

# River Heights City

---

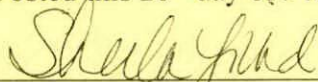
## PLANNING COMMISSION AGENDA

**Tuesday, February 25, 2020**

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. Discuss Jeremy Larsen's Minor Subdivision Application
- 7:20 p.m. Discuss Clear View of Intersecting Streets (RHCC 10-13-15)
- 7:30 p.m. Revisions to the General Plan
- 8:15 p.m. Adjourn

Posted this 20<sup>th</sup> day of February 2020



Sheila Lind, Recorder

Attachments for this meeting and previous meeting minutes can be found on the State's Public Notice Website ([pmn.utah.gov](http://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

February 25, 2020

3  
4  
5  
6 Present: Commission members: Cindy Schaub, Chairman  
7 Noel Cooley  
8 Heather Lehnig  
9 Lance Pitcher  
10 Levi Roberts  
11  
12 Recorder Sheila Lind  
13  
14 Excused Councilmember Blake Wright  
15  
16 Others Present: Jeremy and Conner Larsen, Zakk Rhodes  
17  
18

### Motions Made During the Meeting

#### Motion #1

19  
20  
21 Commissioner Roberts moved to “approve the minutes of the January 21, 2020 Commission Meeting.” Commissioner Cooley seconded the motion, which carried with Cooley, Lehnig, Milbank, Pitcher and Schaub in favor. No one opposed.  
22  
23  
24  
25  
26

### Proceedings of the Meeting

27  
28  
29 The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie Council Chambers on February 11, 2020.

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

31 Adoption of Prior Minutes and Agenda: Minutes for the January 21, 2020 Planning  
32 Commission Meeting were reviewed.  
33

34 **Commissioner Roberts moved to “approve the minutes of the January 21, 2020 Commission Meeting.” Commissioner Cooley seconded the motion, which carried with Cooley, Lehnig, Milbank, Pitcher and Schaub in favor. No one opposed.**  
35  
36

37 Zakk Rhodes expressed a desire to have beehives on his property. Currently, this is not  
38 allowed in residential zones. He said Providence allows up to 4 hives in residential areas. Logan and  
39 Millville don’t have restrictions. His lot is one third of an acre. Commissioner Lehnig would be  
40 concerned with that small of a lot. Commissioner Roberts suggested they do some research on what  
41 other cities do to mitigate issues that may come up, and then consider including these items in the  
42 code. Commissioner Cooley is aware of residents in River Heights who currently have beehives on  
43 their property. Commissioner Schaub recommended they do some research. Mr. Rhodes was hoping  
44 to get some hives in the spring. Ms. Lehnig suggested he talk to his neighbors to see how they feel

45 about the idea. They suggested the code could allow hives in residential areas under a conditional  
46 use permit.

47 Discuss Jeremy Larsen's Minor Subdivision Application: Commissioner Schaub related some  
48 questions Councilmember Milbank had regarding the plat: Additional signature blocks including one  
49 for the fire department, showing the setbacks on the plat and wondering if Mr. Larsen will develop  
50 the lots or sell them as is. Mr. Larsen said they intend to develop the lots themselves. Commissioner  
51 Cooley asked about the little section the city owns along 800 South. Mr. Larsen understood it was  
52 cleaned up about 3 years ago, but just hasn't been updated in the county records.

53 Mr. Larsen has talked to the city engineer about the sewer, who proposed doing a second  
54 manhole on the property which the city could share. He needs to discuss it further with the city to  
55 see if they are interested in participating, in case the Winstead property were to develop in the  
56 future. If the city doesn't want to participate, they won't take the line as far south and they'll use a  
57 smaller pipe. The cost difference would be about \$6,620. Currently, they show a 10' easement to  
58 serve lot 3. He has not discussed stormwater drainage with the engineer. Commissioner Cooley  
59 didn't think they would be required to do anything extra for storm water since the water drains to  
60 the south, and they are not putting in any roads. He noted there should be a signature block for the  
61 city engineer.

62 Commissioner Schaub discussed the rule about no driveways backing onto a collector road,  
63 which 800 South is designated as in the General Plan.

64 Discussion was held on the requirement for sidewalk installation on Lot 3. Mr. Larsen pointed  
65 out that the properties on either side don't have sidewalk. They will do the sidewalk if the city  
66 requires, but he wasn't sure it was the best idea. Commissioner Cooley suggested putting a note on  
67 the plat that Lot 3 will be required to put in the full sidewalk at a later date, if sidewalks get installed  
68 on existing adjacent lots.

