

# River Heights City

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## River Heights City PLANNING COMMISSION AGENDA

**Tuesday, June 24, 2025**

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

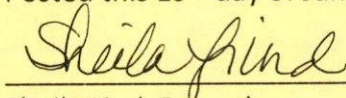
Public Comment on Land Use

Public Hearing to Discuss a Kennel Conditional Use Permit Application from Shane Rowley to have Three Dogs

Public Hearing on Modifications to the General Plan

Adjourn

Posted this 19<sup>th</sup> day of June 2025



Sheila Lind, Recorder

To join by Zoom: <https://us06web.zoom.us/j/87583025705>

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

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River Heights City Planning Commission  
Minutes of the Meeting  
June 24, 2025

Present: Commission members: Noel Cooley, Chairman  
Heather Lehnig  
Susan Rasmussen  
Troy Wakefield

Councilmember Mark Malmstrom  
Recorder Sheila Lind  
Tech Staff Councilmember Chris Milbank

Excused Commissioner Keenan Ryan

Others Present: Shane Rowley, Mike Jablonski, Tom and Shelli Allen

## Motions Made During the Meeting

### Motion #1

Commissioner Lehnig moved to "approve the minutes of the June 10, 2025 Commissioner Meeting with the change discussed, as well as the evening's agenda." Commissioner Wakefield seconded the motion, which carried with Cooley, Lehnig, Rasmussen, and Wakefield in favor. Ryan was absent. No one opposed.

### Motion #2

Commissioner Wakefield moved to "accept Shane Rowley's request for a Kennel Conditional Use Permit, at 831 S 525 E, with the following conditions: 1) The noise ordinance must be observed (RHC Code 5-4-5), 2) Dog waste be cleaned up on a regular basis, 3) The Rowley's should read section 5-2 of the city code to understand their responsibilities, and 4) When they move from their home, the Kennel Conditional Use Permit would go away." Commissioner Rasmussen seconded the motion, which passed with Cooley, Lehnig, Rasmussen, and Wakefield in favor. Ryan was absent. No one opposed.

### Motion #3

Commissioner Wakefield moved to "pass the General Plan draft to the City Council, with the correction of the median gross rent (Moderate Income Housing section) as \$2,000." Commissioner Rasmussen seconded the motion, which passed with Cooley, Lehnig, Rasmussen, and Wakefield in favor. Ryan was absent. 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 June 24, 2025.

Pledge of Allegiance

Adoption of Prior Minutes and Agenda: Minutes for the June 10, 2025, Planning Commission Meeting were reviewed. Commissioner Cooley asked that "greenbelt" be changed to "conservation easement" on line 59.

**Commissioner Lehnig moved to "approve the minutes of the June 10, 2025 Commissioner Meeting with the change discussed, as well as the evening's agenda." Commissioner Wakefield seconded the motion, which carried with Cooley, Lehnig, Rasmussen, and Wakefield in favor. Ryan was absent. No one opposed.**

Public Comment on Land Use: There was none.

Public Hearing to Discuss a Kennel Conditional Use Permit Application from Shane Rowley to have Three Dogs: Shane Rowley explained that they have three dogs, one for each of their children. They don't plan to breed them or to get any others. He noted that they have about 2600 square feet of outside area for their dogs, rather than 2000, as was stated on his application.

Commissioner Cooley opened the public hearing.

Mike Jablonski stated he was in support of Mr. Rowley's request. He felt Mr. Rowley would be a good neighbor because he was doing things right by getting a kennel license and wanting to follow the rules.

Tom Allen lived next door to Mr. Rowley. He and his wife supported the request, but noted there had been barking problems in the past. However, it had seemed better lately.

Commissioner Lehnig asked if the dogs had ever escaped the back yard. Mr. Rowley said they had escaped when the kids had left the gate open a few times, but the dogs had never escaped the yard on their own. Ms. Lehnig asked if they kept up on waste clean-up. Mr. Rowley affirmed that they did. He also explained that they had better bark collars than they'd had before.

Commissioner Cooley asked if he had read the city's code (5-2-4), dealing with kennels. Mr. Rowley said he had not.

Commissioner Wakefield noted that a Kennel Conditional Use Permit could be revoked if issues come up in the future.

