

# River Heights City

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## River Heights City PLANNING COMMISSION AGENDA

**Tuesday, February 10, 2026**

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.

Pledge of Allegiance

Adoption of Previous Minutes and Agenda

Public Comment on Land Use

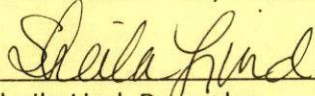
Discuss Possible Changes to the General Plan

Further Review Sign Ordinance Changes

Review Possible Inclusions for an Auxiliary Dwelling Unit (ADU) Ordinance

Adjourn

Posted this 5<sup>th</sup> day of February 2026



Sheila Lind, Recorder

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.gov](http://riverheights.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

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River Heights City Planning Commission  
Minutes of the Meeting  
February 10, 2026

Present: Commission members: Keenan Ryan, Chairman  
Noel Cooley  
Anna Lisa Davidson  
Susan Rasmussen  
Troy Wakefield

Councilmember Mark Malmstrom  
Recorder Sheila Lind

Others Present: Randall and Cathie Thunell, Jeanelle Royal, Bryan and  
Brittany Casio, Councilmember Janet Mathews

## Motions Made During the Meeting

### Motion #1

Commissioner Wakefield moved to “approve the minutes of the January 27, 2026, Commission Meeting, as well as the evening’s agenda.” Commissioner Rasmussen seconded the motion, which carried with Cooley, Davidson, Rasmussen, Ryan, and Wakefield in favor. No one opposed.

### Motion #2

Commissioner Wakefield moved to “send Title 10-16, with their discussed changes, to the City Council for their approval.” Commissioner Davidson seconded the motion, which carried with Cooley, Davidson, Rasmussen, Ryan, 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 February 10, 2026.

### Pledge of Allegiance

Adoption of Prior Minutes and Agenda: Minutes for the January 27, 2026, Planning Commission Meeting were reviewed.

Commissioner Wakefield moved to “approve the minutes of the January 27, 2026, Commission Meeting, as well as the evening’s agenda.” Commissioner Rasmussen seconded the motion, which carried with Cooley, Davidson, Rasmussen, Ryan, and Wakefield in favor. No one opposed.

44 Public Comment on Land Use: Randy Thunell said he had been in discussion with Mayor  
45 Wright about the possibility of pickleball courts in the city. They had discussed location, possible  
46 funding options, and design. He discussed different layouts and dimensions. The location possibilities  
47 he and Mayor Wright had discussed were: The new Stewart Hill Park, the property next to the current  
48 tennis courts, or across the street. He also suggested the Lundahl pasture or behind the properties on  
49 700 South. He liked the idea of north of the tennis courts. He had investigated cost and discovered  
50 that the installation of three courts would cost about \$90,000, and \$120,000 for four courts. He was  
51 only interested in having the Planning Commission think about a good location, at this point. He knew  
52 it would take some time to get it all figured out. He was planning on the process taking 1-3 years.  
53 Councilmember Cooley informed him, the only authority the Planning Commission would have is if  
54 the chosen property needed to be rezoned. He suggested working with Councilmember Milbank, who  
55 oversaw city parks. Mr. Thunell said he would address the Council at their next meeting in one week.  
56 He liked the idea of locating four pickleball courts north of the tennis courts and suggested they plan  
57 on the installation of sound guards.

58 Brittany Cascio voiced her support for external accessory dwelling units (ADUs) in the city. She  
59 had talked to neighbors who had larger lots who had considered an ADU on their property. She felt  
60 there was community interest.

61 Discuss Possible Changes to the General Plan: Commissioner Ryan had heard the process for  
62 general plan changes was lengthy and he wanted to process them all together.

63 Commissioner Cooley reminded that the General Plan had not addressed senior PUDs or  
64 ADUs. Commissioner Ryan suggested that in the future they each take a section to review to see if  
65 they found any other things that needed to be changed or updated.

66 Commissioner Cooley informed that the legislature was naming roads as Tier 1, 2, 3 . . . rather  
67 than collector, neighborhood, etc.

68 Further Review Sign Ordinance Changes: Commissioner Rasmussen had made the revisions  
69 they had discussed at the last meeting.

70 As they reviewed the document, they came up with a few clarifications: On 10-16-2:B:5  
71 "sundown" was replaced with "within 24 hours of the event's end."

72 Commissioner Wakefield said some real estate agents post in the city's park strip for higher  
73 visibility. He asked if they wanted to make a clarification on the sign location in the yard.

74 Commissioner Davidson reminded that they couldn't be specific on content of the sign, but  
75 they could address time limits and locations.

