

River Heights City

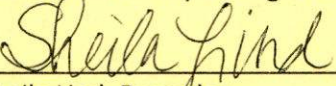
River Heights City PLANNING COMMISSION AGENDA

Tuesday, August 9, 2022

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. Attendance can be in person or through Zoom.

- 6:30 p.m. Pledge of Allegiance
- 6:32 p.m. Adoption of Previous Minutes and Agenda
- 6:35 p.m. Public Comment on Land Use
- 6:40 p.m. Discuss an Extension to the Boys and Girls Club Conditional Use Permit
- 6:50 p.m. Discuss Definitions of "Dwellings" in the ^{Zoning} ~~Subdivision~~ Ordinance
- 7:15 p.m. Discuss the Possibility of Allowing Dogs on Certain City Properties
- 7:30 p.m. Adjourn

Posted this 5th day of August 2022



Sheila Lind, Recorder

To join the Zoom meeting:

<https://us02web.zoom.us/j/83322852473?pwd=M2tUZURMN0FpeGd1SC9RZFVrYlhidz09>

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
August 9, 2022

Present: Commission members: Noel Cooley, Chairman
Heather Lehnig
Lance Pitcher
Cindy Schaub
Troy Wakefield

Councilmember Blake Wright
Recorder Sheila Lind
Tech Staff Councilmember Chris Milbank

Others Present: Councilmember Janet Humphreys

Motions Made During the Meeting

Motion #1

Commissioner Pitcher moved to “approve the minutes of the July 26, 2022, Commission Meeting with corrections, as well as the evenings agenda.” Commissioner Schaub seconded the motion, which carried with Cooley, Lehnig, Pitcher, Schaub, and Wakefield in favor. No one opposed.

Motion #2

Commissioner Schaub moved to “amend the Conditional Use Permit of the Boys and Girls Club, dated July 26, 2022, item #3: The rental lease between the City and Permittee be signed within 120 days.” Commissioner Pitcher seconded the motion with Cooley, Lehnig, Pitcher, Schaub and Wakefield in favor. No one opposed.

Motion #3

Commissioner Lehnig moved to “move the suggested changes forward for a public hearing at their next meeting.” Commissioner Schaub seconded the motion which carried with Cooley, Lehnig, Pitcher, Schaub and Wakefield in favor. No one opposed.

Proceedings of the Meeting

The River Heights City Planning Commission met at 6:30 p.m. in the Ervin R. Crosbie Council Chambers on August 9, 2022.

Pledge of Allegiance

Adoption of Prior Minutes and Agenda: Minutes for the July 26, 2022, Planning Commission Meeting were reviewed with a minor change.

45 **Commissioner Pitcher moved to “approve the minutes of the July 26, 2022, Commission**
46 **Meeting with corrections, as well as the evenings agenda.” Commissioner Schaub seconded the**
47 **motion, which carried with Cooley, Lehnig, Pitcher, Schaub, and Wakefield in favor. No one**
48 **opposed.**

49 Public Comment on Land Use: There was none.

50 Discuss an Extension to the Boys and Girls Club Conditional Use Permit: Commissioner Cooley
51 pointed out item #3 on the Conditional Use Permit stated the condition of signing a contract with the
52 City within 30 days. This had not been met and 30 days had passed. Mayor Thompson had indicated
53 they are still trying to iron out a few details of the contract. Mr. Cooley recommended amending the
54 Conditional Use Permit to allow 90 or 180 days. Councilmember Wright said he talked with the
55 mayor today, who said all the terms had been negotiated and it was needing one more review from
56 the city attorney. Mr. Wright suggested 120 days from the date of the lease agreement to be safe.
57 The attorney said the Commission could change the time frame on the Permit if it was a discussion
58 item on the agenda. The Commission was agreeable to 120 days.

59 **Commissioner Schaub moved to “amend the Conditional Use Permit of the Boys and Girls**
60 **Club, dated July 26, 2022, item #3: The rental lease between the City and Permittee be signed**
61 **within 120 days.” Commissioner Pitcher seconded the motion with Cooley, Lehnig, Pitcher, Schaub**
62 **and Wakefield in favor. No one opposed.**

63 Discuss Definitions of “Dwellings” in the Zoning Ordinance: Commissioner Cooley explained
64 the definition adjustments he and Councilmember Wright came up with in an effort to be more
65 concise.

66 Councilmember Milbank explained his home is a duplex with a shared wall, but each side
67 owns their own property. It was decided this would be considered single-family attached.

