

River Heights City

River Heights City PLANNING COMMISSION AGENDA

Tuesday, November 12, 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

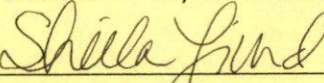
Adoption of Previous Minutes and Agenda

Public Comment on Land Use

Public Hearing to Discuss a Kennel Conditional Use Permit Request from Jackson Cheal, of 625 E 400 S, to have Three Dogs

Adjourn

Posted this 7th day of November 2024



Sheila Lind, Recorder

To join by Zoom: <https://us02web.zoom.us/j/85203820715>

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
November 12, 2024

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6 Present: Commission members: Noel Cooley, Chairman
7 Heather Lehnig
8 Keenan Ryan
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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17 Others Present: Jackson Cheal, Brittany Cascio, Cheryl Alder
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20 Motions Made During the Meeting
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22 Motion #1

23 Commissioner Lehnig moved to “approve the minutes of the October 22, 2024 Commission
24 Meeting, as well as the evening’s agenda.” Commissioner Wakefield seconded the motion, which
25 carried with Cooley, Lehnig, Ryan, Schaub, and Wakefield in favor. No one opposed.
26

27 Motion #2

28 Commissioner Wakefield moved to “approve the Kennel Conditional Use Permit request of
29 Jackson Cheal, residing at 625 E 400 S, with the following conditions: 1) Clean up after the dogs, 2)
30 Minimal barking, 3) Sufficient space for the dogs to run around, and 4) The permit expires after the
31 Cheal’s move from the home.” Commissioner Ryan seconded the motion which carried with Cooley,
32 Lehnig, Ryan, Schaub, and Wakefield in favor. No one opposed.
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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 November 12, 2024.

39 Pledge of Allegiance

40 Adoption of Prior Minutes and Agenda: Minutes for the October 22, 2024 Planning
41 Commission Meeting were reviewed.

42 Commissioner Lehnig moved to “approve the minutes of the October 22, 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.

45 Public Comment on Land Use: There was none.

46 Public Hearing to Discuss a Kennel Conditional Use Permit Request from Jackson Cheal, of 625
47 E 400 S, to have Three Dogs: Jackson Cheal explained that their third dog is elderly and likes to stay in
48 the house. They have a kennel for all three dogs and plenty of space for them. They are well-trained
49 and stay pretty quiet.

50 There were no comments from the public.

51 Commissioner Cooley clarified that Mr. Cheal's yard was fully enclosed with a six-foot fence.
52 Mr. Cheal affirmed this was the case. When his family isn't home the dogs are kept in their
53 basement.

54 Commissioner Ryan said he is a neighbor to the Cheal family and never knew they had any
55 dogs. He felt they must be good dog owners and was supportive of the request.

56 Commissioner Cooley asked Mr. Cheal if he was familiar with the dog ordinance. He affirmed
57 that he was and that he agreed to it.

58 Recorder Lind verified she hadn't received any comments from neighbors.

59 Commissioner Lehnig reviewed the commission's usual concerns for kennel permits as being:
60 fences, clean up, barking, and space, which they felt were all covered.

61 **Commissioner Wakefield moved to "approve the Kennel Conditional Use Permit request of**
62 **Jackson Cheal, residing at 625 E 400 S, with the following conditions: 1) Clean up after the dogs, 2)**
63 **Minimal barking, 3) Sufficient space for the dogs to run around, and 4) The permit expires after the**
64 **Cheal's move from the home." Commissioner Ryan seconded the motion which carried with**
65 **Cooley, Lehnig, Ryan, Schaub, and Wakefield in favor. No one opposed.**

66 Commissioner Cooley pointed out that the commission might not hold a meeting in two
67 weeks. Recorder Lind planned to email the minutes to the commissioners for their approval if that
68 was the case. This would allow the Kennel Permit to move forward in a timely manner.

69 Commissioner Cooley reminded the commissioners that the City Council planned to review
70 the subdivision ordinance changes on November 19th, in case they were interested.

71 The meeting adjourned at 6:45 p.m.

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Noel Cooley, Commission Chair



Sheila Lind, Recorder

Public hearing date: 11/12/24

River Heights City Kennel Conditional Use Permit Application

The Keeping of Three or More Dogs

Name of Dog Owner: jackson cheal Date: 10/3/24

Phone #: _____ Email: _____

Address: 625 E 400 S River Heights tax ID: 02-024-0025

Number of dogs requested: 3 Property for animal support (sq ft): 2000+

Description of shelter provided, care of animals, etc: the dogs are all inside dogs. they go out 2-3 times a day. we never leave them outside and leave the house. we do not like barking dogs and don't want our dogs to do this. the third dog is a 9 year old maltese dog who is neutered and 8 lbs.

Application fee is \$100 and is nonrefundable.

Date paid 10/3/24 Check number VISA By Sf

After receipt of the application and fee, the city will schedule a public hearing with the Planning Commission, within one month. Neighbors within 300 feet of your property will be notified of your request, intent and of the hearing.

If granted, the conditional use permit shall be on indefinite duration, non-transferrable but subject to revocation for violation of City Code or regulation, or failure to meet imposed conditions. Revocation will be only by majority vote of the River Heights City Council after written notice to the permit holder has been served and a hearing has been held.