

# River Heights City

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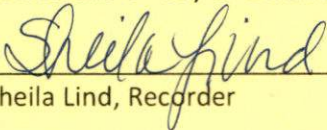
## River Heights City PLANNING COMMISSION AGENDA

**Tuesday, October 11, 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. Review Code Changes
- 6:50 p.m. Discuss Long-Term Parking of Commercial Vehicles on Public Streets
- 7:15 p.m. Adjourn

Posted this 6<sup>th</sup> day of October 2022

  
\_\_\_\_\_  
Sheila Lind, Recorder

To join the Zoom meeting:

<https://us02web.zoom.us/j/87431080472?pwd=UU56Z3pyT2dhS0gra05DdjJaTXJZdz09>

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 October 11, 2022

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6 Present: Commission members: Noel Cooley, Chairman  
7 Heather Lehnig  
8 Lance Pitcher  
9 Cindy Schaub  
10 Troy Wakefield  
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12 Recorder Sheila Lind  
13 Tech Staff Councilmember Chris Milbank  
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15 Excused Councilmember Blake Wright  
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### Motions Made During the Meeting

#### Motion #1

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21 Commissioner Schaub moved to “approve the minutes of the September 13, 2022,  
22 Commission Meeting with corrections, as well as the evening’s agenda.” Commissioner Wakefield  
23 seconded the motion, which carried with Cooley, Lehnig, Pitcher, Schaub, and Wakefield in favor. No  
24 one opposed.  
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### Proceedings of the Meeting

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29 The River Heights City Planning Commission met at 6:30 p.m. in the Ervin R. Crosbie Council  
30 Chambers on October 11, 2022.

#### Pledge of Allegiance

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32 Adoption of Prior Minutes and Agenda: Minutes for the September 13, 2022, Planning  
33 Commission Meeting were reviewed.

34 **Commissioner Schaub moved to “approve the minutes of the September 13, 2022,  
35 Commission Meeting with corrections, as well as the evening’s agenda.” Commissioner Wakefield  
36 seconded the motion, which carried with Cooley, Lehnig, Pitcher, Schaub, and Wakefield in favor.  
37 No one opposed.**

38 Public Comment on Land Use: There was none.

39 Review Code Changes: Commissioner Cooley asked Recorder Lind to review her suggested  
40 changes regarding public hearings. She explained there were two different types of public hearings,  
41 which each had a slightly different way of noticing. Her suggested code changes clarified the  
42 differences.

43 In regard to the definition of “Pet,” Commissioner Cooley suggested adding, “A domesticated  
44 animal ordinarily permitted in the house kept for . . .”

45 Commissioner Wakefield asked if they wanted to address other more obscure pets, such as  
46 pot-belly pigs, rabbits, and goats. Others felt they didn't need to be so specific and would revisit it as  
47 the need arose. Councilmember Milbank suggested removing the word, "domesticated" from the  
48 "pet" definition. They agreed it would cut down on confusion.

49 It was brought up that goats were currently noted as domesticated in the 10-2-1 definition of  
50 "livestock," which had led to their discussion in the first place. Commissioner Cooley felt it would be  
51 helpful to add the definition of "Domesticated Animals" to 10-2, as well as Section 5-2-1.

52 Commissioner Schaub suggested, "The keeping of domestic" be removed from the definition  
53 of "Livestock" in 10-2-1. Commissioner Cooley was concerned they were dealing with two different  
54 sections, which makes it difficult to keep track of when changes are made in the future.

55 Recorder Lind suggested allowing the definitions in two sections, with a note at the end of the  
56 definition that says, "(Also see 10-2-1)"

57 Commissioner Cooley reviewed the changes they had decided on which were:

- 58 1. After the definition of domesticated animals in 5-2-1 add: "Also see 10-2-1, definition of  
59 Livestock," and
- 60 2. HOUSEHOLD PET: Animal ordinarily permitted in the house kept for pleasure . . .

61 Discussion was held on whether they wanted to disallow shipping containers in all zones.  
62 Commissioner Pitcher noted it would be more pleasing to the eye to not allow them anywhere.  
63 Commissioner Wakefield saw benefits for those on both sides. He supported not having them in  
64 residential zones. Mr. Pitcher felt there could be a benefit to those with agricultural property.  
65 Commissioner Lehnig said it would affect property value and neighbors, but she supported property  
66 owners being able to do what they wanted on their property. She would rather see a shipping  
67 container than a semi-rig. She suggested adding a limit of one container per parcel in an agricultural  
68 zone.

69 They decided to add the following at the end of 10-13-9: "Shipping containers are allowed in  
70 agricultural zones, one container per parcel."

71 There will be a public hearing held on the discussed changes at the next meeting.

72 Discuss Long-Term Parking of Commercial Vehicles on Public Streets: It was brought up that  
73 this topic had been discussed before. Commissioner Pitcher said he didn't have a problem with a  
74 450-type truck parked in front of a person's property, especially if it were tied to their livelihood.

75 Commissioner Cooley read the definition of Commercial Vehicle from the state code and  
76 suggested adding to the city's code: "Temporary parking is allowed for service vehicles for  
77 construction, repair and other uses that are commonly not considered to be permanent in nature."

