

River Heights City

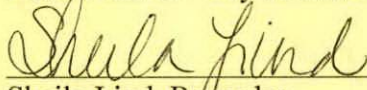
PLANNING COMMISSION AGENDA

Tuesday, November 20, 2018

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

- 7:00 p.m. Pledge of Allegiance and Adoption of Previous Minutes and Agenda
- 7:05 p.m. Public Hearing to Discuss a Boundary Adjustment Application from Boyd Humpherys, Regarding Properties 02-015-0025, 02-015-0027 and 02-015-0028
- 7:20 p.m. Discuss Weeds/Landscaping
- 7:30 p.m. Discuss Revisions to the General Plan
- 8:15 p.m. Adjourn

Posted this 15th day of November 2018



Sheila Lind, Recorder

Meeting attachments, drafts of previous minutes and audio recordings can be found on the State's Public Notice Website (pnn.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 20, 2018

3
4
5
6 Present: Commission members: Cindy Schaub, Chairman
7 Noel Cooley
8 Heather Lehnig
9 Chris Milbank
10 Lance Pitcher
11
12 Recorder Sheila Lind
13
14 Excused Councilmember Blake Wright
15
16 Others Present: Boyd and Joan Humpherys, Richard Humpherys, Janet
17 Matthews and Robert Humpherys
18
19

20 Motions Made During the Meeting
21

22 Motion #1

23 Commissioner Pitcher moved to “approve the minutes of the November 6, 2018 Commission
24 Meeting.” Commissioner Milbank seconded the motion, which carried with Cooley, Lehnig, Milbank,
25 Pitcher and Schaub in favor. No one opposed.
26

27 Motion #2

28 Commissioner Milbank moved to “approve the Boyd Humpherys Boundary Adjustment,
29 contingent upon the understanding that should the property be developed in the future that some of
30 the land be deeded to the city for the widening of the road.” Commissioner Pitcher seconded the
31 motion, which carried with Cooley, Lehnig, Milbank, Pitcher and Schaub in favor. No one opposed.
32

33 Proceedings of the Meeting
34

35
36 The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie Council
37 Chambers on November 20, 2018.

38 Pledge of Allegiance: Commissioner Pitcher led in the Pledge of Allegiance.

39 Adoption of Prior Minutes and Agenda: Minutes for the November 6, 2018 Planning
40 Commission Meeting were reviewed with a minor change.

41 Commissioner Pitcher moved to “approve the minutes of the November 6, 2018
42 Commission Meeting.” Commissioner Milbank seconded the motion, which carried with Cooley,
Lehnig, Milbank, Pitcher and Schaub in favor. No one opposed.

44 Public Hearing to Discuss a Boundary Adjustment Application from Boyd Humpherys,
45 Regarding Properties 02-015-0025, 02-015-0027 and 02-015-0028: Commissioner Schaub read the
46 request from the boundary adjustment application. Boyd Humpherys stated the last survey of the
47 property was done in 1922. The adjustments would bring the home into compliance with code
48 setbacks on the east and west. There would be approximately .803 acres on the parcel with the
49 home and about 5.64 acres on the larger piece.

50 Commissioner Milbank discussed the potential future widening of Riverdale Ave and
51 suggested this may be the time to address deeding property for this. It was brought up that if the
52 road was widened it would put their two homes too close to the road. Commissioner Cooley stated,
53 according to the General Plan, the road would need to be 50 feet.

54 It was agreed, the boundary adjustment seemed pretty straight forward but, at some point
55 there may be development and a future road would need to be considered. The Humpherys stated
56 they have no plans to develop the property, but there may come a time that they need to sell it to
57 take care of themselves, as they age.

58 Commissioner Milbank suggested they could go ahead with the survey. Richard Humpherys
59 explained they don't want to pay for a survey if the city isn't going to approve the adjustment.

60 **Commissioner Milbank moved to "approve the Boyd Humpherys Boundary Adjustment,**
61 **contingent upon the understanding that should the property be developed in the future that some**
62 **of the land be deeded to the city for the widening of the road." Commissioner Pitcher seconded**
63 **the motion, which carried with Cooley, Lehnig, Milbank, Pitcher and Schaub in favor. No one**
64 **opposed.**

65 Commissioner Cooley asked that the city get a copy of the survey after its finished. Richard
66 Humpherys assured he will submit it to the city. Mr. Cooley wasn't sure how the city could approve
67 an adjustment without a legal description. Mr. Humpherys assured this is the procedure he followed
68 on the adjustment he did last year.

69 Discuss Weeds/Landscaping: Commissioner Lehnig reported she has called other cities about
70 how they handle weed situations. Most cities refer to fire code and Utah State Code 10-11-1.
71 Brigham City has an assigned municipal inspector. Once the city gets a complaint, the inspector
72 would be sent out to take a photo and determine if it really is a problem. If so, then a letter goes out,
73 informing of the problem, with quotes from the city code and a deadline for fixing it. If the problem
74 persists, Brigham City will have their attorney send a letter. Not once have they had to go to court.

