

River Heights City

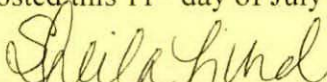
PLANNING COMMISSION AGENDA

Tuesday, July 16, 2019

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 for a Conditional Use Request from Kristie Beardall to have a Pet Grooming Business in Her Home
- 7:15 p.m. Discuss the Fence Code
- 7:25 p.m. Revisions to the General Plan
- 8:15 p.m. Adjourn

Posted this 11th day of July 2019



Sheila Lind, Recorder

Attachments for this meeting and drafts of 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
July 16, 2019

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6 Present: Commission members: Cindy Schaub, Chairman
7 Heather Lehnig
8 Chris Milbank
9 Lance Pitcher
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11 Councilmember Blake Wright
12 Recorder Sheila Lind
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14 Excused Commissioner Noel Cooley
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16 Others Present Kristie, Bryan, Sage and Jaden Beardall, Angela Wyatt,
17 Tyson Glover, Chris Cannon, Kadee Jarvis
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20 Motions Made During the Meeting
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22 Motion #1

23 Commissioner Milbank moved to "approve the minutes of the June 18, 2019 Commission
24 Meeting with a minor change." Commissioner Pitcher seconded the motion, which carried with
25 Lehnig, Milbank, Pitcher and Schaub in favor. No one opposed. Cooley was absent.
26

27 Motion #2

28 Commissioner Milbank moved to "allow Kristie Beardall to have a pet grooming business in
29 her home and for the use of a mobile vehicle with the following conditions: 1) The use would go
30 away when she moves. 2) A maximum of two customer vehicles at a time." Commissioner Pitcher
31 seconded the motion, which carried with Lehnig, Milbank, Pitcher and Schaub in favor. No one
32 opposed. Cooley was absent.
33

34 Motion #3

35 Commissioner Lehnig moved to "hold a public hearing to change the fence ordinance by
36 amending the rear yard on a street fence code to read: 1) If fence is installed on the property line, a
37 four (4) foot solid fence is permitted. If a greater than four (4) foot fence is desired, the entire fence
38 must be 70% transparent and may not be taller than six (6) feet. 2) If the fence setback distance
39 from the property line is four (4) feet or greater, an up to six (6) foot tall solid fence is permitted."
40 Commissioner Milbank seconded the motion, which carried with Lehnig, Milbank and Schaub in favor.
41 Pitcher opposed. Cooley was absent.
42
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Proceedings of the Meeting

The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie Council Chambers on July 16, 2019.

Pledge of Allegiance: Commissioner Schaub led in the Pledge of Allegiance.

Adoption of Prior Minutes and Agenda: Minutes for the June 18, 2019 Planning Commission Meeting were reviewed.

Commissioner Milbank moved to “approve the minutes of the June 18, 2019 Commission Meeting with a minor change.” Commissioner Pitcher seconded the motion, which carried with Lehnig, Milbank, Pitcher and Schaub in favor. No one opposed. Cooley was absent.

Public Hearing for a Conditional Use Request from Kristie Beardall to have a Pet Grooming Business in Her Home: Commissioner Schaub read from Ms. Beardall’s application and pointed out that she has turned in a fire inspection. Ms. Beardall stated she would like to open her business in March of 2020. She plans to have another employee in her home, to help her with dog grooming and to watch her children. Ms. Schaub read a letter of support from Crissy Zimmerman. Ms. Beardall said she doesn’t have plans for signage. She intends to start the mobile salon first, and then later remodel her home to add a salon. At which time, they will install a separate door into her home. She may offer pet-sitting in the future, which would be done in the owner’s home, not hers. She may also want to branch into photography of animals in the future.

Ms. Beardall explained, when dogs come to her home, they will be in kennels while she is not working with them. At the most, she will have four dogs in her home, which includes her own dog. Each service will take about 1 ½ - 2 hours. She is still working out the on-site parking issue. They hope to find a place for their extra cars.

Ms. Beardall is working through the mobile salon/trailer situation. When she uses it at her home, they will pump the gray tank into their washer drain in the house.

Commissioner Milbank pointed out they will only be considering the uses she has included on her application. If she wants to extend the uses at a later date, she will need to apply at that time.

Ms. Beardall assured she would keep the dogs from barking. She does not want to disturb the neighbors.

Commissioner Milbank moved to “allow Kristie Beardall to have a pet grooming business in her home and for the use of a mobile vehicle with the following conditions: 1) The use would go away when she moves. 2) A maximum of two customer vehicles at a time.” Commissioner Pitcher seconded the motion, which carried with Lehnig, Milbank, Pitcher and Schaub in favor. No one opposed. Cooley was absent.