69 The commission agreed Mr. Larsen could move to the next step of the public hearing.

70 Mr. Larsen asked if it were possible for him to apply for a building permit on Lot 3 during this  
71 minor subdivision process. Recorder Lind stated that the final plat needs to be recorded before any  
72 permits are signed. Mr. Larsen then asked if he could request a building permit once the plat is  
73 recorded, in tandem with the utility installation. He read from RHCC 11-4A:F.2. which states:

74 "The improvements in said contract must be completed and approved before any building  
75 permit shall be issued for the construction of buildings upon the lots, *unless waived or*  
76 *postponed by the commission and city council*, with the conditions of waiver or postponement  
77 being specified in a written agreement between the developer and the city."

78 He expressed interest in getting a waiver and wondered how to go about it. He was advised  
79 to submit a written request. Commissioner Pitcher suggested he could offer to put up a bond.

80 Mr. Larsen asked who he would ask about participating on the sewer manhole. He was told  
81 PWD Nelson and the mayor.

82 Discuss Clear View of Intersecting Streets (RHCC 10-13-15): Commissioner Cooley handed out  
83 and discussed his recommended revisions, which would allow certain plantings in the 40 foot clear  
84 view on corners. Commissioner Lehnig suggested if they allow growth in the area, they will need to  
85 address that grasses cannot expand and grow together, which would cause a reduction in the clear  
86 view. Commissioner Cooley suggested plants need to be trimmed back to 12" in diameter.  
87 Commissioner Roberts felt Mr. Cooley's suggested verbiage was clear based on the specific language  
88 used.

88 After further discussion Mr. Cooley said he would make a few adjustments and bring it back to  
89 the group at the next meeting. He didn't think a tree right on the corner should be allowed and will  
90 incorporate this into his revisions.

91 Commissioner Cooley took leave of the meeting at 8:10pm.

92 Revisions to the General Plan: Commissioner Roberts said he has made some changes to the  
93 Affordable Housing section, but it's a work in progress, which he will continue to work on.

94 Commissioner Schaub wanted to talk about the annexation map again. She was interested in  
95 limiting potential annexed properties to residential single-family zones. Commissioner Roberts  
96 informed that some cities have zoned properties before annexation. It helps developers know what  
97 the city has in mind for properties before they purchase the land. At the least it could be shown in  
98 the future land use map.

99 Commissioner Roberts explained the research he has been doing for the affordable housing  
100 section. He felt it should include a little more information. River Heights doesn't need to submit an  
101 annual affordable housing report to the state since the population isn't over 10,000. However, cities  
102 over 1,000 need to have a plan.

103 The meeting adjourned at 8:20 p.m.

104  
105  
106  
107  
108 \_\_\_\_\_  
109 Sheila Lind, Recorder

\_\_\_\_\_  
Cindy Schaub, Commission Chair



**Meeting Schedule**


*2<sup>nd</sup>, 4<sup>th</sup>*

The River Heights Planning Commission meets on the ~~1<sup>st</sup>~~ and ~~3<sup>rd</sup>~~ *2<sup>nd</sup> and 4<sup>th</sup>* Wednesdays of each month at 7:00 p.m. Applications are due by 12:00 noon, two weeks prior to the meeting.

**Application Fee Schedule**

Flag Lot	150.00
Minor Subdivision, PUD	
<u>Sketch Plan</u>	<u>200.00</u>
Final Plat	400.00
Subdivision/PUD	
Sketch Plan	200.00
Preliminary Plat (10 lots and under)	1500.00
Final Plat	500.00
Preliminary Plat (11 lots and over)	3000.00
Final Plat	800.00
Commercial/Commercial Parking Lot Development	
Preliminary Layout and Design Review	200.00
Final Layout Submittal	400.00
Petition for Zone Change	300.00
Boundary Line Adjustment	150.00

River Heights City shall have the city engineer review the preliminary and final plats for all proposed subdivisions. The cost for all subdivision engineering review shall be billed to and paid for by River Heights City. River Heights City will then bill the developer for 100% of the actual cost incurred by the city for the engineering review of the plan. Payment is required within thirty (30) days from the time the bill is sent. The applicant/developer shall be responsible for all legal expenses and costs by the city for collection of any fees required herein. The final plat shall not be reviewed by the city until the costs to review the preliminary plat and any attorney fees incurred, have been paid in full, by the developer.