75 The River Heights code addresses weeds a little bit in 5-4-3 but, there isn't a recourse if they
76 aren't maintained.

77 Commissioner Pitcher suggested talking to the county weed department and offered to check
78 with them tomorrow. Commissioner Lehnig will check with the fire department. She hopes to come
79 to the next meeting with something written to review.

80 Commissioner Lehnig noted she has seen PWD Nelson cutting weeds along River Heights
81 Boulevard in the rear yards of some properties. Commissioner Schaub said the mayor would like
82 property owners to take care of their own properties, rather than the city.

83 Commissioner Cooley also pointed out that the mayor would like the city to have some
84 enforcement language in the code so there would be a recourse action.

85 Discuss Revisions to the General Plan: Commissioner Schaub reviewed the revision
86 assignments: Commissioner Lehnig - Introduction, Schaub - Land Use, Pitcher - Transportation,
87 Cooley - Infrastructure and City Utilities and Milbank - Affordable Housing. They will come to the

90 next meeting, prepared to discuss their section. Mr. Cooley said it would be helpful for them to have
an updated city map. Recorder Lind will request one. Commissioner Schaub asked that they start
looking at areas to designate as parks in the General Plan.

91 . Commissioner Cooley asked what happened at last week's Providence meeting.

92 Commissioner Pitcher noted they are extremely aggressive in getting all the county property they
93 can. They admitted that their annexation plan draft shows some properties already in River Heights.

94 Commissioner Schaub read a letter from River Heights Mayor Rasmussen at the Providence meeting.

95 Providence Mayor Drew said they are well aware of the letter and didn't seem to care that their
96 annexation plan includes land currently in River Heights.

97 The meeting adjourned at 8:15 p.m.

98

99

100

101

102

103

Sheila Lind, Recorder

Cindy Schaub, Commission Chair

PH Nov 20, 2018

RIVER HEIGHTS CITY

520 South 500 East * 435-752-2646

Application for Project Review

Type of Application

Subdivision Minor Subdivision Flag Lot Rezone X Boundary Adjustment Commercial Development Commercial Parking

Boyd Humpherys [Redacted] [Redacted]

Applicant Phone Number email address

328 E. Riverdale Ave. Logan Utah 84321

Mailing Address, City, State, Zip

Boyd Humpherys [Redacted]

Property Owner of Record Phone Number

Same As Above

Mailing Address, City, State, Zip

Re-alignment of 3 parcels into 2 parcels

Project Name

328 E. Riverdale Ave. Logan Utah 84321

Property Address

62-015-0025 02-015-0025, 02-015-0027

County Parcel ID Number

2 existing dwellings

5.21 + .856 + .38 = 6.446 ACRES

Size of Lot

Size of Building

02-015-0025, 02-015-0027, 02-015-0028

Number of Dwellings/Units/Lots

2 existing dwellings

Describe the proposed project

CURRENT PROPERTY OWNED BY BOYD HUMPHERYS IS IN 3 PARCELS. IT IS DESIRED TO CHANGE THIS INTO 2 PARCELS. THIS WILL BRING THE CURRENT MAIN HOME INTO COMPLIANT STATUS WITH CITY CODE. LAST KNOWN SURVEY WAS IN 1922.

We certify we are the developer and record owner of this property and we consent to the submittal of application.

N/A

Developer

Date

Boyd Humpherys

Property Owner

10-30-18

Date

River Heights Planning and Zoning Commission
Tuesday November 20, 2018

Proposal: Combine three adjacent parcels of land belonging to Boyd Humpherys (0025,0027 and 0028) into 2 adjacent parcels.

Reasons:

1. The last known survey was completed in 1922. A new and current survey will correct questionable boundary lines.
2. This will bring the main home into compliance with current city codes on the front side and back side of the house whereas it now exists as legal non-conforming.
3. Taxes on the vacant land increased 37% this year over last year. It is entirely possible that future taxes may reach the point where they are unaffordable. These property boundary changes would allow for the keeping and maintaining of the homes while selling the remaining property for the payment of taxes if that situation should arise.
4. Also, if emergencies should occur, this would allow the property to be sold while still maintaining a place of residence.

02-015-

ArcGIS World Geocoding Service



E 500 S

02-013-0017

02-015-0024

S 300 E

02-015-0025

02-015-0026

02-015-0043

02-015-0036

02-015-0030

02-015-0027

02-015-0039

E RIVERDALE AV

02-015-0028

02-015-0031

02-015-0033

02-015-0037

S 400 E

02-015-0029

02-015-0042

02-015-0041

POWERED BY
esri

Regarding: BOUNDARY
ADJUSTMENT
02-15-25

TIM POHSON
335 RIVERDALE
(435) 994 2169

Dear Commissioner Siehant:

SEPERATE

With 2 homes on this property taxes
are being paid correctly for each
home NOW!

This is how we pay for schools!
Extended familys are not paying for
duplex type dwellings. This changes
NO APARTMENTS! PLEASE

THANKS

TIM