

River Heights City

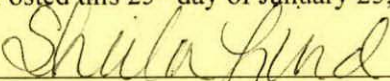
RIVER HEIGHTS CITY PLANNING COMMISSION AGENDA

Thursday, February 1, 2018

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. Discuss the State of Utah Affordable Housing Assessment Report
- 7:20 p.m. Discuss Possible Code Changes
- 7:45 p.m. Adjourn

Posted this 25th day of January 25, 2018



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

River Heights City Planning Commission
Minutes of the Meeting
February 1, 2018

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6 Present: Commission members: Mark Malmstrom, Chairman
7 Danny Petersen
8 Cindy Schaub
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10 Councilmember Blake Wright
11 Recorder Sheila Lind
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13 Excused Commissioners: Lance Pitcher
14 Jake Zollinger
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16 Others Present: Danny and Desiree Sandgren
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19 Motions made during the Meeting
20

21 Motion #1

22 Commissioner Petersen moved to “approve the minutes of the December 7, 2017
23 Commission Meeting with one change.” Commissioner Schaub seconded the motion, which carried
24 with Malmstrom, Petersen and Schaub in favor. No one opposed. Pitcher and Zollinger were absent.
25

26
27 Proceedings of the Meeting:
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29 The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie Council
30 Chambers on February 1, 2018.

31 Adoption of Prior Minutes: Minutes for the December 7, 2017, Planning Commission Meeting
32 were reviewed. Commissioner Schaub suggested a change on line 103: “in” was changed to “is.”

33 **Commissioner Petersen moved to “approve the minutes of the December 7, 2017
34 Commission Meeting with one change.” Commissioner Schaub seconded the motion, which carried
35 with Malmstrom, Petersen and Schaub in favor. No one opposed. Pitcher and Zollinger were
36 absent.**

37 Discuss the State of Utah Affordable Housing Assessment Report: Commissioner Malmstrom
38 asked Councilmember Wright to explain the Housing Report. Mr. Wright informed that the report is
39 due every two years and shows how our city is trying to submit to the states regulations on moderate
40 income housing needs. A copy of the last report was handed out and reviewed. Mr. Wright read
41 from the new application requirements, which may differ slightly from what was required two years
42 ago. Commissioner Schaub offered to work on it. She’d like to have it done in 2-3 weeks, which was
very acceptable.

44 Discuss Possible Code Changes: Commissioner Malmstrom reviewed the suggested changes.
45 In regards to the OHV Ordinance, they agreed to replace the city's current code with "River Heights
46 follows the Utah Off-Highway Vehicle Laws and Rules (USC 41-22)." Rather than state the actual code
47 number (since these numbers sometimes change) it was suggested to state, "These laws and rules
48 are available on the State's website."

49 Commissioner Schaub pointed out RHCC 6-1-3:C. calls out the County roads and wondered if
50 this should be left. Councilmember Wright said he will look through the State's code to see if county
51 roads are addressed.

52 Commissioner Malmstrom read the definition of structure in 10-2-1. He felt a "tent" would
53 fall under the verbiage already in place. Others agreed. Recorder Lind will discuss it further with
54 Zoning Administrator Don Davis, since he is the one who gave the suggestion.

55 Commissioner Schaub suggested changing the words "that form a construction" to
56 "constructed."

57 Councilmember Wright introduced the Sandrens and discussed their interest in a six-foot
58 fence on the sideyard of their corner lot. They turned in a Zoning Clearance Permit in 2017, which
59 was inadvertently signed. While driving by, Zoning Administrator Don Davis saw the fence being
60 installed and discovered the permit shouldn't have been signed. He informed the Sandgrens of the
61 mistake and asked them to stop. Since then, the Sandgrens have talked with Mr. Wright about their
62 options, which he explained to them:

- 63 1. Change the design of their fence to meet the code.
- 64 2. Apply for a variance.
- 65 3. Request a code change to allow another option.

66 Councilmember Wright explained he had corresponded with Appeal Authority Dustin Ericson,
67 who reviewed the situation and property and responded that a variance isn't likely to be approved.
68 Therefore, Mr. Wright is suggesting the Sandrens don't go that route.

69 They originally proposed a solid vinyl white fence. Now they are willing to go with an
70 ornamental transparent fence, if they could get six feet. Councilmember Wright asked if the
71 Commission would be willing to discuss a code change in this regard.

72 Commissioner Malmstrom explained the intent for the fence height limits in the current code
73 is for safety. He also agreed the Sandgrens idea for a transparent fence seems practical.

74 Commissioner Petersen asked the Sandgrens if there was a way they could comply with the
75 current code. Mr. Sandren drew a diagram of how they would like their fence to be placed. They
76 don't want to make their yard smaller by bringing the fence in, to meet the code. If it were
77 constructed of ^{rough} red iron and transparent there wouldn't be a visibility problem. They have small
78 children and don't trust a four-foot fence would contain them. They don't want the code to be
79 changed just for them. However, they see the problem coming up again with others.