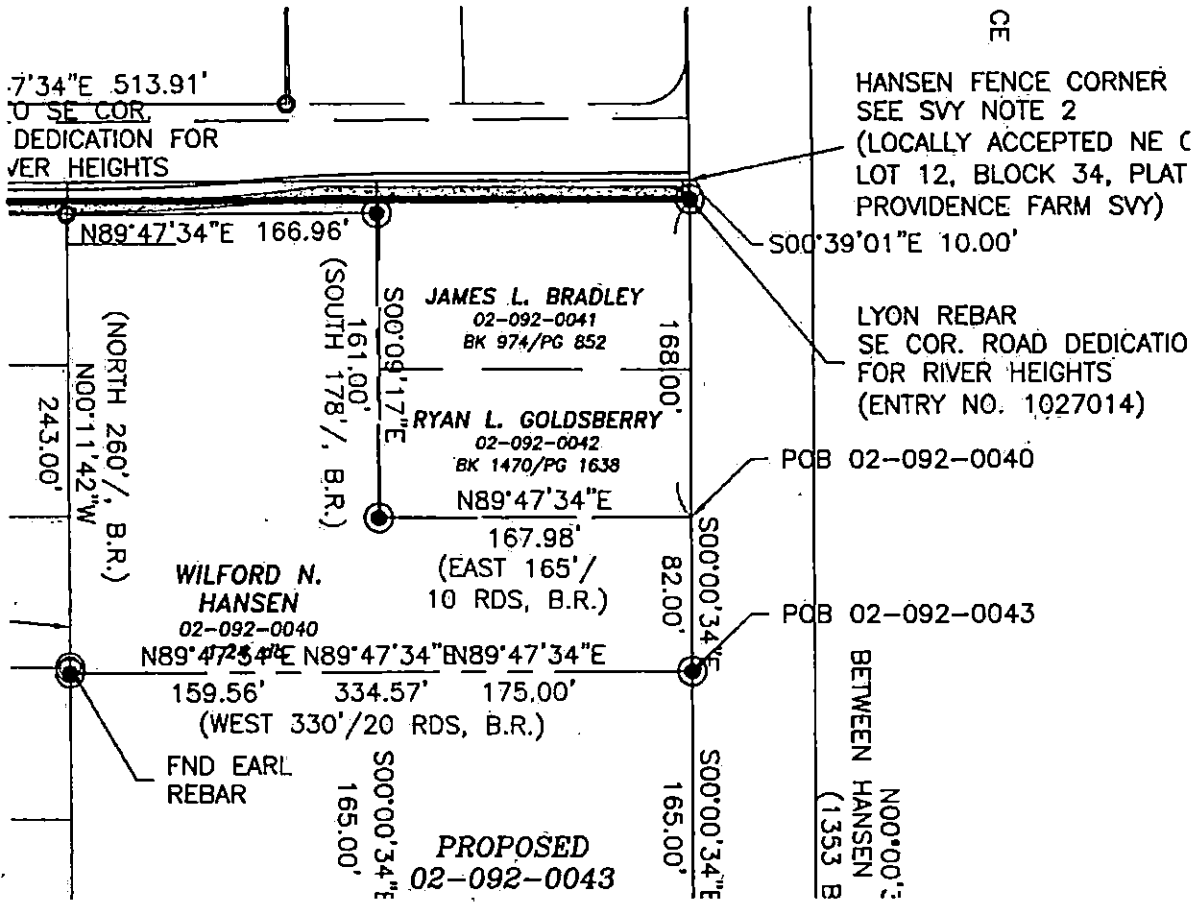
  
 \_\_\_\_\_  
 Signature of Applicant/Developer

2/11/2020  
 \_\_\_\_\_  
 Date

**Checklist of needed items**

- Application
- Current Cache County Recorders Plat map showing applicant's property and adjacent properties
- Plat map with all information required
- Fee

For City Use Only:      Amt Paid 200.00      Date Received 2/12/20      Receipt # \_\_\_\_\_      By WW  
 Amt Paid \_\_\_\_\_      Date Received \_\_\_\_\_      Receipt # \_\_\_\_\_      By \_\_\_\_\_  
 Amt Paid \_\_\_\_\_      Date Received \_\_\_\_\_      Receipt # \_\_\_\_\_      By \_\_\_\_\_



