

River Heights City

PLANNING COMMISSION AGENDA

Tuesday, September 8, 2020

Notice is hereby given that the River Heights Planning Commission will hold its regular meeting beginning at 6:30 p.m., anchored from the River Heights City Office Building at 520 S 500 E.

Public will be admitted on site, up to 30 people in the council room. Masks are required. Those not in attendance who wish to provide comment on any of the agenda items can do so by email to office@riverheights.org (by noon on the date of the meeting).

- 6:30 p.m. Adoption of Previous Minutes and Agenda
- 6:35 p.m. Public Hearing to Discuss a Conditional Use Permit Request from Jake and Erica Zollinger to Have a Swimming Pool on Their Property
- 7:00 p.m. Adjourn

Posted this 3rd day of September 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)

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 September 8, 2020

Present: Commission members: Cindy Schaub, Chairman
Noel Cooley
Heather Lehnig
Lance Pitcher
Levi Roberts

Councilmember Blake Wright

Others Present Jake and Erica Zollinger, Bart Weston, Sheila Lind

Motions Made During the Meeting

Motion #1

Commissioner Pitcher proposed that “the conditional use permit be granted for Jake and Erica Zollinger to build a pool with the conditions that the Zollinger’s meet all county codes, have a six foot fence with a self-locking gate, that is non-climbable, and finish within 18 months.” Commissioner Roberts seconded the motion, which carried with Lehnig, Pitcher, Roberts and Schaub in favor. None were opposed. Cooley was absent.

Proceedings of the Meeting

The River Heights City Planning Commission met at 6:30 p.m. in the Ervin R. Crosbie Council Chambers on September 8, 2020. Due to an injury of Recorder Lind’s, Commissioner Lehnig took minutes.

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

Adoption of Prior Minutes and Agenda: Minutes for the June 23, 2020 Planning Commission Meeting could not be reviewed due to the power being out during the meeting.

Public Hearing to Discuss a Conditional Use Permit Request from Jake and Erica Zollinger to Have a Swimming Pool on Their Property: Commissioner Schaub read the request out loud.

Commissioner Pitcher asked about setbacks, Commissioner Roberts located the ordinances stating, “setbacks being 3 feet from fence line”. Jake Zollinger said they will self-build the pool and the setback will be 4 feet. Commissioner Lehnig asked if any outbuildings would connect to the pool area and Jake said “NO”.

Bart Weston asked about the length, width, and how deep would the pool be? This was answered in the request.

Commissioner Schaub mentioned that the county would give Jake Zollinger the permit going forward. The timeline was discussed, and Jake mentioned they would start in the spring of 2021.

45 **Commissioner Pitcher proposed that “the conditional use permit be granted for Jake and**
46 **Erica Zollinger to build a pool with the conditions that the Zollinger’s meet all county codes, have a**
47 **six foot fence with a self-locking gate, that is non-climbable, and finish within 18 months.”**
48 **Commissioner Roberts seconded the motion, which carried with Cooley, Lehnig, Pitcher, Roberts**
49 **and Schaub in favor. None were opposed.**

50 The meeting adjourned at 6:50 p.m.

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Heather Lehnig, Minute Taker

Cindy Schaub, Commission Chair

River Heights City Conditional Use Application

For office use	
Date Received:	<u>8/20/20</u>
Hearing Date:	<u>9/8/20</u>
Amount Paid:	<u>100.00</u>
Approved _____	Denied _____

APPLICANT

Name: JAVE AND ERICA ZOLLINGER
Mailing Address: 190 S. 1000 E. River Heights, UT 84321
Phone: _____ email: _____
Please check one of the following: owner buyer renter agent other

PROJECT INFORMATION

Name: Residential Pool
Address/Location: 190 S. 1000 E. River Heights, UT 84321
Property Tax ID: 02-002-0026 Existing Zone: R12
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? 4

How many vehicles will be coming and going daily, weekly, or monthly? 2 cement trucks *for the whole project*

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

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

Description of Request: We would like to build a ~~pool~~ 18'x36' vinyl lined in-ground pool in our backyard. The pool will be completely fenced in with a locked gate. The fence will be 6FT in height and non-climbable.

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.