

River Heights City

River Heights City PLANNING COMMISSION AGENDA

Tuesday, October 8, 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.

Pledge of Allegiance

Adoption of Previous Minutes and Agenda

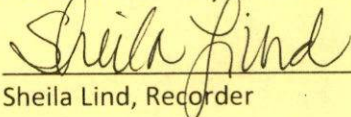
Public Comment on Land Use

Review of the Subdivision Ordinance Amendments

Review Code Change Regarding Landscaping Around Hydrants and Water Meters

Adjourn

Posted this 3rd day of October 2024



Sheila Lind, Recorder

To join by Zoom: <https://us02web.zoom.us/j/85851022907>

Attachments for this meeting and previous meeting minutes can be found on the State's Public Notice Website (pmn.utah.gov) and at riverheights.org.

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 8, 2024

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

Councilmember Blake Wright
Recorder Sheila Lind
Tech Staff Councilmember Chris Milbank

Others Present: Karl Shupe, Brittany Cascio
Electronically Present: Sam Taylor, Bryan Cascio

Motions Made During the Meeting

Motion #1

Commissioner Lehnig moved to “approve the minutes of the September 24, 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.

Proceedings of the Meeting

The River Heights City Planning Commission met at 6:30 p.m. in the Ervin R. Crosbie Council Chambers on October 8, 2024.

Pledge of Allegiance

Adoption of Prior Minutes and Agenda: Minutes for the September 24, 2024, Planning Commission Meeting were reviewed.

Commissioner Lehnig moved to “approve the minutes of the September 24, 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: Karl Shupe addressed the Commission. He informed them that he lives on 700 South and his property extends to 800 South. He received a letter from the city asking him to trim the trees and weeds which were hanging over the 800 South Road. After discussing the matter with Recorder Lind, he wanted more clarification on who was responsible for the right of way outside of his property (between his property and the road). He trimmed all that was hanging into the road. However, there was still Russian Olives and other trees that should be trimmed in the right of way area. He didn’t think it would be fair for the burden of this area to be put on the property owners. He felt the road should have been fully developed with sidewalk, curb and gutter by the

46 developer of Stone Creek Subdivision years ago. Councilmember Cooley replied that he wasn't sure
47 the code addressed his question in an agricultural zone.

48 Councilmember Wright said he had driven the road and noticed the trees had been trimmed.
49 He suggested Mr. Shupe look at 10-15-6 of the City Code and the two of them could discuss it later.
50 Mr. Shupe reiterated that the burden on the property owners was too much to ask. He could
51 understand the rule on a developed area, which this area wasn't.

52 Review Code Change Regarding Landscaping Around Hydrants and Water Meters:
53 Commissioner Schaub had made some minor adjustments to 10-12-3 and 10-15-6, as requested at
54 the last meeting. Commissioner Cooley suggested placing the new verbiage as its own paragraph,
55 rather than burying it in the Landscaping Rights of Way section. They determined it would become
56 10-15-12: Landscaping Around Fire Hydrants and Water Meters. The current sections 12 and 13
57 would be bumped to 13 and 14.

58 Review of the Subdivision Ordinance Amendments: Commissioner Cooley began a review of
59 the changes made to the code since their last discussion. Commissioner Schaub thought there were
60 going to be five people on the Administrative Land Use Authority (ALUA). She was reminded that a
61 planning commissioner could not be on the committee per state code. Sam Taylor, of Landmark
62 Design, had looked at what other smaller cities were doing and found several of them were opting to
63 involve their planning commission as the first step in the process

64 Mr. Taylor went through a power point presentation describing the changes that had been
65 made since the last draft. The biggest change was having the Planning Commission review and
66 approve the preliminary plan. After which they would send it to the Development Review Committee
67 (DRC) to work with the developers on their final plat. After their approval, the city engineer would
68 sign off on it.

69 They discussed that the only legislative decision would be made at the rezoning stage.
70 Development decisions were to become administrative. Public comment could come at the end of
71 the preliminary draft discussion, to not convolute the two.

72 Minor subdivision applications would only be considered by the DRC.

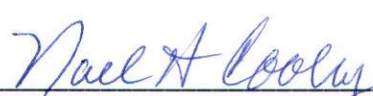
73 Commissioner Schaub had some clarifications to include, which were discussed by the
74 commission and noted by Mr. Taylor.

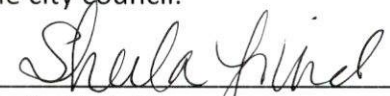
75 Clarification was given on the ALUA being more of a role than a body. Commissioner Cooley
76 stated that when the commissioners met as the ALUA they wouldn't be called the planning
77 commission. Mr. Cooley pointed out that the term aligned with state code. Mr. Taylor would modify
78 the ALUA definition to include the word 'role,' to be clearer.

79 Mr. Taylor would make sure the changes discussed were made and get a draft to Recorder
80 Lind by the next day so she could advertise a public hearing in two weeks, along with the other code
81 changes they had discussed. Brittany Cascio mentioned she would be turning in a Conditional Use
82 Permit to be discussed at the next meeting, as well.

83 Commissioner Cooley asked if Heritage needed to reapply for a rezone on the property east of
84 the church. It was determined that they had already been through a public hearing with the planning
85 commission, who had recommended the rezone to the city council.

86 The meeting adjourned at 7:35 p.m.

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89 _____
90 Noel Cooley, Commission Chair

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90 Sheila Lind, Recorder

Modifying Subdivision Ordinance to Meet Requirements of SB 174
October 8, 2024

CHANGES SINCE 9-24-24 DRAFT

- Provides strong role for Planning Commission during Preliminary Plan review:
 - Planning Commission now reviews and approves the Preliminary Plan, and the Development Review Committee (DRC) reviews and approves the Final Plan
 - Revised definition of ALUA to address this change
 - Clarifies that Preliminary Plans will be discussed during Planning Commission meeting. A public hearing may be held, but is not required and not recommended.
- Adds definition of Development Review Committee
 - Removes Planning Commission representative
 - Replaces City Administrator with City Attorney
 - Clarifies role and qualifications required for Citizen Planner
- Clarifies process and role of Planning Commission and DRC
 - Planning Commission reviews and either approves, approves with conditions or denies preliminary applications.
 - DRC reviews and approves or denies final applications.
 - City Engineer signs for DRC once Final Plat is approved.
 - Clarifies other required signatures on Final Plat
- Optional Pre-application Meeting – strengthens language that encourages applicants to request this meeting, but does not require one
- Minor Subdivision Applications process clarified
 - Applications made to DRC, which reviews and approves
- Residential Planned Unit Development Zone process clarified
 - Zone change shall be made prior to submitting subdivision application
- Lot Line Adjustments
 - Clarifies that such changes do not need to be recorded.

Upcoming Code Changes
October 8, 2024

10-12-3: FENCE AND WALL REGULATIONS WITHIN SETBACKS

- D. Fire hydrants and water meters shall not have access blocked by fences or walls for a ~~radius~~ radius of four (4) feet. ~~Front~~ Access shall be totally open and unrestricted.

~~10-15-6: LANDSCAPING RIGHTS-OF-WAY~~ 12 LANDSCAPING AROUND FIRE HYDRANTS AND WATER METERS

Add

- ~~G.~~ Fire hydrants and water meters, whether in a public right-of-way or on private property, shall not have access blocked by landscaping for a radius of four (4) feet. Access shall be totally open and unrestricted.

current
MOVE ~~10-15-12~~, 10-15-13 & 10-15-14 DOWN.
to 10-15-13, 10-15-14 & 10-15-15.