68 Commissioner Lehnig asked if “Dwelling, Single-Family Detached” could get the city in trouble
69 since the State is wanting cities to offer higher densities. Commissioner Cooley felt it would be fine
70 because they are also offering more dense housing options. Currently, the State Code hasn’t changed
71 to require more accessory dwellings.

72 **Commissioner Lehnig moved to “move the suggested changes forward for a public hearing**
73 **at their next meeting.” Commissioner Schaub seconded the motion which carried with Cooley,**
74 **Lehnig, Pitcher, Schaub and Wakefield in favor. No one opposed.**

75 Discuss the Possibility of Allowing Dogs on Certain City Properties: Commissioner Cooley
76 asked Councilmember Milbank to explain his request. Mr. Milbank explained that the city council
77 held a discussion about dogs not being allowed in city parks due to the amount of dog waste. He felt
78 Hillside Park would be more conducive to allowing dogs because there weren’t grassy areas. He
79 discussed the possibility of the city posting better signage about dogs. He showed a possible sign
80 explaining why dog waste is not safe. He also suggested the city provide dog waste stations.

81 They discussed 5-2-5:G.12, which allows dogs in the open field of the Stewart Hill nature area
82 but not in any other city park. Currently this area is under construction. After completion,
83 Councilmember Milbank would like to see this park allow dogs with dog waste signs and receptacles.

84 Commissioner Cooley asked how the Council felt about it. Councilmember Milbank said there
85 were no resolutions except the idea that more enforcement was needed.

86 Commissioner Lehnig felt that citizens hadn’t realized the retention ponds in Saddlerock were
87 city property. She also noted that more development will bring more dogs.

88 Commissioner Cooley felt the dog issues they were discussing should be addressed through
89 enforcement. The only thing the Commission could do is consider and recommend code changes to
90 the Council.

91 Commissioner Wakefield asked why those with dogs don't clean up after them. Others
92 agreed.

93 Commissioner Cooley felt if they consider allowing dogs in the Hillside Park, they should also
94 have discussion about Stewart Hill Park. Councilmember Milbank felt they should wait on that area
95 until it's developed. He would like to see the city be more friendly toward dogs.

96 They discussed the issue of animal control not doing their job to help the situation. Recorder
97 Lind explained that the Cache County Animal Control Department does not give citations. They have
98 given very few warnings over the many years the city has contracted with them.

99 Commissioner Lehnig supported the allowance of people walking their dogs through the
100 Hillside Park since there wasn't a good sidewalk on the perimeter of this area.

101 Commissioner Schaub would like to see signs posted.

102 Commissioner Cooley didn't think a dog would be a nuisance in Hillside Park.

103 Councilmember Mathews asked if people are wanting an area for their dogs to run. If so, she
104 didn't think River Heights would want to offer this.

105 Commissioner Pitcher would entertain changing the ordinance to allow dogs in Hillside Park,
106 but before doing so, he wanted to know the cost of signage and if the Council would support them.

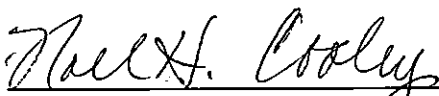
107 Councilmember Milbank responded that signs are about \$40 and waste stations are about \$250.

108 Commissioner Cooley agreed this should come from the City Council. If they were supportive, the
Commission could suggest ordinance changes.

109 Commissioner Schaub said she had been approached by citizens in favor of the city providing
110 a fenced area for dogs to run.

111 Commissioner Cooley reminded they will hold a public hearing at their next meeting to discuss
112 the code changes on definitions.

113 The meeting adjourned at 7:20 p.m.

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119 _____
120 Noel Cooley, Commission Chair



Sheila Lind, Recorder

Conditional Use Permit Agreement

THIS CONDITIONAL USE AGREEMENT is made by and between The Boys and Girls Club of Northern Utah of 550 South Main, Brigham City, Utah (Permittee) and River Heights City (City), a Utah municipal corporation.