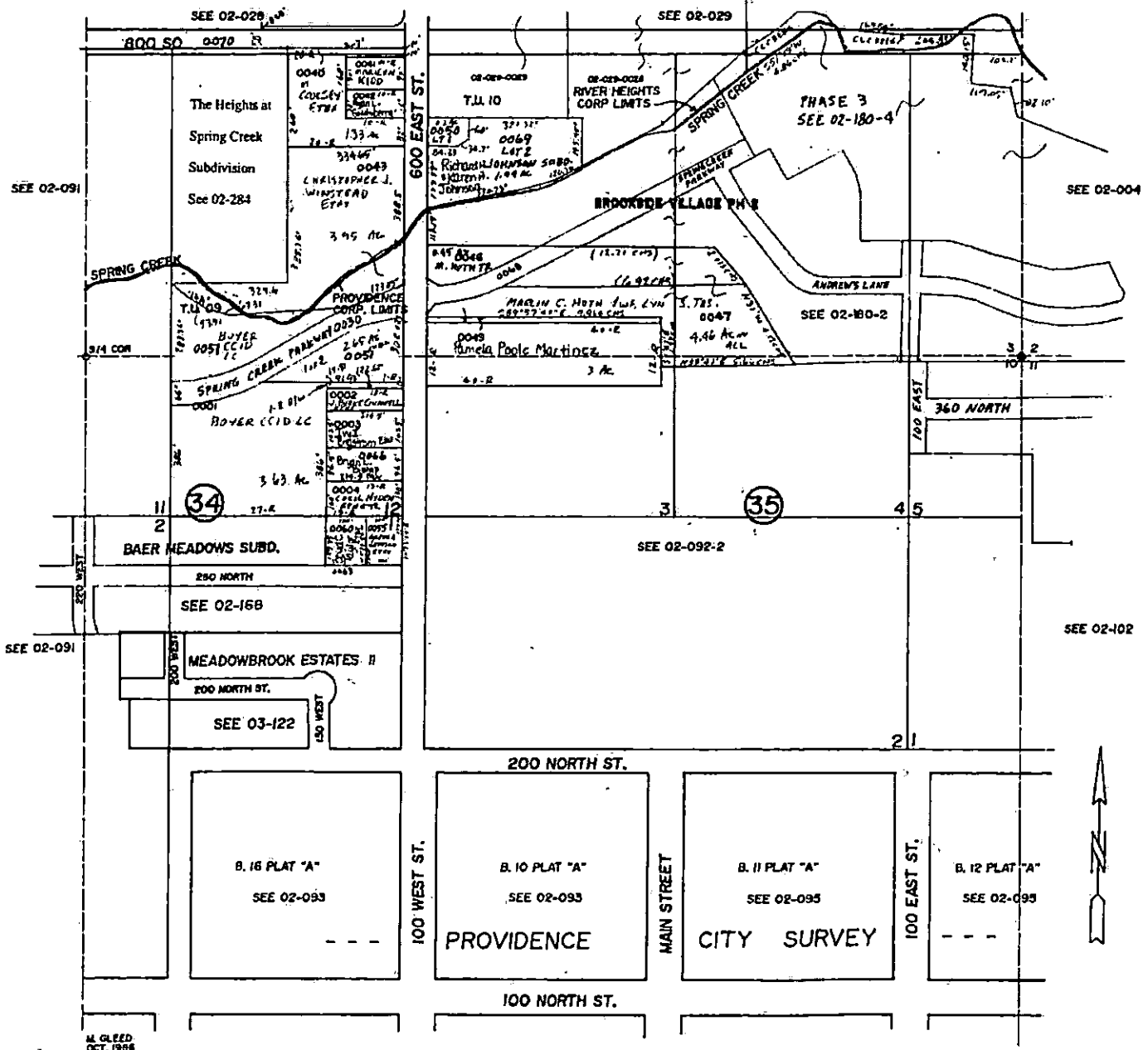
Section 3,10 Township 11 North Range 1 East