Discuss the Fence Code: Commissioner Schaub pointed out that Commissioner Cooley had given some suggestions, which she read. She brought up the three recommendations submitted from Tyson Glover, which Mr. Glover clarified. He would like the 90% transparency to be changed to 70%. He felt frustrated that the city would choose esthetics over safety and privacy.

Commissioner Milbank pointed out the structural insecurity of a 90% transparent fence. Councilmember Wright figured the new city fence on the cemetery property is between 76 and 78% transparent. He felt 70% was reasonable. He pointed out there are only a few fence style options with this stipulation.

Commissioner Milbank suggested that the commission consider the function of a fence, while taking safety into account. Tyson Glover said if he could write the code, it would allow six foot solid fences, but he agrees safety needs to be addressed.

Commissioner Milbank showed photos of current fences along River Heights streets, which are six feet solid, but set back from the sidewalk about 10 feet. The group felt they looked nice.

They discussed Commissioner Cooley's suggestions on fences along a street and discussed how to clarify them. Commissioner Schaub liked the idea of allowing six foot solid fences at 10 feet back from property.

Mayor Rasmussen informed that he met with Sheriff Jensen and asked if there was a yard safety correlation between having a fence and no fence. The sheriff said, "No." Mr. Rasmussen also pointed out that some property lines are still in the middle of the street, so 'property line' might need to be clarified to 'edge of asphalt.'

Commissioner Milbank supported allowing a six foot solid fence 4 feet from property line. Commissioner Lehnig liked the idea of a four foot solid with the allowance of 2 additional feet of transparent fence. Mr. Milbank felt reluctant to base code on what they think looks attractive. Fences give a perception of privacy and security.

Discussion was held on the transparency of vinyl lattice on top of a vinyl fence. Tyson Glover informed the cost is more for lattice than solid.

Tyson Glover challenged the commission to have a public hearing to discuss a six foot solid fence. Commissioner Schaub agreed they would at some point.

Mayor Rasmussen suggested a buffer between the sidewalk and fence to allow for bikes on the sidewalk.

Commissioner Pitcher liked the idea of changing the transparency from 90% to 70% transparent and setting a solid fence back from property line/sidewalk. He also expressed support for a four foot solid, with a 2 foot transparent on top.

Tyson Glover asked them to consider the non-maintenance on the other side of the fence. He doubted the city would want to keep that up. Commissioner Schaub assured this area is the homeowner's responsibility, based on city code.

Commissioner Milbank was agreeable with Commissioner Cooley's suggestions #1 and #2. He suggested, to justify their decision, they need to base it on safety and privacy for the property owner. He suggested they be consistent on how they apply their decision. Commissioner Schaub was only okay with #2.

Tyson Glover asked, in regards to #2, if a person's property line is already 4 feet from the sidewalk, would that count for the four foot setback? Councilmember Wright stated it would start at the property line.

Discussion was held on the Bentley's recent 6-foot fence. Councilmember Wright reminded that the Saddlerock Phase 3 Subdivision plat doesn't allow a six foot fence along 1000 East.

Tyson Glover said he would rather they take their time and get it right.

Commissioner Lehnig moved to "hold a public hearing to change the fence ordinance by amending the rear yard on a street fence code to read: 1) If fence is installed on the property line, a four (4) foot solid fence is permitted. If a greater than four (4) foot fence is desired, the entire fence must be 70% transparent and may not be taller than six (6) feet. 2) If the fence setback distance from the property line is four (4) feet or greater, an up to six (6) foot tall solid fence is

130 permitted." Commissioner Milbank seconded the motion, which carried with Lehnig, Milbank and
131 Schaub in favor. Pitcher opposed. Cooley was absent.

132 Councilmember Wright stated the city is looking to hire a code compliance officer, which will
133 require a change in the city code, to accommodate this position. He will bring this up with proposed
134 language at the next meeting.

135 Revisions to the General Plan: Commissioner Schaub postponed this discussion due to the
136 time.

137 A public hearing to discuss code/fence changes will be held at the next meeting on August 6.

138 Councilmember Wright discussed the property east of the church on 600 East. He suggested
139 the commissioners think about what they want this property to be zoned. He suggested they didn't
140 need to let a pending application determine how they decide. He didn't want to sway them either
141 way. The surrounding property is zoned R-1-8. He encouraged them to review the PUD ordinance.
142 The transportation master plan might also need to be considered.

143 Commissioner Schaub asked Recorder Lind to combine the General Plan sections in one folder
144 on the Drive as their changes are finished up.

