

River Heights City

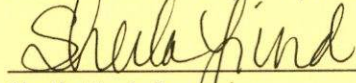
River Heights City PLANNING COMMISSION AGENDA

Tuesday, April 23, 2024

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. Public Hearing to Discuss Changes to the Historic Overlay Zone, 10-11 of the River Heights City Code
- 7:00 p.m. Adjourn

Posted this 18th day of April 2024



Sheila Lind, Recorder

To join the Zoom meeting:

<https://us02web.zoom.us/j/83018967253>

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
April 23, 2024

Present: Commission members: Noel Cooley, Chairman
Heather Lehnig
Keenan Ryan, electronic
Cindy Schaub
Troy Wakefield

Councilmember Blake Wright
Recorder Sheila Lind
Tech Staff Councilmember Chris Milbank

Others Present: Brian and Brittany Cascio, Michael King
Jacob Cameron (electronic)

Motions Made During the Meeting

Motion #1

Commissioner Lehnig moved to “approve the minutes of the April 9, 2024, Commission Meeting, as well as the evening’s agenda.” Commissioner Wakefield seconded the motion, which carried with Cooley, Lehnig, Ryan, Schaub, and Wakefield in favor. No one opposed.

Motion #2

Commissioner Wakefield moved to “approve discussed changes to Title 10-11, and to pass it on to the City Council.” Commissioner Lehnig seconded the motion, which passed with Cooley, Lehnig, Ryan, Schaub, and Wakfield 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 April 23, 2024.

Pledge of Allegiance

Adoption of Prior Minutes and Agenda: Minutes for the April 9, 2024, Planning Commission Meeting were reviewed.

Commissioner Lehnig moved to “approve the minutes of the April 9, 2024, Commission Meeting, as well as the evening’s agenda.” Commissioner Wakefield seconded the motion, which carried with Cooley, Lehnig, Ryan, Schaub, and Wakefield in favor. No one opposed.

Public Comment on Land Use: There was none.

45 Public Hearing to Discuss Changes to the Historic Overlay Zone, 10-11 of the River Heights City
46 Code: Commissioner Schaub reviewed the changes she had made to the Sensitive Area and Other
47 Overlay Zones section of the City Code.

48 Commissioner Cooley opened the public hearing. Brittany Cascio of 660 S 400 E thanked the
49 Commissioners for all their time and efforts. She said she was very excited to be able to be in the
50 building and felt the building should be used. She suggested adding 'therapy' (physical or mental) to
51 the list of allowed uses, as well as 'small events,' such as creative classes. She also liked the idea of a
52 pretty place to hold events.

53 Commissioner Wakefield read a letter from Jacki Erickson, a photographer who would support
54 a photography studio in the old school.

55 Commissioner Schaub asked if they wanted to allow a drama or theatrical studio. The
56 Commission felt it would be a good use in the building. Commissioner Cooley suggested stating, "Not
57 applicable to 420 S 500 E" in H:10 (uses not permitted).

58 Michael King, of 420 E 500 S, informed that his wife runs a business called Let's Play Music,
59 and his business is Legacy Kids, which is a type of preventative therapy for children. They both teach
60 music skills and resilience training. The classrooms at the old school would be well suited for what
61 they do. They would be very interested in renting a space but would like it to be long term.

62 Discussion was held on therapy. Commissioner Ryan was supportive of physical therapy. He
63 didn't view it as a medical service since there would be no waste. Commissioner Cooley felt therapy
64 was covered under professional/business offices. He expressed support for adding small events to
65 the allowed list.

66 Councilmember Wright suggested adding event space to 13 and adding community/cultural
67 center as 14. He asked why not consider a daycare and preschool. The building and location were
68 already set up for this. He also suggested allowing religious meetings since the classroom set up
69 would lend itself to this use. He noted that parking was already available for these types of uses.

70 Commissioner Wakefield asked how they would handle a request for a use that wasn't listed.
71 Commissioner Cooley drew his attention to "I. Classification of New and Unlisted Uses."