**Commissioner Wakefield moved to "accept Shane Rowley's request for a Kennel Conditional Use Permit, at 831 S 525 E, with the following conditions: 1) The noise ordinance must be observed (RHC Code 5-4-5), 2) Dog waste be cleaned up on a regular basis, 3) The Rowley's should read section 5-2 of the city code to understand their responsibilities, and 4) When they move from their home, the Kennel Conditional Use Permit would go away." Commissioner Rasmussen seconded the motion, which passed with Cooley, Lehnig, Rasmussen, and Wakefield in favor. Ryan was absent. No one opposed.**

Public Hearing on Modifications to the General Plan (including maps): Commissioner Cooley noted the city had had some recent changes in zoning, addressed future transportation needs, and desired to update the data in the General Plan.

Mr. Cooley discussed the proposed changes to the Plan which included:

- Population updates
- Reduction of the amount of property that can be built on in the city

- Removal of the planned unit development references
  - Addition of a senior citizen PUD
  - Removal of a potential park space that had already been developed
  - Inclusion of the historic overlay zone
  - Removal of support for 200 East
  - Clarification that all streets should have sidewalks, curb and gutter
  - Clarification that roads that don't meet the standards of a collector road could function as collector roads. The designation could help in the future when applying for grants.
  - Designation of long-term rights of way
  - Updated water figures
  - Updated figures in the Moderate-Income Housing Section
    - Commissioner Wakefield suggested a change to the current average rents from \$2,980 to \$2,000.
- Commissioner Cooley then discussed changes to the maps:
- Official Zoning Map
    - The property at 660 E 400 S needed to be shown as a historical overlay zone
  - GP Transportation Map
    - 200 East was removed
    - Showed proposed road from 700 S to 800 S on 400 E.
  - GP Annexation Map – no changes
  - GP Land Use
    - A designated sensitive area along the Logan River in Riverdale was too narrow to show on the map
    - Riverdale zone was changed to R-1-12
    - Property east of the LDS Church was changed to R-1-8
    - Properties along 800 South were changed to R-1-8

Commissioner Cooley opened the public hearing.

Mike Jablonski complimented the Planning Commission on the fine job they had done with their updates and said he liked the Plan. He was pleased and surprised with the Council's non-support of 200 East. He wasn't sure if the 400 East extension (between 700 and 800 South) was a good idea. He would never support the destruction of homes. He noted that the designated trail in the Riverdale area ran through his backyard. He stated again that he was very glad to see 200 East off the Plan.

Councilmember Mathews said a citizen had asked her if the idea of a 500 East extension between 700 and 800 South had been removed. She was told that it had been.

Councilmember Mathews asked how many homes would need to be removed for the 400 East extension. Commissioner Cooley pointed out that it may not be addressed until 30 years down the road. If/when it happened there could possibly be three homes that needed to be removed.

**Commissioner Wakefield moved to "pass the General Plan draft to the City Council, with the correction of the median gross rent (Moderate Income Housing section) as \$2,000." Commissioner Rasmussen seconded the motion, which passed with Cooley, Lehnig, Rasmussen, and Wakefield in favor. Ryan was absent. No one opposed.**

The meeting adjourned at 7:30 p.m.

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Noel Cooley, Commission Chair

  
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Sheila Lind, Recorder

Public hearing date: June 24, 2025

River Heights City  
Kennel Conditional Use Permit Application  
The Keeping of Three or More Dogs

Name of Dog Owner: Shane Rowley Date: 5/29/25

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Address: 831 S. 525 E, River Heights UT, 84321

02-284-0012

Number of dogs requested: 3 Property for animal support (sq ft): 2,000 square feet

Description of shelter provided, care of animals, etc: We are responsible

pet owners living on a quarter-acre lot with a fully  
fenced in yard. Our dogs are indoor dogs who have regular  
access to our backyard. When walking our dogs outside our  
property, we are committed to being courteous neighbors & will  
always clean up after them. To address any concerns  
related to barking, we have recently purchased barking collars.  
which will help minimize noise disturbances. We respectfully ask  
for your approval for a third dog (micro mini bernedoodle).

Application fee is \$100 and is nonrefundable.

Date paid 100 Check number card 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.



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**Marc Blauer's comment to put on records**

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From Janet Mathews <janetmathews@riverheights.gov>

Date Wed 7/2/2025 4:26 PM

To Sheila Lind <office@riverheights.gov>

Sheila,

I keep forgetting to send this to you. The night P & Z had the public hearing for the General Plan update, Marc Blauer sent me this message and wanted me to pass it on.

"Hi Janet, this is Marc Blauer.

I understand the city will be discussing the proposed road through my property at tonight's River Heights City meeting.

I want it clearly stated for the record that I am opposed to any road being put through my property, and I am not willing to sell my home.

If appropriate, I'd appreciate it if you could share this on my behalf during the meeting. Thank you for understanding and for being willing to relay my position.

Thanks Janet,  
Marc"