78 The question was raised on what brought up needing to discuss the situation. Commissioner  
79 Cooley said he was asked by Mayor Thompson to firm up the city's code about commercial vehicles  
80 parking on the streets every night and on weekends. He thought it may have stemmed from the  
81 number of cars parked on Summerwild Avenue. The Commissioners weren't sure they felt it was a  
82 problem in the city. Commissioner Schaub felt it would be an issue if it was causing a safety hazard.

83 They discussed limiting the length of vehicles. Commissioner Cooley suggested adding, "It  
84 shall be unlawful to park any commercial vehicle greater than 30 feet in length on any public street.  
85 Temporary parking is allowed for service vehicles for construction, repair and other uses that are  
86 commonly not considered to be permanent in nature." to 10-14-8. And add the definition of  
87 Commercial Vehicle from the state code.

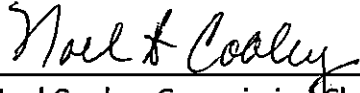
90 Commissioner Pitcher asked if there had been recent issues with recreational vehicles parking  
91 on the street for extended periods of time, and if so, was it addressed in the city code. He was told  
92 there was one situation that the mayor and city attorney were currently working on and it is already  
93 addressed in the code.

94 Commissioner Cooley reviewed the changes to 10-14-8, which they planned to present at a  
95 public hearing in two weeks.

96 Commissioner Cooley reminded of the upcoming public hearing in Providence on the rezone  
97 of the property on 1000 East 600 South. He encouraged them to attend and give their opinion if they  
98 felt inclined.

99 Commissioner Wakefield had been informed by a neighbor of Curtis and Margie Oakden that  
100 they have not complied with the conditions of their Kennel Conditional Use Permit. Commissioner  
101 Cooley told him to notify Councilmember Wright of the situation.

102 The meeting adjourned at 7:50 p.m.

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105  
106 Noel Cooley, Commissioner Chair



Sheila Lind, Recorder

**10-3-9: PUBLIC HEARINGS**

- A. Public Hearing: An opportunity for members of the public to comment, verbally or written, on a subject pending approval of the city. Public hearings are held prior to authorization of items including, but not limited to, code amendments, rezones, conditional use permits, and subdivisions (including minor subdivisions).
- B. Noticing Required for Adoption or Modification of Land Use Regulation: Not less than ten (10) days prior to the hearing date, the city shall ~~mail a written notice to owners of real property as shown on the latest official county assessor's rolls within three hundred feet (300') of the perimeter boundaries of the subject property.~~ Not less than ten (10) days prior to the hearing, the city shall publish a notice in the following places: the state's public meeting notice website, the city website, and post in three (3) public places. Said notices shall be in addition to any other requirements as specified by Utah law. The notice shall include the date, time and place of the meeting, the project's title, the address of the subject property, the name of the applicant, a general description of the proposed use, a statement explaining when and where interested persons can obtain information as well as participate in the comment and hearing process. (9-2120, 11-16-21)
- C. Noticing Required for Public Hearings on Specific Property: Same as above (10-3-9:B.), plus; not less than ten (10) days prior to the hearing date the city shall mail a written notice to owners of real property as shown on the latest official county assessor's rolls within three hundred feet (300') of the perimeter boundaries of the subject property.

5-2-5:

- C. Dogs Must be Kept at Primary Residence: It is unlawful for any person to own, keep or harbor within the city limits any dog on property that is not their primary residence.

(Bump C-G down to become D-H.)

**Discuss how to change . . .**

5-2-1: Definitions

DOMESTICATED ANIMALS: Animals accustomed to living in or about the habitation of man, including, but not limited to, cats, dogs, fowl, horses, swine, goats, and cattle. *(Also see 10-2, definitions of livestock)*

*Household*

PET: A ~~domesticated~~ *primarily ordinarily permitted in the house* animal kept for pleasure rather than utility, including, but not limited to, birds, cats, dogs, fish, hamster, mice, reptiles, and other animals associated with man's environment.

(Coordinate with Title 10, livestock definition.)

10-13-9 – Not allow shipping containers in any zone?

## 10-14-8: ON-STREET PARKING

A. Individuals may park licensed passenger vehicles upon any city street, except where and when prohibited:

1. By state law (ref Title 41-6a-1401, 41-6a-1402, 41-6a-1403)
2. By applicable city ordinance or resolution
3. By signage or street markings prohibiting parking
4. For longer than 48 consecutive hours in the same location
5. It shall be unlawful to park any vehicle on any public street from November 15th through March 15th during the hours of four o'clock (4:00) a.m. to twelve o'clock (12:00) p.m. noon. (4-2013, 10-24-13)

B. It shall be unlawful to park any commercial vehicle, <sup>greater than 30' in length</sup> on any public street ~~for longer than 48 consecutive hours in the same location.~~ Temporary parking is allowed for service vehicles for construction, repair and other uses that are commonly not considered to be permanent in nature.

Add to definitions:

**commercial vehicle'** means a motor vehicle constructed for the conveyance of goods or merchandise, or for the conveyance of materials used in any trade, business, industry or work whatsoever, other than a motor vehicle for the conveyance of passengers, and includes any motor vehicle that is designed primarily for the carriage of persons, but which has been fitted or adapted for the conveyance of the goods, merchandise or materials referred to, and is in fact used for that purpose

Utah Code:

"Commercial vehicle" means a motor vehicle, trailer, or semitrailer used or maintained for the transportation of persons or property that operates:

(a) as a carrier for hire, compensation, or profit; or

(b) as a carrier to transport the vehicle owner's goods or property in furtherance of the owner's commercial enterprise.