72 Discussion was held on using the parking area across the street where the old church used to
73 be. Councilmember Milbank stated this area may become limited since the public works department
74 was starting to use it.

75 In the parking section, specific to the old school, they added, "Restricted to city owned
76 parking areas and streets adjacent to city park."

77 Discussion was held on the architectural standards of the exterior of the building. They
78 agreed they wanted to maintain the red brick. Councilmember Milbank suggested businesses may
79 want signs on the building. Commissioner Ryan asked if they would allow mini splits (air conditioning
80 units in the windows). Commissioner Cooley suggested maintaining the current historical look.

81 Commissioner Lehnig suggested an outdoor fixture which would hold signs for each of the
82 businesses, as well as signage inside the building. Councilmember Milbank suggested a directory
83 inside the door.

84 Councilmember Wright felt exterior signs of any kind would cause the neighborhood area to
85 look cluttered. He supported an indoor small directory. They all agreed they didn't like signs on the
86 building. Commissioner Wright reminded of the sign code and suggested an asterisk on the chart
87 listed in 10-16-2:A, which would state something like, "Does not apply to the historic landmark
88 overlay zone." He felt business names and room location signs should be interior only.

80 Commissioner Cooley suggested adding "B. Business and room location shall be on an internal
directory" and "C. Any external signage shall be approved by the city."

91 Commissioners Lehnig and Schaub disagreed and felt outside signage should be allowed.
92 Commissioner Cooley noted that advertising nowadays is done online. He felt the Council could
93 make the decision on an outdoor sign. Commissioner Ryan pointed out that clients of businesses
94 inside the old school would get customers more by referral than drive by. Commissioner Cooley
95 agreed.

96 There was further discussion, and a decision by all to let business owners petition the City
97 Council if they want an outdoor sign.

98 Commissioner Cooley reviewed each of the changes they wanted to see incorporated into the
99 code.

100 Councilmember Wright asked them to consider the third paragraph of A. He reminded them
101 that the Old School was zoned parks and rec, not residential. A few changes were made for
102 clarification.

103 **Commissioner Wakefield moved to "approve discussed changes to Title 10-11, and to pass it
104 on to the City Council." Commissioner Lehnig seconded the motion, which passed with Cooley,
105 Lehnig, Ryan, Schaub, and Wakfield in favor. No one opposed.**

106 The meeting adjourned at 7:45 p.m.

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108
109
112 

Noel Cooley, Commission Chair



Sheila Lind, Recorder

TITLE 10
CHAPTER 11
SENSITIVE AREA AND OTHER OVERLAY ZONES

SECTION:

- 10-11-1: Intent
- 10-11-2: Flood Overlay Zone (OF)
- 10-11-3: Slope Overlay Zone (OS)
- 10-11-4: High Water Table Overlay Zone (OW)
- 10-11-5: Earthquake Fault Overlay Zone (OE)
- 10-11-6: Historic Landmark Overlay Zones for Properties located at: 594 South 400 East, 660 East 400 South, **and 420 South 500 East**, River Heights, Utah (HL)

10-11-6: HISTORIC LANDMARK OVERLAY ZONES FOR PROPERTIES AT:
594 SOUTH 400 EAST, RIVER HEIGHTS, UTAH,
660 EAST 400 SOUTH, RIVER HEIGHTS, UTAH
420 SOUTH 500 EAST, RIVER HEIGHTS, UTAH

- A. Declaration of Legislative Intent: It is the intent of the City of River Heights, to establish a Historical Landmark Overlay (HL) Zone at properties known as 594 South 400 East, River Heights, Utah, 660 East 400 South, River Heights, Utah, **and 420 South 500 East, River Heights, Utah.**

These sites are not to conflict with the atmosphere of the surrounding residential neighborhood nor bring about noxious or nuisance activities. (3-2021, 6-15-21)

This declaration is not to replace the current Residential zoning for the building located at 594 South 400 East, River Heights, Utah, 660 East 400 South, River Heights, Utah, **and 420 South 500 East, River Heights, Utah,** but to allow an additional layering of zoning for the enhancement of a historical landmark within City limits. (3-2021, 6-15-21)

Residential zoning regulations supersede any additional Historical Landmark Zoning amendments created herein.