145 The meeting adjourned at 9:05 p.m.

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Cindy Schaub, Commission Chair

Sheila Lind, Recorder

River Heights City Conditional Use Application

For office use	
Date Received:	<u>6/19/19</u>
Hearing Date:	<u>July 16, 2019</u>
Amount Paid:	<u>100.00</u>
Approved _____	Denied _____

APPLICANT

Name: Kristie Beardall

Mailing Address: 646 S. 600 E.

Phone: _____ email: _____

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

PROJECT INFORMATION

Name: The Art of Grooming

Address/Location: 646 S. 600 E.

Property Tax ID: _____ Existing Zone: Residential

What is the current use of the property? Home

How many employees will be working at this location including applicant, immediate family, and non-family members? Myself (as the groomer) and one other adult

How many vehicles will be coming and going daily, weekly, or monthly? 6 daily 3-4 days a week

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

I agree to abide by the River Heights City Sign Ordinance (10-16). Initial KB

Description of Request: The Art of Grooming will provide quality grooming and baths for dogs. I will ensure that every pet will be lovingly cared for. Only quality products and techniques will be used. I have been in the pet care industry for over 15 years and a pet groomer for 10 years. After years of developing my skill of grooming I'm prepared to groom and care for each pet who comes into my care.

Clients will be able to have my mobile facility come to their door for convenience. Pets with anxiety benefit from one on one attention. Services that are one on one require less time and less distractions making a more relaxing environment for the pet.

SUBMITTAL REQUIREMENTS

- Completed and signed application form
- \$100 application fee
- 8 1/2 x 11 copy of plans
- Provide a Fire Protection evaluation from the fire department.

Thank you for coming tonight and showing your support. I hope that my grooming saloon is something you feel will enhance our community.

The Art of Grooming: Kristie Beardall, owner and Groomer

Impact on River Heights Neighborhood

I have been in the pet care industry for over 15 years and a pet groomer for 10 years. I'm excited to take on the challenge of running a grooming salon out of my home.

The saloon would be based out of my home located in River Heights and mobile facility. My mobile facility will travel around Utah and southern Idaho, and other locations where there is a need for a quality and loving groomer. Not only will it provided needed family income but it will allow me, a devoted mother, to be at home with my children. The Art of Grooming will also bring a much needed services to the area.

The impact of the salon on the neighborhood will be minimal. There will be no dogs outside barking. I will make sure River Heights City parking ordinance (10-14) is followed. There will be no more than 6 customers per day. Appointments uselessly last 2-3 hours and then clients are called and invited to pick up their pet. I plan to groom 3-4 days a week. Traffic will be kept to a minimum. My goal is to build clientele who want my mobile salon to come to them. I'm also hoping to spend a good amount time in my mobile salon in Southern Idaho where there are currently limited options for quality grooming salons.

It is my understanding that a kennel permit is not required, but I'm happy obtain one if needed.

I will only need to have four dogs on location at one time and this will include my own dog (Oakley). Documentation of vaccinations will be required for all pets. I will make sure there are no pets outside barking. Pets to be groomed will be kept inside in a kennel of their own. Pet grooming insurance to ensure the pet's safety and my safety will also be obtained.

I will be the groomer and owner of the business. However, I do need another adult to be on location when I'm grooming. They would be helping with babysitting and assist if an extra hand is needed. This will ensure my personal safety and the safety of the dogs.

The business is planned to open in March 2020. All necessary permits will be obtained as required.

Email from Crissie Z

July 16, 2019

Hello, I am writing this letter in response to the CUP notice I received for my neighbor to open a dog grooming business in her home. I'd like this letter presented to the town counsel at the town hall meeting for Mrs. Beardal's CUP request.

Having been through this process myself and after talking with her about it, I admire her courage, love and dedication to open this business from her home. It's a terrifying process, not knowing how it will all work out, and I admire her strength and courage to take this leap of faith for her and her family. I want her to know I have her back and I support her.

Now the dogs. Dogs, I've noticed, are a huge part of living in River Heights. On any given day no less than 10 dogs are walked past our homes and there are dogs in almost every yard close to both Mrs. Beardall and myself. Some bark and some don't. But dogs are a sure presence here in River Heights. This service Mrs. Beardall is bringing right to our door step is amazing! Though I am sure some will have concerns about it being disruptive. I am confident having a dog groomer next door will not disrupt this neighborhood. I feel the dogs coming and going will be much less disruptive than all the dogs already living here. I am confident in Mrs. Beardall's ability to maintain control of her clients dogs at all times.