76 Councilmember Mathews asked if they were addressing personal signs or business signs.  
77 Commissioner Ryan said they were discussing all types of signs. Ms. Mathews asked why it was being  
78 addressed. Commissioner Cooley answered that the city had had a sign ordinance on the books for  
79 many years. Their goal was to make clarifications so it would be more understandable.

80 Councilmember Malmstrom brought up high school sports signs that usually stay up for the  
81 sports season, which would not follow code. It was discussed that it wasn't their intent to regulate  
82 every single possible sign. They were hoping to address general ideas and then if complaints came up  
83 in the future, they could be taken to the Council.

84 Commissioner Davidson asked if they wanted to clarify signs hanging from a house, versus  
85 ground mounted. They added "ground or structure mounted" to 10-16-2:B.2.a.

86 Commissioner Wakefield moved to “send Title 10-16, with their discussed changes, to the  
City Council for their approval.” Commissioner Davidson seconded the motion, which carried with  
Cooley, Davidson, Rasmussen, Ryan, and Wakefield in favor. No one opposed.

89 Review Possible Inclusions for an External Auxiliary Dwelling Unit (ADU) Ordinance:

90 Commissioner Ryan discussed a spreadsheet that had been sent out to the Planning Commissioners  
91 to get their feedback on what requirements they wanted to see the ADU ordinance address. He read  
92 through the requirements as they had discussion on some of them.

93 There was discussion on whether they wanted to require the ADU owner to have a license  
94 with the city, aside from a Conditional Use Permit. Councilmember Malmstrom suggested it could be  
95 a good way for the city to be informed on who had ADUs.

96 Commissioner Wakefield asked why the city wanted so much regulation on ADUs if there was  
97 no cost benefit or deficit to the city by allowing them. Commissioner Cooley said that state code  
98 allowed cities to set the conditions on ADUs, just as they could regulate other things in the city.  
99 Commissioner Ryan said he had heard citizens say they wanted to limit the number of multi dwellings  
100 allowed in the city.

101 Commissioner Ryan suggested adding to the regulation list the question of whether they  
102 would require the ADU structure on a permanent foundation, (disallowing something on wheels).

103 Commissioner Cooley reminded that they talked about the property owner needing to live on  
104 the property with the ADU, however he felt they should address if the owner needed to be away for  
105 an extended time.

106 Commissioner Malmstrom asked, and it was affirmed, that the answers they were coming up  
107 with were based on other cities’ regulations for ADUs. He was impressed with the spreadsheet idea  
108 to gather input from the Commission. Commissioner Cooley said after they came to an agreement on  
109 the regulations they would decide on the format in the city code.

110 Commissioner Cooley suggested they spend time researching and thinking about the amount  
111 of space an ADU could take up. He also suggested defining the minimum required amenities, and  
112 structural appearance. The Commissioners also wanted to limit one ADU per parcel.

113 Councilmember Malmstrom said minimum lot sizes ranged between 6,000-10,000 square  
114 feet.

115 Commissioner Ryan suggested they take their time to come up with a code that favored  
116 neighbors and property owners. He asked those who hadn’t to fill out their sections of the  
117 spreadsheet.

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

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Sheila Lind, Recorder

Keenan Ryan, Commission Chair

TITLE 10  
CHAPTER 16  
**SIGNS**

SECTION:

- 10-16-1: Signs Regulated
- 10-16-2: Temporary Signage
- 10-16-3: Home Occupation Signage
- 10-16-4: Commercial Signage
- 10-16-5: Political Signage
- 10-16-6: Compliance in Question

**10-16-1: SIGNS REGULATED**

Signs are regulated as stated in this chapter. In each instance the following restrictions apply:

- A. Location: All signs shall maintain a clear view of intersecting streets as provided in 10-13-15.
- B. Height: In every case, signs located in the front or side yards on a corner lot shall not be higher than two feet (3').
- C. Animation and intermittent signs are not allowed.

**10-16-2: TEMPORARY SIGNAGE**

- A. Policy: It is the policy of the city to restrict the use of temporary ~~and portable~~ signage. Temporary signage has a place in the community for specialized purposes, such as announcing properties for sale or lease, upcoming events, yard sales, construction activities, or making political or ideological statements.
- B. Regulations for Temporary Yard Signs
  - 1. Size

Temporary yard signs shall not exceed three (3) square feet on any exposed sign face. Temporary yard signs may be double-sided, awning type, or A frame construction, for a total maximum sign area of six (6) square feet.
  - 2. Location
    - a. Temporary signs may be placed in any zone when located on private property, *ground or structure mounted.*
    - b. On vacant lots with no structure, signs must remain entirely within the property boundary.
    - c. Temporary yard signs may be placed on the property to which the sign pertains, consistent with Section 10-16-1.
    - d. Offsite temporary yard signs may be located within the public right-of-way, but not in the paved portion of any street and not on any sidewalk.
  - 3. Height

No temporary yard sign may extend more than six feet (6') above existing ground level. Mounting devices may extend above the sign by no more than six inches (6").
  - 4. Number

Only one (1) temporary yard sign is allowed per parcel, except during election periods as regulated in Section 10-16-5.