- B. Purpose: The Historic Landmark Overlay (HL) Zone is intended to support the revitalization and productive reuse of structures and sites that hold historic, architectural, or cultural value, and which would otherwise be underutilized, dilapidated, or even demolished because the original use has become functionally obsolete. We recognize the importance of these significant landmarks and desire to provide a process to allow restoration and practical reuse while minimizing impacts to adjacent properties and avoiding the process of demolition and reconstruction.

The HL Zone designation is further intended for light commercial development that will relate to the residential neighborhood and will be compatible with residential character or historic value in nature.

and
recreation and open house
nor the current parks, and recreation zoning for

C. **Applicability:** This overlay zone may be applied in any zoning district if each of the following criteria is met:

1. The structure is at least fifty (50) years old.
2. The site or structure has been designated as a local or national historic landmark, or the structure is found by the River Heights City Council ("City Council") to have retained its integrity by the following characteristics:
 - a. Excellent example of type or style;
 - b. Unaltered or only minor alterations or additions;
 - c. Individually eligible for the National Register of Historic Places, or
 - d. Known for its historical significance.
3. The building site, or structure would no longer be permitted under its current zoning designation with its present configuration including lot area, dimensional requirements, or off-street parking requirements, and the building, site, or structure could not easily be retrofitted to comply with existing criteria without variances, vacating right-of-way, purchasing adjacent property, or removing portions of the existing building.

D. **Restrictions of Zone Overlay:** Because the retention of a historic building is a substantial benefit to the community, the approval of this overlay zone shall be bound to the existing historic site or structure being adaptively reused. If the site or structure is removed or destroyed, the zoning of the property shall immediately revert to the surrounding zoning district which is currently Residential.

This Historical Landmark Zone is to be maintained in harmony with amenities of adjacent residential development and to protect the surrounding residences from noise, lights, fumes, pests, overcrowding, heavy traffic, and other problems which may arise from an inharmonious mix of commercial and residential uses.

E. **Permitted Uses:** There are no permitted uses for the HL Zone.

F. **Conditional Uses:** All uses will be conditional uses and must be compatible with the general characteristics of the HL Zone. These Conditional Uses will run with the land and will be extinguished upon abandonment of the use of the HL zoning, or, upon the property reverting to the surrounding zoning district. A conditional use permit will not be granted until site improvements and exterior building improvements (see R below) are completed.

G. **Allowed Uses specific to: 594 South 400 East, River Heights, Utah and 660 East 400 South, River Heights, Utah**

1. Antique store and sales

2. Art Gallery and sales
3. Bicycle Repair.
4. Book, stationary, office supply store, copy store
5. Candy Making Shop
6. Computer goods, services, and repair
7. Electrical appliance repair (light)
8. Florist shop/ Garden Shop
9. Gift store, and/or Handicraft store
10. Jewelry design, fabrication, and sales
11. Locksmith Shop
12. Museum
13. Music Store (Instructional/Sales)
14. Personal Custom Services, Tailor, Milliner, etc.
15. Photography studio/Film processing/ Camera Shop
16. Professional/business offices. (A building for administrative, executive, professional, or similar organizations having only limited contact with the public, provided that no merchandise or merchandising services are sold on the premises, except such as are incidental or accessory to the principal use.)
17. Seasonal sales (Christmas Trees) and services, when permitted by the property owner, not to exceed three (3) months in any calendar year and the obtaining of a River Heights City Business License. All stands, booths and structures associated with the seasonal sales and services use shall be temporary and removable, not for public occupancy, and must be removed from the property at the completion of each year's seasonal use.
18. Shoe Repair Shop
19. Wedding Consultant
20. Yoga, Aerobic and Dance Studio (2-2019, 5-28-19)
21. Barber Shop, Beauty Shop, or Manicure/Pedicure Shop (3-2021, 6-15-21)
22. Personal Storage (3-2021, 6-15-21)

Uses will be strictly prohibited next to a residential zone that involve open storage of merchandise or equipment, trade or industry that is offensive or a nuisance by reason of the emission of odor, smoke, gas, vibration or noise, obstructive lighting or uses.

