

River Heights City

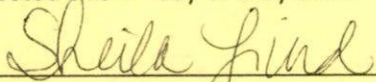
River Heights City PLANNING COMMISSION AGENDA

Tuesday, May 9, 2023

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 City Code Regarding Landscaping, Park Strips
- 7:30 p.m. Adjourn

Posted this 4th day of May 2023



Sheila Lind, Recorder

To join the Zoom meeting:
<https://us02web.zoom.us/j/86017259341>

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
May 9, 2023

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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
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14 Excused Commissioner Lance Pitcher
15 Tech Staff Councilmember Chris Milbank
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17 Others Present: Dwight Einzinger
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20 Motions Made During the Meeting
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22 Motion #1

23 Commissioner Schaub moved to “approve the minutes of the April 11, 2023 Commission
24 Meeting.” Commissioner Wakefield seconded the motion, which carried with Cooley, Schaub, and
25 Wakefield in favor. No one opposed. Lehnig and Pitcher were absent.
26

27 Motion #2

28 Commissioner Wakefield moved to “approve the minutes of the April 25, 2023 Commission
29 Meeting as well as the evening’s agenda.” Commissioner Schaub seconded the motion, which carried
30 with Cooley, Lehnig, Schaub, and Wakefield in favor. No one opposed. Pitcher was absent.
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35 Proceedings of the Meeting
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37 The River Heights City Planning Commission met at 6:30 p.m. in the Ervin R. Crosbie Council
38 Chambers on May 9, 2023. In the absence of Chris Milbank, Commissioner Wakefield ran the
39 computer.

40 Pledge of Allegiance

41 Adoption of Prior Minutes and Agenda: Minutes for the April 11 and 25, 2023 Planning
42 Commission Meetings were reviewed.

43 Commissioner Schaub moved to “approve the minutes of the April 11, 2023 Commission
44 Meeting.” Commissioner Wakefield seconded the motion, which carried with Cooley, Schaub, and
45 Wakefield in favor. No one opposed. Lehnig and Pitcher were absent.

46 Commissioner Lehnig arrived at the meeting.

47 Commissioner Wakefield moved to “approve the minutes of the April 25, 2023 Commission
48 Meeting as well as the evening’s agenda.” Commissioner Schaub seconded the motion, which
49 carried with Cooley, Lehnig, Schaub, and Wakefield in favor. No one opposed. Pitcher was absent.

50 Review City Code Regarding Landscaping, Park Strips: Commissioner Cooley discussed the
51 verbiage required by the state to be included with the city’s code in order for citizens to be eligible
52 for the landscape rebate program.

53 Commissioner Lehnig had written up some samples of verbiage for their consideration. She
54 had taken ideas from cities like Salt Lake, Utah County, and others. She read through her suggested
55 ideas.

56 Commissioner Cooley wondered if the city could write their own code of if they needed to use
57 what the state recommended to be eligible for the lawn buy back.

58 Commissioner Wright said the city would need to include all three items the state
59 recommended to qualify. Once adopted it would apply to all new development. Current homes in
60 the city would have the option.

61 Commissioner Cooley said he had heard of certain grass seeds which will use less water than
62 plants. It was also pointed out that by removing grass from yards, it raises the temperature in the
63 area which requires more water.

64 Public Comment: Dwight Einzinger said he had felt troubled ever since he’d read the
65 communistic letter from the state. He said changing the code doesn’t benefit the city, just the
66 community members who want a handout from the government. All others would be restricted and
67 he felt it was the wrong way to go about it. He used Mexico as an example. Outside the homes it
68 always feels dirty because there’s no grass. When the wind blows dirt, there’s nothing to absorb it.
69 The grass works as a filter to take on the dirt and heat.

70 He talked with the owner of Anderson Seed (on Logan City’s Council) who doesn’t agree with
71 changing city code as suggested by the letter. He also reached out to someone from the university.
72 Logan has suspended this topic until they do more investigating. He hoped River Heights would also
73 suspend their decisions on this and do more research. He didn’t want River Heights to turn into a
74 brick and cement community.

75 Commissioner Cooley asked if there was a deadline for the city to adopt the verbiage in their
76 code. It was determined that there was only a start date and not a deadline.

77 The Commission discussed the current code. Commissioner Schaub was leaning toward Mr.
78 Einzinger’s comments. She didn’t see the need to hurry on this. She wanted people to be able to
79 have grass if they wanted and liked the code as it was.

80 Commissioner Cooley didn’t have a problem putting it in the code if they could make it
81 optional. The areas left for development will need to come to the commission with their landscape
82 design. At that time, they can express their desires.

83 Councilmember Wright agreed and liked Ms. Lehnig’s suggestion of 33% vegetation in a park
84 strip, rather than 50%. He didn’t feel there was a reason to address the states rebate program.

85 Commissioner Lehnig addressed her suggestion 4. (last paragraph) regarding rocks gravel and
86 boulders. She learned at the Arbor Day event that it was healthy to use a 36” radius of mulch when

86 planting trees. She expressed that she wasn't necessarily supportive of the code changes, she just did
the research on to present it to the Commission.

89 Commissioner Wakefield said he didn't want to adopt the states verbiage to allow the rebate.
But he did support changing 10-15-7 from 50% to 33%. Commissioner Cooley agreed.