5. Time Limit

Temporary yard signs may be displayed only immediately prior to and during the event, yard sale, or open house they advertise and must be removed ~~at sundown~~ <sup>at within 24 hours of the events end.</sup> No temporary yard sign may remain in place for more than seventy-two (72) consecutive hours. Signs not removed after this period are considered refuse, and the owner or installer may be subject to a Class B misdemeanor for littering.

6. Real Estate Signage

Real estate signs placed on properties for sale are expected to be removed upon closing of the sale.

**10-16-3: HOME OCCUPATION SIGNAGE**

- A. Current Home Occupation License Required
- B. Limit of One (1) Sign
- C. Sign Must be Attached to the Dwelling (or accessory building where the home occupation is housed).
- D. Size Restricted to Two-by-Two Feet (2'x2')

**10-16-4: COMMERCIAL SIGNAGE**

- A. Permits Required: Regardless of cost, no sign shall be erected or placed within the city without first making application for and obtaining a building permit. Construction or placement of a sign shall not be commenced until all approvals and permits have been obtained.
- B. Size:
  - 1. 30% of one façade for wall signs. Two wall mounted signs maximum.
  - 2. 300 square feet for all freestanding signs. One freestanding sign per parcel.

**10-16-5: POLITICAL SIGNAGE**

- A. Location: May be placed only on private property with permission of the property owner.
- B. Number: For sixty (60) days preceding a primary, general or special election, up to three (3) temporary signs may be placed on any one parcel of property.
- C. Size: There are no size restrictions on political signs if the sign(s) do not obstruct protected sight triangles (10-13-15) or otherwise cause unsafe conditions.

**10-16-7: COMPLIANCE IN QUESTION**

For any sign(s) where compliance is in question or where the requirements as set forth in this chapter do not address specific criteria, the City Council shall have the authority to approve or deny permission of said sign.

River Heights City Detached ADU Proposal Information					
	Noel	Keenan	Troy	Susan	Anna Lisa
Maximum Size of ADU	1200 or 50% of primary dwelling,	1200sqft			50% of primary dwelling but not to exceed 1200 sq ft
Minimum size of Lot	12,000 sqft , but total of primary and ADU not exceed 40% of lot	.30 acre / 12,000 sqft Lot			12,000 sqft, but total of primary and ADU not to exceed 50% of lot
Building Height	15" single story or not to exceed maximum allowed in zone for ADU over garage	20' Max			shorter heights if allowed closer to property lines with other homes, taller allowed if not set as closely to the property lines. I like allowing 2nd stories in some cases, if primary home is single story, ADU should only be 1 story.
Water? Sewer connections	connect through primary lines	Must connect through primary			Water required to connect to primary home lines, but homes in my area of the city are mostly on septic, we can't connect to sewer so I would like to allow ADUs to connect to the same septic tank as the primary home OR have their own septic tank.
Utility Billing	Utilities billed to primary dwelling owner, ADU billed with all city charges also	Billed to Primary but ADU pays city fees			Utilities billed to primary dwelling owner, ADU billed with all city charges also
Parking requirements, # per unit	2 off street primary, 2 ADU and must be behind primary setback req	2 off street spaces in addition to 2 off street spaces for primary residence			1 off street space for 1 bedroom ADU, 2 spaces for 2 bedroom ADU. in addition to 2 off street spaces for primary residence.
Access to ADU	To ADU paved or roadbase	Paved, Roadbase			access to ADU is paved or roadbase
Minimum Rental time	30 Days Minimum	30 day Minimum			30 day Minimum
Owner Requirements	Owner must resided in either primary or ADU	Owner occupied (one or the other)			Owner occupied (one or the other)
Setback between main and ADU	10" minimum	10' minimum			10' minimum
Setback from rear	5'	5'			5'
Setback for side	5' or 20 if on a corner lot				5' or 20 if on a corner lot
Conditional use required?	Yes	Yes			Yes
License Required?	yes				Yes, if this means a building license
Structural appearance	Match asthetic of primary dwelling	Match asthetic of home			Match asthetic of primary dwelling
Occupancy limit?	2 per bedroom	2 per room			2 per bedroom
Number of bedrooms allowed?	2	2			2
What zones are ADU allowed	All zones except SPUD	All zones meeting lot size requirements			All zones except SPUD
Can any portion of ADU be subleased?	No	No			No
Variance to requirements allowed to accommodate ADU?	No				No