H. Allowed Uses specific to: **420 South 500 East, River Heights, Utah**

- 1. Art Gallery and sales**
- 2. Book, Stationary, Office supply store, copy store**
- 3. Computer Goods, services, and repair**
- 4. Jewelry Design, fabrication, and sales**
- 5. Museum**
- 6. Music Store (Instructional/Sales)**
- 7. Photography studio/Film processing/ Camera Shop**
- 8. Professional/business offices. (A building for administrative, executive,**

professional, or similar organizations having only limited contact with the public, provided that no merchandise or merchandising services are sold on the premises, except such as are incidental or accessory to the principal use.)

9. Wedding Consultant
10. Yoga, Aerobic and Dance Studio
11. Drama Studio, Theater
12. Library
13. Conference Rooms/Space ^{event}
14. *community/cultural center*
15. *Daycare/Preschool*
16. *Religious meeting facility*
- 17.

H. Uses Not Permitted:

1. Agricultural Manufacturing
2. Animal Shelter, Kennel, Veterinary services, animal husbandry
3. Bed and Breakfast Inn
4. Body Art
5. Brew Pub/Liquor Sales
6. Car Wash
7. Clothing or Apparel Store
8. Correctional Facility
9. Department Store or Discount Store
10. Drama Studio, Theater ~~(Do we want to delete this from the Code?)~~ *(not applicable to 420 S 500 E)*
11. Drug Stores/ Pharmaceuticals
12. Dry Cleaner or Laundromat
13. Entertainment, Dancehall, or Night Club
14. Furniture or Appliance Store
15. Garage
16. Gas Station, functional
17. General Manufacturing (Assembly, production, sales)
18. General Vehicle/ OHV/ Trailer/ Watercraft Repair or services
19. Grocery Store, Convenience Store
20. Gun or Archery Sales, Service, or repair
21. Massage, Reducing Service (2-2019, 5-28-19)
22. Hotel/Motel, Lodging, Shelter
23. Human Care Services (Foster Home, Elderly Care, ^{24.} Daycare for Children, Preschool) *(not applicable to 420 S 500 E)*
24. Machine Shop or Welding Shop
25. Medical Services/Facilities/ Hospital
26. Mortuary
27. Parking Facilities

28. Pawn Shop
29. Plumbing Sales or Service
30. Produce Stand
31. Radio or TV Transmission Station or Amateur Radio Facility
32. Recreational Facility (Sports and Leisure time activities)
33. Religious Meeting Facility (Not applicable to 420 S 500 E)
34. Restaurant, Cafeteria, Fast Food, Mobile Food Truck
35. School
36. Self Service Storage Facility
37. Sexually Orientated Business
38. Commercial Storage and Warehousing (3-2021, 6-15-21)
39. Tobacco Sales
40. Transportation Services
41. Vehicle Sales, Vehicle Parts Sales, Vehicle Repair Service, Tire Sales
42. Wholesale Sales or Service
43. Wrecking/Salvage Yard

The Planning Commission reserves the right to deny any Conditional Use permit, not listed herein, which is deemed detrimental to the safety and health of the citizens of River Heights, Utah. The Planning Commission may impose conditions that may mitigate concerns of adjacent residents.