90 Commissioner Wakefield asked if a park strip would be required on a new home on a random
91 lot in the city. He was told that in most cases it would be required.

92 They worked through the verbiage to come up with what they wanted.

93 Commissioner Schaub said people will do what they want and not read the code and who will
94 enforce it. She suggested using words like: 'encourage' rather than 'must.'

95 They discussed 10-15-6:B: and decided to replace 50% with 33% and in C: Replace 50% with
96 67%.

97 Discussion was held on the size of planting strips and whether they wanted to require a 3 foot
98 mulch radius for trees. Commissioner Cooley felt a one-foot radius would be sufficient.

99 Commissioner Lehnig said that would work if the tree was within the grass, rather than gravel, rocks
100 and boulders.

101 Commissioner Schaub didn't think they needed to regulate the diameter of mulch around
102 citizen's trees.

103 They decided they liked Commissioner Lehnig's last paragraph with the word, 'recommended'
104 rather than 'they may.' They will add it as 10-15-7:D Inorganic Mulch at Street Trees, and bump
105 current D-F down to E-G.

106 They will hold these changes until there are more code changes. Councilmember Wright will
107 do some checking on boundary line changes. Commissioner Cooley said he was reviewing the recent
legislative changes to see if there were any adjustments needed to the city code. He will forward the
109 legislative changes to the rest of the Commission so they can review them as well. Councilmember
110 Wright suggested waiting until the bills become law since the state code is easier to read than the
111 bills.

112 The meeting adjourned at 7:40. p.m.

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Sheila Lind, Recorder

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118 _____
Noel Cooley, Commission Chair

10-15-6 B Residential park strips shall be planted with live plant material to at least thirty-three percent (33%) or more of the park strip surface must be covered with turf, perennial or low growing shrub vegetation within three (3) years of planting or when planting has reached maturity. When calculating park strip coverage percentage areas plants may be measured at mature spread excluding street trees. For lots with two (2) or more street frontages, this standard shall be applied separately to each adjacent park strip on each street frontage. Shrubs and other plant material located within the park strip should not exceed three (3) feet in height at maturity. Potential hazardous plant material containing thorns or spikes shall be prohibited in the park strip. Organic Mulch: Materials such as bark, shredded plant material, and compost, may be used as water conserving mulch for plants and may also be used as the only material in portions of a park strip.

10-15-6 C New residential development regulations: New park strips with areas less than eight feet in width, no lawn shall be planted. It is recommended that water conserving plants constitute at least eighty percent (80%) of all plants used in the park strip. New front and side yards, no more than 50% of landscaped area in lawn.

Bump down old C, D, E,

10-15-7

D Inorganic Mulch at street trees:

A. ~~Gravel, Rocks, And Boulders~~: Because rock, gravel and other hard surface materials as a ground cover retain and emit heat during the summer months when water is scarce, they may not be used within a thirty six inch (36") radius (72 inch diameter) of any street tree, unless an operable irrigation system is provided.

it is recommended they

move D, E, & F to E, F & G.



State of Utah

SPENCER I. COX
Governor

DEIDRE M. HENDERSON
Lieutenant Governor

Department of Natural Resources

JOEL FERRY
Executive Director

Division of Water Resources

CANDICE A. HASENYAGER
Division Director

February 16, 2023

River Heights City
City Council
520 S. 500 E.
River Heights, Utah, 84321

Dear City Councilmembers and Staff,

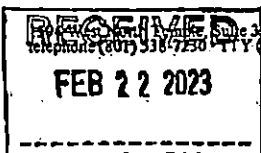
Beginning Spring 2023, the Utah Division of Water Resources will offer a landscape rebate program for residential and commercial property owners through UtahWaterSavers.com. Utahns can receive up to \$1.50/square foot of grass removed and replaced with water-efficient landscaping. In order for your residents to be eligible for the statewide landscape rebate program, your city will need to adopt the following landscape ordinances for new residential developments:

- No lawn on parking strips or areas less than eight feet in width in new residential development.
- No more than 50% of front and side yard landscaped area in new residential developments is lawn. Lawn limitations do not apply to small residential lots with less than 250 square feet of landscaped area.

Additional program rules will also require adoption of the following ordinance for a city to remain eligible for incentives:

- In new commercial, industrial, institutional, and multi-family development, common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.

This is an excellent opportunity to review and add to city ordinances that will contribute to more sustainable growth and water conservation on a local level. We encourage cities to revise their landscaping ordinances as needed to give their residents a chance to qualify for landscape rebates and conserve water. For more information on rebates and what cities have established water-efficient municipal codes, visit ConserveWater.utah.gov.



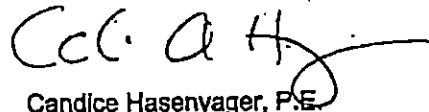
Utah Division of Water Resources, Salt Lake City, UT 84114-6201
Telephone: (801) 538-7438 • TTY: (801) 538-7438 • www.water.utah.gov



We plan to begin accepting landscape rebate applications in March 2023. Once qualifying ordinances are finalized and adopted, please send a copy to WaterRebates@utah.gov to be added to the eligible cities list.

For any questions or concerns, please contact Shelby Ericksen with the Division of Water Resources at shelbyericksen@utah.gov. We appreciate your efforts to conserve Utah's water.

Sincerely,



Candice Hasenyager, P.E.
Director
Utah Division of Water Resources