80 Commissioner Malmstrom feels it's a reasonable discussion. He suggested discussing a level
81 of opacity in the code and perhaps types of fence materials.

82 Commissioner Schaub will check to see if she has codes from other cities on fencing. If so, she
83 will send it to the commissioners before the next meeting.

84 Councilmember Wright suggested another option would be to allow opaque up to four feet
85 and transparent above that. But, he felt leery about what might come of that.

88 This topic will probably come up again with the back lots along 1000 East. Councilmember
89 Wright explained the regulations that have already been put in place to address these lots. (Property
90 owners and city representatives will form a committee to determine the landscape of the area.)

91 Recorder Lind explained that Public Works Director Clayton Nelson would like to be able to
92 have some leeway with the code if he foresees a safety issue or not. Councilmember Wright
93 explained that type of thing could put Mr. Nelson and maybe the City at risk.

94 Commissioner Malmstrom informed the Sandgrens there would be further discussion on
95 fencing at the next meeting. Councilmember Wright explained the code change process. There will
96 be a hearing at some point (as early as March 1) and then it will go to the City Council for final
97 approval (as early as March 13). The Sandgrens thanked the Commission for considering their
98 request.

99 Discussion was had on the 'Streets and Street Improvements' recommended verbiage.
100 Changes were made.

101 Commissioner Petersen brought up shipping containers in yards, for the purpose of storage. It
102 isn't a problem in River Heights yet, but he feels it could be in the future. The Commission agreed not
103 to allow them in residential areas, except during construction. They concluded they didn't want to
104 allow them out of sight in a person's yard or covered with materials to improve the look.
105 Councilmember Wright suggested adding it to 10-13-9.

106 The meeting adjourned at 8:55 p.m.

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110 _____
Sheila Lind, Recorder

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114 _____
115 Mark Malmstrom, Commission Chair



State of Utah

Last revised: 6/23/2016

Department of Workforce Services
Division of Housing & Community Development

Return to: rkohutek@utah.gov

MODERATE-INCOME HOUSING PLAN BIENNIAL REPORT FORM

City: River Heights County: Cache
 Respondent: Nina Knowles Position: Planning Commission
 Email: _____ Phone: (435) 752-2646
 Date Prepared: 08/03/2016

The following questions are based on moderate-income housing plan requirements established throughout Utah Code Title 10, Chapter 9a.

1 Has your city's legislative body adopted a moderate-income housing element as part of its general plan in accordance with UCA 10-9a-403?

Yes No

1.1 *If No*: Please outline the steps your city is taking to complete a moderate-income housing plan, and describe any related assistance it needs.

1.2 *If Yes*: When did your city complete its most recent moderate-income housing plan?

Feb 2009

2 Has your city updated its moderate-income housing plan's estimate of the need for moderate-income housing in the city for the next five years?

Yes No

2.1 *If No*: Please describe your city's efforts to update these estimates and related assistance it needs.

River Heights City is land locked and development plans for the city are limited. Consequently, the city does have provision for multiple uses and varying lot sizes for future development if land that is adjacent to the city is annexed. We have been working with Logan City and Providence City which both have affordable housing on the borders of the city.

2.2 *If Yes*: Please email your updated affordable housing plan and estimates to: rkohutek@utah.gov

submitted
9/11/16

- 3 Describe your city's efforts "to reduce, mitigate, or eliminate local regulatory barriers to moderate-income housing" during the past two years.

River Heights City codes currently accommodate different lot sizes for residential planning to help reduce costs and barriers for moderate income residents. No specific effort beyond what the city's current code allows have been made in the last two years.

- 4 Describe the "actions taken by [your] city to encourage the preservation of existing moderate-income housing and development of new moderate-income housing" during the past two years.

River Heights City is working close with other cities and continues to look at avenues to improve the social well being of each individual in the process of development and preservation. The city is committed in keeping a R-8 zone.

- 5 Describe the "progress made within [your] city to provide moderate-income housing, as measured by permits issued for new units of moderate-income housing" during the past two years.

River Heights City has kept the same established policies as in previous years.

- 6 Describe the "efforts made by [your] city to coordinate moderate-income housing plans and actions with neighboring municipalities" during the last two years.

We have supported neighboring cities to help them in their development of projects that border our city. The city is currently in the process of working with Logan City on a boundary adjustment that will provide more moderate income housing.