- I. Classification of New and Unlisted Uses; Procedure (Title 10, Chapter 12, B):
Should the Zoning Administrator and the Building Inspector determine that a type or form of land use which an applicant is seeking to locate in the city does not appear as a permitted or conditional use, he or she shall refer the request to the Planning Commission which shall determine the appropriate classification as follows:
 1. Should the Planning Commission determine that the new or unlisted use for all intents and purposes, is listed under another name or category, they shall so inform the Zoning Administrator and/or Building Inspector to proceed accordingly; or
 2. The Planning Commission shall gather facts concerning the nature of the use, types of activities, impacts, etc., and shall transmit its findings and recommendations to the Mayor and City Council, who shall amend the land use chart. (Ord., 1-22-2002)
- J. Hours of Operation: Use of the building *open to the public* shall be limited to: Seven (7) o'clock a.m. until ten (10) o'clock p.m., Monday through Sunday.
- K. Additions and Site Development Requirements: Any site development, including proposed additions to the existing historic site, building or structure shall be reviewed by the City Council as part of their design review process and shall comply with the following requirements:
 1. Any addition shall not exceed 25% of the existing structure's building footprint.

2. Owner/Applicant to follow Site Plan Review procedures as outlined in City Code 10-8-2, (Ord., 1-22-2002)

3. Structures in the HL Zone must adhere to:

- a. Existing Residential Setback, Height, and Fencing regulations (City Code 10-12-2, A, Table 2)
- b. Existing Outdoor Lighting regulations, (City Code 9-3)
- c. Existing Signs ordinances, (City Code 10-16)

L. Design Review and Approval: Proposals for this overlay zone shall be submitted as both a zone change and design review to be heard by the Planning Commission and City Council. It is the responsibility of the City Council to approve or disapprove such zone change and design review.

M. Residential Uses: The business owner/tenant/manager is allowed to reside in the structure if the structure meets the definition of a single-family residential dwelling unit and is located on a lot at least 8,000 square feet in size. (3-2021, 6-15-21)

N. Other Requirements

1. Uses Within Building: All uses established in the HL Zone, including storage, shall be conducted entirely within a fully enclosed building

2. Landscaping: The following landscaping provisions shall apply in the HL Zone

- a. Yards: The front and side yard areas adjacent to a public street shall be maintained with suitable landscaping of plants, shrubs, trees, grass, and similar landscaping materials. The landscaping plan shall be approved by the City Council as to type, size and amount of landscaping.
- b. Plantings: Plantings in front setbacks may not impede the vision of Traffic
- c. Parking Areas: Parking areas shall be landscaped around the periphery and at the end of parking rows in accordance with the landscaping plan approved as part of the project plan approval procedure.

3. The yards around the building shall be kept free of junk, debris, refuse, weeds, and other flammable material.

O. Trash and Storage

1. No trash, used materials, or wrecked or abandoned vehicles or

equipment shall be stored upon the property. Outside storage of commercial goods or materials **are** expressly prohibited.

2. Daily trash materials must be stored within an enclosed building or within an enclosure surrounded by a fence not less than four feet (4') in height within the required setbacks and not visible from any public right of way.

P. Walls, Fences and Screening

1. All mechanical equipment (i.e. air conditioners, fans, pumps, etc.) shall be located within, or on the side of the building, or on the roof with parapet walls. Any mechanical equipment located on the outside of the building must have a visual/noise barrier (masonry wall or landscaping) that completely surrounds the equipment and extends at least one foot (1' foot) above the equipment.
2. All merchandise, equipment and other materials (except for seasonal items sold on a temporary basis such as nursery stock, Christmas trees) shall be stored within an enclosed building or shall be stored within an opaque or sight obscuring fence.

Q. Parking

1. **Specific to: 594 South 400 East, River Heights, Utah and 660 East 400 South, River Heights, Utah**

No more than six (6) vehicles may be on the premises at one time.

Specific to: 420 South 500 East, River Heights, Utah

Restricted to city owned parking areas
and streets adjacent to city park.