WHEREAS, Permittee desires to use the City-owned old school building, located at 420 South 500 East for the use of providing out of school care to school age children, and

WHEREAS, Permittee will work with the mayor in signing a contract for use of the building, and

WHEREAS, the River Heights City Code allows a "River Heights City Facilities Use" in a Parks and Recreation Zone through a Conditional Use Permit, and

WHEREAS, the property at 420 South 500 East is zoned as Parks and Recreation, and

WHEREAS, a public hearing was held by the Planning Commission on June 14, 2022, and

WHEREAS, the decision of the Planning Commission was based off of the lease agreement between the City and Permittee dated June 14, 2022,

THEREFORE, the Planning Commission voted to grant Permittee a Conditional Use Permit with the following conditions:

- 1) Staff parking set forth on page 9, paragraph I of the lease agreement, be clarified with the mayor of River Heights,
- 2) Traffic flow and drop off concerns be addressed to the city's satisfaction
- 3) The rental lease between the City and Permittee be signed within 30 days.

120

Dated this 26th day of July 2022.

RIVER HEIGHTS CITY:

Noel Cooley, Commission Chairman

Blake Wright, City Council

PERMITTEE (Signature must be notarized):

Jenny Schulz, Boys and Girls Club CCO

Date

State of Utah)
County of Cache)

Sworn and subscribed to before me this _____ day of _____ 2020.

Notary Public

Proposed Changes to River Heights Codes

APARTMENT HOUSE (TWO-FAMILY DWELLING): Any building or portion thereof which is designed, built, rented, or leased, let or hired out to be occupied, or which is occupied as the home or residence of no more than two (2) families living independently of each other and doing their own cooking within the premises.

DWELLING, SINGLES: A dwelling unit, which is occupied by no more than three (3) nonrelated adults.

DWELLING, SINGLE-FAMILY ATTACHED: A dwelling joined to another dwelling at one or more sides by a party wall or abutting separate walls, each dwelling designed for occupancy by one family upon a separate lot of record.

DWELLING, SINGLE-FAMILY DETACHED: A building containing one dwelling unit which is designed and constructed for occupancy by one family and located on a lot or separate building tract, and having no physical connection to a building located on any other lot or tract.

DWELLING, TWO-FAMILY (DUPLEX): A building containing two (2) separate dwelling units under a single roof on one lot of record, each unit of which is designed and constructed for occupancy by one family.

~~DWELLING, MULTIPLE-FAMILY: A building containing three (3) or more separate dwelling units, each of which is designed and constructed for occupancy by one family.~~

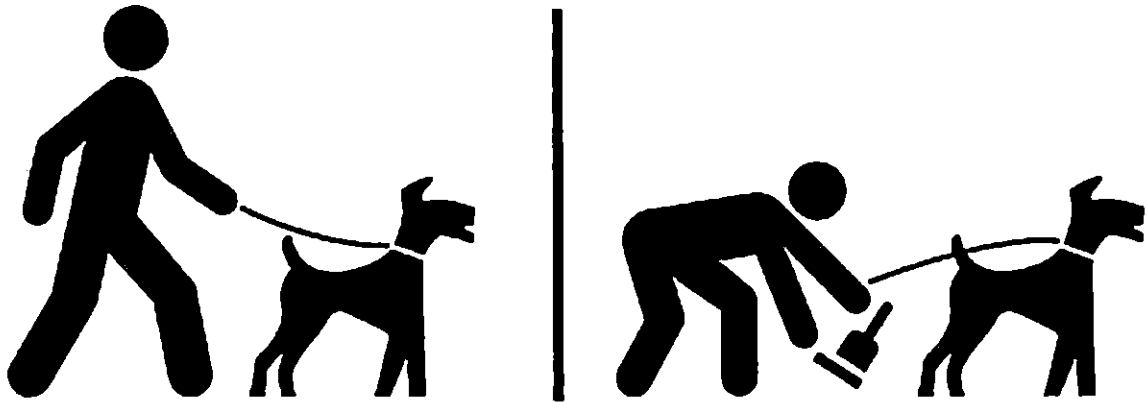
DWELLING, MULTIPLE-FAMILY: Any building or portion thereof, which is designed, built, rented, leased, or let to be occupied as three (3) or more dwelling units under a single roof on one lot of record, each unit of which is designed and constructed for occupancy by one family.

DWELLING, MULTIPLE-FAMILY (TOWNHOUSE): Any building or portion thereof, which is designed and built to be occupied as three (3) or more dwelling units as a home or place of residence by three (3) or more families living in independent dwelling units. Each unit is located on a separate lot of record.

DWELLING UNIT: A unit of a residential building consisting of one or more rooms, a kitchen or cooking facility and an independent bathing facility

Dog Waste

is a threat to the health of our children, degrades our town, & transmits disease



Leash and Clean Up After Your Pet