- 7 Please indicate which moderate-income populations your moderate-income housing plan addresses (check all that apply):

- | | |
|---|---|
| <input checked="" type="checkbox"/> 7.1 80-100% AMI | <input type="checkbox"/> 7.5 Homeless |
| <input checked="" type="checkbox"/> 7.2 50-80% AMI | <input checked="" type="checkbox"/> 7.6 Elderly |
| <input checked="" type="checkbox"/> 7.3 30-50% AMI | <input type="checkbox"/> 7.7 Disabled |
| <input checked="" type="checkbox"/> 7.4 ≤ 30% AMI | <input type="checkbox"/> 7.8 Other: _____ |

- 8 Please summarize the section of your housing plan that describes your city's goals and actions to facilitate the development of moderate-income housing in your community. If applicable, detail the use of RDA/EDA/URA/CRA funds for affordable housing. If additional explanation is necessary, please email a separate addendum.

see attached.

- 9 Does your moderate-income housing plan address Fair Housing issues and practices related to protected classes and/or suspect classifications?
 Yes No

- 9.1 **If Yes:** Please specify how your moderate-income housing plan addresses Fair Housing issues and practices related to protected classes and/or suspect classifications?

see attached.

- 9.2 **If No:** Please identify known barriers to Fair Housing in your city and describe the steps your city is taking to ensure an adequate supply of Fair Housing.

- 10 Does the stock of housing designed to accommodate disabled individuals meet the needs of the disabled population of your city?
 Yes No

- 10.1 **If Yes:** Please provide additional detail and describe how the current housing stock meets the needs of disabled residents in your community.

Majority of housing in River Heights City is Single Family Dwellings. Residents can modify their homes to accomodate disability needs per Federal regulations.

- 10.2 **If No** : Please describe the efforts you are making to obtain this information and any plans you have to provide Fair Housing for the disabled.

- 11 What can Housing & Community Development do to assist your city in furthering the development and implementation of its moderate-income housing plan?

Nothing at this time.

The Utah Division of Housing & Community Development will consider cities that submit a high-quality affordable housing plan and a current Moderate-Income Housing Biennial Report by August 31st for participation in the Community-Driven Housing Program.

- 12 Would you like to receive additional information about the Community-Driven Housing Program (CDHP)?
 Yes No
- 13 Would you like to receive additional information about the Olene Walker Housing Loan Fund (OWHLF)?
 Yes No

SUBMISSION GUIDELINES:

- This form has been optimized for electronic data collection.
- **DO NOT PRINT AND/OR SCAN THIS FORM!**
- Please save this "fillable" form in its original PDF file format and email it as an attachment to kohtutak@utah.gov at the Division of Housing & Community Development.

Proposed Changes to the River Heights City Code
February 1, 2018

6-1: OFF HIGHWAY VEHICLES

Replace 6-1 with . . .

"River Heights follows the Utah Off-Highway Vehicle Laws and Rules (USC 41-22)"

10-2-1: DEFINITIONS

Add "tent" to structure definition

W/Donnie
"constructed unit" instead of "construction"

11-6-3:W. STREETS AND STREET IMPROVEMENTS

Revise:

Seal Coats: ~~The developer will apply an approved seal coat to all paved roads in the development no later than eighteen (18) months after the initial overlay of asphalt. The proposed dates of the seal coat application, method and materials proposed for use must have the approval of the city engineer. The seal coat proposed shall meet a minimum standard of roadway-grade, high-density mineral bond seal coat system or alternate system with a suitable performance history. The seal coat submittal shall be provided to the city engineer two weeks before the anticipated application date to allow for the city engineer's review and approval (or rejection if the system does not meet minimum standards). To ensure completion of the seal coat, the developer shall post a security of performance of 150% 115% of the amount of the engineer's estimate of the cost of sealing the asphalt pavement as part of the subdivision security of performance. This portion will be held as part of the warranty bond until the seal coat is in place or until the warranty is released, whichever is later.~~

Recommended:

Seal Coats: To ensure completion of the seal coat, the developer shall post a security of performance of ~~150%~~ ^{115%} of the amount of the engineer's estimate of the cost of sealing the asphalt pavement as part of the subdivision security of performance. This portion will be held as part of the ~~warranty bond~~ until the seal coat is in place or until the ~~warranty~~ is released, whichever is later. The date of the seal coat application, ~~and~~ method and materials proposed for use must have approval of the city engineer. The seal coat proposed shall meet a minimum standard of roadway-grade, high-density mineral bond seal coat system or alternate system with a suitable performance history. ~~Completion of the seal coat must be completed w/in 24 mos of the initial overlay of asphalt; whether~~

Add Somewhere:

No shipping containers in yards for storage unit purposes.

residential are allowed

on a permanent basis.

security of performance

add to 0-13-8

SHIPPING CONTAINERS AND STORAGE OF JUNK...

developer's and as approved by the city engineer

completion of the seal coat must be completed w/in 24 mos of the initial overlay of asphalt; whether