Lastly, some may have concerns about parking for delivery and drop off of the dogs to be groomed at Mrs. Beardall's home. 600 East is an extremely busy street. There are always cars parked all along the roadside in front of our homes. The street in front of Mrs. Beardall's home has plenty of room to park and is already used often by various comings and goings. Even if 2 vehicles happened to show up at the same time, there is still plenty of room to park in front of her home. She is far enough away from the school and the corner stop sign that clients dropping off and picking up will not negatively impact our neighborhood if they were to park on the street. I would encourage the city to consider not placing any restrictions for parking on her CUP.

Best of Luck to you Kristie!

Blessings and Love,

C. Zimmerman

612 S 600 E River Heights

(435)275-7014

Commissioner Cooley's Suggestions

10-12-3: FENCE AND WALL REGULATIONS WITHIN SETBACKS

A. Residential Maximum Height (from sidewalk or road grade)

1. Front Yard: 4 feet
2. Side Yard, Interior Lot: 6 feet
3. Side Yard on a Street *

4. Rear Yard: 6 feet

5. Rear Yard on a Street *

1. **Sidewalk installed. If fence has no set-back from property line, four (4) feet fence or if greater than four (4) feet, entire fence must be six (6) feet 90% transparent, or four (4) feet solid, two (2) feet 90% transparent.**
foot fence *is installed on the* *the* *and may not be taller than 6 feet.* *foot solid is permitted*
2. **If the fence set-back distance from sidewalk is four (4) feet or greater, a six (6) feet fence is permitted. Six (6) feet maximum height.**
is desired to property line *foot 90%* *is allowed permitted.* *foot solid*
3. **If the fence set-back distance from curb is ten (10) feet or greater a six (6) feet fence is permitted.**
all up to *fall*

B. Nonresidential Maximum Height (from sidewalk or road grade)

1. Front yard: 8 feet
2. Side yard: 8 feet
3. Rear yard: 8 feet

C. No Permit Required: The City does not issue permits for fences, HOWEVER, fences built outside city code regulations will be brought into compliance at the owners' expense.

D. Replacement of a Fence or Wall: When replacing an existing fence/wall, the new fence/wall must be brought into compliance with the current city code.

E. No Chain Link: Chain link is not allowed in the front yard, side yards on a street, and rear yards on a street.

F. Corner Lots: When the rear yard of a corner lot is adjacent to the front yard of a neighboring lot, a 6 foot (6') fence is allowed in the part of the corner lot's rear and side yard that is adjacent to the neighboring lot's front-yard setback area (see *above). All fences on corner lots shall comply with 10-13-15: Clear View of Intersecting Streets, shown in the following figure.

10-12-3: FENCE AND WALL REGULATIONS WITHIN SETBACKS

A. Residential Maximum Height (from sidewalk or road grade)

1. Front Yard: 4 feet
2. Side Yard, Interior Lot: 6 feet
3. Side Yard on a Street: 6 feet
4. Rear Yard: 6 feet
5. Rear Yard on a Street: 6 feet

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10-12-3: FENCE AND WALL REGULATIONS WITHIN SETBACKS

A. Residential Maximum Height (from sidewalk or road grade)

1. Front Yard: 4 feet
2. Side Yard, Interior Lot: 6 feet
3. Side Yard on a Street *
4. Rear Yard: 6 feet
5. Rear Yard on a Street *

*** Four (4) feet or, if greater than four (4) feet, any additional height must be 70% transparent, up to six (6) feet maximum.**

B. Nonresidential Maximum Height (from sidewalk or road grade)

1. Front yard: 8 feet
2. Side yard: 8 feet
3. Rear yard: 8 feet

C. No Permit Required: The City does not issue permits for fences, HOWEVER, fences built outside city code regulations will be brought into compliance at the owners' expense.

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10-12-3: FENCE AND WALL REGULATIONS WITHIN SETBACKS

A. Residential Maximum Height (from sidewalk or road grade)

1. Front Yard: 4 feet
2. Side Yard, Interior Lot: 6 feet
3. Side Yard on a Street *
4. Rear Yard: 6 feet
5. Rear Yard on a Street *

*** Four (4) feet or, if greater than four (4) feet, any additional height must be 70% transparent, up to six (6) feet maximum.**

B. Residential Maximum Height Along Collector Streets (from sidewalk or road grade). Collector Streets are identified in the Master Transportation Plan Map.

1. Rear Yard on a Collector Street: 6 feet

C. Nonresidential Maximum Height (from sidewalk or road grade)

1. Front yard: 8 feet
2. Side yard: 8 feet
3. Rear yard: 8 feet

D. No Permit Required: The City does not issue permits for fences, HOWEVER, fences built outside city code regulations will be brought into compliance at the owners' expense.

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