02-092

Scale 1 Inch = 200 Feet

T.U. 09,10,28

Pt. BLKS. 34, 35 Plat "A" Providence Farm Survey

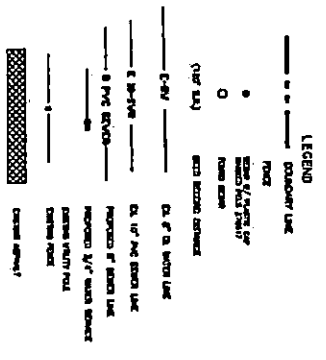
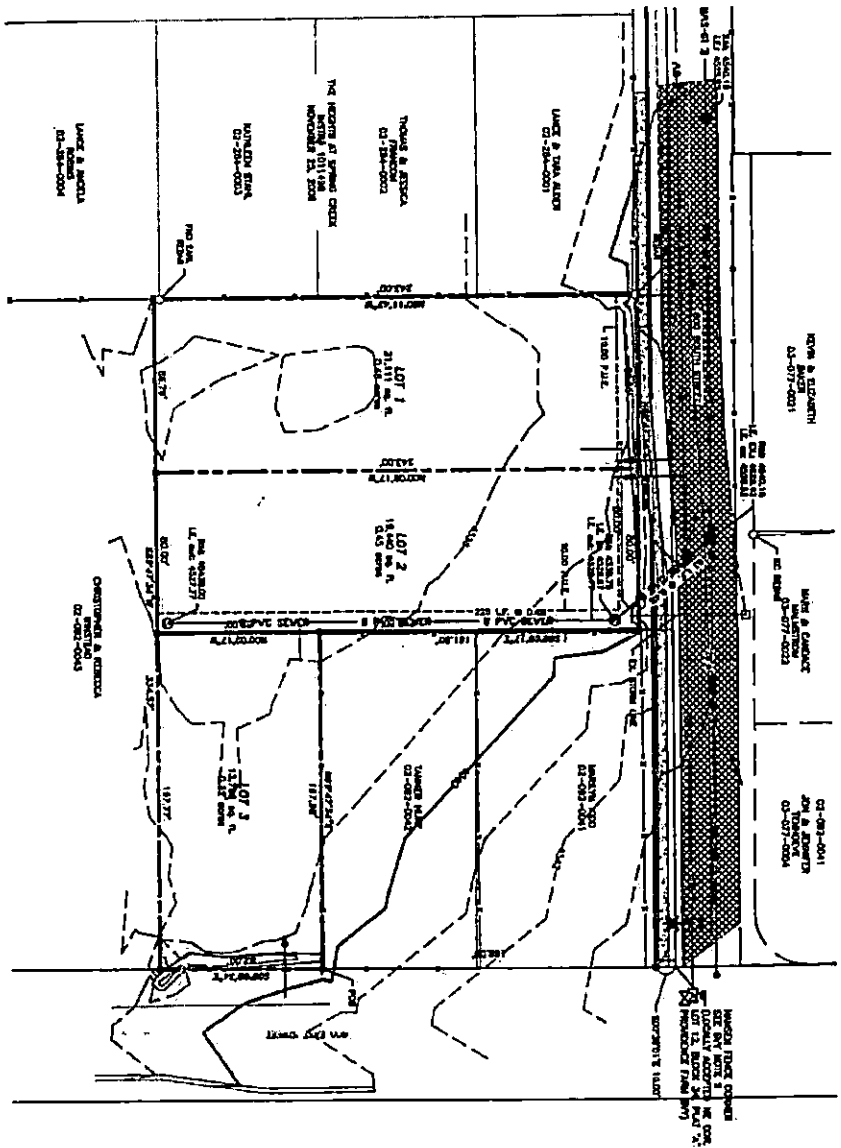


M. GLEED  
OCT. 1986





**JP SUBDIVISION**  
 PART OF THE SW 1/4 OF SEC 3 AND NW 1/4 SEC 1A,  
 TOWNSHIP 11 NORTH, RANGE 1 EAST,  
 SALT LAKE BASIN AND MIDDLE  
 ALSO PART OF LOT 18, BLOCK 34, PLAT "A",  
 PROVIDENCE FARM SURVEY



### **10-13-15: Clear View of Intersecting Streets**

Obstruction of vision on corner lots within forty feet (40) of edge of pavement of intersection shall not be permitted from ~~two feet (2')~~ three feet (3') to ten feet (10') above finished grade. Trunks of trees, light or telephone poles or other small vertical protrusions not more than twelve inches (12") in diameter shall be permitted.

If trees are more than twelve inches (12") in diameter, they must be spaced more than eight feet (8') apart. Ornamental grasses, flowers, shrubs are permitted if they are spaced ten feet (10') apart and are not higher than three feet (3'). At no time shall the clear view of vehicular or pedestrian be allowed. Above ground power transformers are allowed if are less than forty inches (40").