

River Heights City

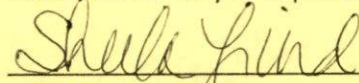
River Heights City PLANNING COMMISSION AGENDA

Tuesday, September 13, 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 Prohibiting Dog Kennels on Vacant Lots
- 7:15 p.m. Adjourn

Posted this 8th day of September 2022



Sheila Lind, Recorder

To join the Zoom meeting:

<https://us02web.zoom.us/j/84575592175?pwd=MVQ2R2p1WlpaUzlyY3V2SVhRLzR3Zz09>

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 13, 2022

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6 Present: Commission members: Noel Cooley, Chairman
7 Heather Lehnig
8 Cindy Schaub
9 Troy Wakefield
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11 Councilmember Blake Wright
12 Recorder Sheila Lind
13 Tech Staff Councilmember Chris Milbank
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15 Excused Commissioner Lance Pitcher
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18 Motions Made During the Meeting
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20 Motion #1

21 Commissioner Lehnig moved to “approve the minutes of the August 23, 2022, Commission
22 Meeting, as well as the evenings agenda.” Commissioner Wakefield seconded the motion, which
23 carried with Cooley, Lehnig, Schaub, and Wakefield in favor. No one opposed. Pitcher was absent.
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25

26 Proceedings of the Meeting
27

28 The River Heights City Planning Commission met at 6:30 p.m. in the Ervin R. Crosbie Council
29 Chambers on September 13, 2022.

30 Pledge of Allegiance

31 Adoption of Prior Minutes and Agenda: Minutes for the August 23, 2022, Planning
32 Commission Meeting were reviewed.

33 **Commissioner Lehnig moved to “approve the minutes of the August 23, 2022, Commission
34 Meeting, as well as the evenings agenda.” Commissioner Wakefield seconded the motion, which
35 carried with Cooley, Lehnig, Schaub, and Wakefield in favor. No one opposed. Pitcher was absent.**

36 Public Comment on Land Use: There was none.

37 Discuss Prohibiting Dog Kennels on Vacant Lots: Commissioner Cooley said there is currently
38 an issue where a landowner is kenneling his dogs on a vacant lot. Many neighbors have complained
39 about constant barking. The mayor has asked the Planning Commission to consider rewording the
40 code, to not allow dogs on lots where there is no owner present.

41 Commissioner Cooley said he had checked three neighboring cities’ codes looking for ideas.
42 They address nuisance issues, which include barking dogs as public nuisance, but not kenneling dogs
on vacant lots. He pointed out that the River Heights City Code allows the mayor to issue citations for
nuisances.

45 Commissioner Lehnig said she had given some thought to the situation and suggested adding
46 the following verbiage to 5-2: *"It is unlawful for any person to own, keep or harbor within the city*
47 *limits any dog on property that is not their primary residence."*

48 Commissioner Schaub suggested adding *"owner occupied or primary residence"* to 10-12-
49 1:A.21.

50 Commissioner Cooley read from Providence's nuisance code, which included annoying noises,
51 such as dogs. He suggested putting more teeth into the current River Heights code.

52 Mayor Thompson joined the meeting through Zoom.

53 Commissioner Cooley asked Mayor Thompson if the current code was not sufficient. The
54 mayor responded that he liked the wording presented by Commissioner Lehnig. Commissioner
55 Schaub pointed out that the current dog situation is the first time they had heard of this kind of
56 situation. She was unsure about changing the code to address it at this point. Mayor Thompson said
57 there are other areas in the city where this could potentially happen in the future. He was trying to
58 be forward thinking in taking care of it before it became a bigger problem. He felt the suggested
59 language was right in line with what they would be trying to do. He was concerned that a property
60 owner may request a rezone to agricultural so they could have a dog kennel on a property with no
61 dwelling.

62 They determined to add the suggested sentence as 5-2-5:D (bump other letters down) and
63 title it, "Dogs must be kept at primary residence."

64 Councilmember Wright said the bigger challenge is getting the code enforced. He said 5-2-12
65 addresses violations as a Class C misdemeanor.

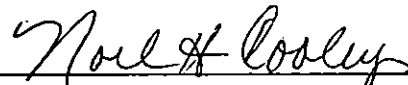
66 Commissioner Cooley understood that the property with the current dog instance also has
67 horses and goats present, which are defined as livestock, which are not allowed in residential zones.
68 He had heard there have been horses on the property within the last year, but not goats. He asked if
69 the city wanted to notify them that they can't keep goats in this area, which is zoned residential but
70 has been treated as agricultural for years.

71 Recorder Lind informed of a recent goat situation where a citizen was confused by the city not
72 allowing him to have goats in a residential zone. He explained his reading of the definition of
73 Domesticated Animals (in 5-2) included goats. The definition of Pet (also in 5-2) included
74 'domesticated animal.' Based on this he felt goats were allowed as pets.

75 They wanted further discussion at the next meeting. Councilmember Wright pointed out that
76 they needed to make sure they coordinate what they do in Title 5, with Title 10, in regard to
77 domesticated animals.

78 Discussion was held on the zone abbreviations for Chart 10-12-1. Recorder Lind and
79 Councilmember Wright will work on trying to clarify them.

80 The meeting adjourned at 7:30 p.m.

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82
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84 
85 _____
86 Noel Cooley, Commission Chair



Sheila Lind, Recorder