Regards,

Dean Bolton
Foresight Land Surveying
Logan, Utah
Ph. 435.753.1910
dean@foresightsurvey.com



Sheila Lind <office@riverheights.org>

Thoughts about side yard revision?

1 message

Cynthia Schaub <CSchaub@cachevalleybank.com>

To: Danny Petersen <dkpetersen13@gmail.com>, Danny Petersen <dantepet@comcast.net>, Mark Malmstrom <totaltreecare@gmail.com>, Jake Zollinger <jake.zollinger@gmail.com>, "lancepitcher@comcast.net" <lancepitcher@comcast.net>, Blake Wright <blakewright@riverheights.org>, Sheila Lind <office@riverheights.org>

Wed, May 17, 2017 at 2:16 PM

Hi everyone,

The yellow highlighted areas are proposed "additions" to the existing code regarding side setbacks of older homes. Blake thought this is a good start but we'll need to incorporate additional language which treats any remodels/additions as an extension of the existing home. (We need to keep to keep the horizontal line of the home intact, no bump outs.)

Help come up with some language for tonight's meeting.

Thanks again,

Cindy

10-12-2: AREA REGULATIONS

A. Residential Space Requirement Chart: The distances for residential uses are listed in the

Table 2, Residential Space Requ

Residential Uses	A	R-1-8
Lot Size		
Minimum lot size	5 acres	8,000 sq.ft
Minimum lot width (measured at setback time)	200 feet	80 feet***
Lot Setbacks		
Principal Uses (in feet):		
Front Yard	50	25
Side Yard (interior lot)	20	10
Side Yard (on street)	30	25
Rear Yard	30	20

neighborhood and urban design of the City.

*** If the accessory building is located within 10 feet behind the front setback, the principle use setbacks will apply. (7-2009, 12-8-2009)

**** The minimum side yard (interior lot) setback for residential homes 75+ years or older in the R-1-8 zone are exempt from the 10' setback, but in no case shall the setback be less than 5'.

B. Nonresidential Space Requirement Chart: The minimum lot sizes and setback distances for nonresidential uses are listed in the following table 3:

Cindy Schaub

Cache Valley Bank

101 North Main Street, Logan Utah 84321

cschaub@cachevalleybank.com

5/17/2017

River Heights City Mail - Thoughts about side yard revision?

(P) 435-753-3020, x 4138

(F) 435-753-3801