2. All parking spaces shall be paved with asphaltic cement or concrete and shall have paved access from a public street.

R. Site Plan Review Required

1. Concurrent with any request to rezone property to the HL Zone, a preliminary project plan shall be submitted to the Planning Commission for review and recommendation to the City Council. Said preliminary project plan shall be drawn to scale and shall contain the following Information:

- a. Location of all existing and proposed buildings and structures on the site, including an indication of the proposed uses;
 - b. The location of all parking spaces, driveways, and points of vehicular ingress and egress;
 - c. A conceptual signing plan showing the location and size of typical Signs;
 - d. A conceptual landscaping plan showing planting materials to be used together with the location of fences, walls, hedges, and decorative Materials;
 - e. Preliminary elevations of the building showing the general appearance and types of exterior materials to be used.
2. All final plans must be approved by the City Council after a formal recommendation from the Planning Commission ("Commission"). It is the intent that the structure in the HL Zone have a historical or residential appearance.
 3. Upon approval of a final site plan by the City Council, no building or uses of land other than those depicted on such plan shall be permitted.
 4. Any failure to submit a final project plan within one (1) year from date of submission of the preliminary project plan shall terminate all proceedings and render the preliminary plan null and void.
 5. All remodeling of the historical building must be completed within one (1) year from the date the final approval plan is signed by the City Council.

S. Building and Architectural Standards:

1. For property located at 594 South 400 East, River Heights, Utah: The building shall have an architectural style and exterior finish similar to that of the original Sinclair Gas Station built in the 1950's. (3-2021, 6-15-21)

In keeping with the "Sinclair Gas Station" theme, exterior finishes shall be stucco, masonry, stone, or architectural grade metal siding. No building shall be finished with vinyl or metal siding only. Vinyl or metal siding may be used as an appropriate supplementary finish material in combination with masonry or stone. The base color shall be light/white tones. Accent colors shall be green and red. Murals or super graphics shall be specifically approved. The City Council shall be the approval agency in determining architectural style.
2. For property located at 660 East 400 South, River Heights, Utah: The building shall have an architectural style and exterior finish like that of the original Olson and Davis Construction Company building built in the

1950's. In keeping with the existing "Olson and Davis Construction Company" theme, exterior finishes are to be masonry. No vinyl siding material is to be used on any portion of the building. Metal siding is allowed for repair or replacement of metal siding existing as of date of this Ordinance. The existing original red brick front façade is to remain intact along with the tile caps on the roof line. The red brick front façade on the north side of the building shall be restored to match the backside of the bricks of the same area. Exterior doors, windows and light fixtures are to match the 1950's historical time period. Vinyl exterior doors and windows are not allowed. Murals, super graphics, and signage shall be specifically approved by the City Council.

Roofing material shall be corrugated or standing seam metal.

Signage placed on the face of the building shall match the "Olson and Davis Construction Company" period signage of the 1950's. Additional signage for the business occupying the building may be on a blade sign that compliments the period architecture and complies with the city sign Ordinance.

3. For property located at 420 South 500 East, River Heights, Utah:

- A. Maintain red brick historical appearance.
- B. _____
- _____
- _____
- _____
- _____
- _____

The City Council shall be the approval agency in determining any additional architectural style modifications.
(3-2021, 6-15-21)

- T. Restrictions of Zoning: Because of the retention and integrity of this building and being a substantial benefit to the community, the approval of this zone shall be bound to the existing site or structure being adaptively reused. If the site or structures are removed or totally destroyed by fire, flood, winds, or an act of God, the zoning of the property shall immediately revert to the surrounding zoning district.
- U. Reversionary Clause: Should the property become vacant **and** its use does not comply with the HL Zone for a period of two (2) years or more, then the property shall automatically revert to the existing surrounding zoning without further notice. (3-2021, 6-15-21)
- V. Supplementary Regulations: Uses within this zone shall also comply with the

applicable requirements set forth in the provisions of the land use ordinance.
(5-2016, 9-27-16)