

River Heights City

River Heights City PLANNING COMMISSION AGENDA

Tuesday, March 24, 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

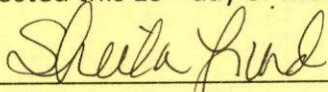
Public Hearing to Discuss a Conditional Use Permit Application from William Jensen to have a Car Detailing Business at 708 E 600 S

Public Hearing to Discuss a Kennel Conditional Use Permit Application from Nikkol Christiansen to have Three Dogs

Review Accessory Dwelling Unit (ADU) Ordinance

Adjourn

Posted this 19th day of March 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) and at 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

River Heights City Planning Commission
Minutes of the Meeting
March 24, 2026

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

Councilmember Mark Malmstrom
Recorder Sheila Lind

Others Present: William Jensen, Nikkol Christiansen, Bob and Marsha Kraus

Motions Made During the Meeting

Motion #1

Commissioner Cooley moved to “approve the minutes of the February 10, 2026, Commission Meeting with corrections, as well as the evening’s agenda.” Commissioner Davidson seconded the motion, which carried with Cooley, Davidson, Ryan, and Wakefield in favor. No one opposed.

Motion #2

Commissioner Davidson moved to “approve William Jensen’s Conditional Use Permit Application for Royal Detailing at 708 E 600 S with the following conditions: 1) Minimal noise, 2) Chemicals need to be contained, and 3) When the businesses closes the CUP would terminate.” Commissioner Wakefield seconded the motion, which carried with Cooley, Davidson, Ryan, and Wakefield in favor. No one opposed.

Motion #3

Commissioner Cooley moved to “approve Nikkol Christiansen’s Kennel Conditional Use Permit request with the following conditions: 1) The dogs need to be on leash when off the property. 2) Maintain bark collars when outside until they become effective. 3) Become familiar with the Kennel Code, 5-2-4, and 4) When she moves, the KCUP would go away.” Commissioner Wakefield seconded the motion, which carried with Cooley, Davidson, 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 March 24, 2026. It was noted that since their last meeting, Susan Rasmussen had resigned her position on the Commission.

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Pledge of Allegiance

Adoption of Prior Minutes and Agenda: Minutes for the February 10, 2026, Planning Commission Meeting were reviewed with some revisions made.

Commissioner Cooley moved to “approve the minutes of the February 10, 2026, Commission Meeting with corrections, as well as the evening’s agenda.” Commissioner Davidson seconded the motion, which carried with Cooley, Davidson, Ryan, and Wakefield in favor. No one opposed.

Public Comment on Land Use: There was none.

Public Hearing to Discuss a Conditional Use Permit Application from William Jensen to have a Car Detailing Business at 708 E 600 S: Commissioner Ryan stated he hadn’t received any comments concerning the request.

Mr. Jensen explained he had set up a car detailing business out of a wash bay on Bill Carson’s property. He offered full interior and exterior vehicle cleaning, using safe chemicals. He typically detailed 1-2 cars a day, Monday-Friday.

Commissioner Davidson asked if any noise would be going on outside of the bay. Mr. Jensen said it was based on the weather.

While he was working on a car inside the bay, there could be another one waiting outside the building next to the shop area (never more than one car outside). He said Bill Carson was okay with this.

Commissioner Cooley asked about chemical storage. Mr. Jensen replied that he had a cage that held a large drum towards the back of the bay where he stored the chemicals. Wastewater ran into a drain pit which flowed into the sewer system. His hours were from 9:00 am – 4:00 pm.

There were no public comments.

Commissioner Davidson suggested he not do anything noisy after 10:00 pm per the city code. Commissioner Cooley said Bill Carson’s Conditional Use Permit for the property stated business hours could be 7:00 am -10:00 pm. They noted there was one other business at Mr. Carson’s shops.

Commissioner Davidson moved to “approve William Jensen’s Conditional Use Permit Application for Royal Detailing at 708 E 600 S with the following conditions: 1) Minimal noise, 2) Chemicals need to be contained, and 3) When the business closes the CUP would terminate.” Commissioner Wakefield seconded the motion, which carried with Cooley, Davidson, Ryan, and Wakefield in favor. No one opposed.

Public Hearing to Discuss a Kennel Conditional Use Permit Application from Nikkol Christiansen to have Three Dogs: Mr. Ryan read from a written comment he received from a neighbor, Kathryn Pannel which said, “I have no objections to this application.”

Ms. Christiansen said her dogs belonged to her children and she would only have three dogs until June, at which time the newfoundland poodle mix would move out with her daughter. She would be left with a blue healer (usually inside) and blue healer mix. She had a fenced back yard.

Commissioner Cooley asked if she planned to get another dog after the one left. Ms. Christiansen said, “No.” Once her son moved out the other two dogs would go with him.

Commissioner Wakefield noted that noise was a big deal in the city. Potential odor was also a concern. Ms. Christiansen said two of the dogs had bark collars. Because she worked from home, she didn’t want to be affected by barking dogs either. She would bring them inside when school kids were walking home from school.

88 Marsha Kraus asked which dog got out today. Ms. Christiansen answered that it was a
89 different dog belonging to her son who stopped by to show them his new dog. Ms. Kraus said it was
90 traumatic for the schoolchildren. Ms. Christiansen said she would check with her kids on what
91 happened.

92 Bob Kraus said when he spends time outside, if the dogs are out, they continuously bark. He
93 called animal control once and since then it had been a bit better. He wondered what could be done.
94 Commissioner Ryan encouraged Mr. Kraus to call animal control again if necessary. Mr. Kraus
95 explained that he had also been woken up by them in the night. Ms. Kraus said she could see them
96 barking from her bedroom window. She recommended Ms. Christiansen use bark collars on them
97 when they were outside.

98 Commissioner Cooley suggested the bark collars be maintained and encouraged her to read
99 the kennel ordinance. He informed that dogs are required to be on a leash if they are off property.
100 Commissioner Wakefield said he was also concerned about barking.

101 Commissioner Davidson asked if all three dogs had bark collars. Ms. Christiansen answered,
102 "Yes." She said she had read the nuisance ordinance and said it was kind of vague, however she
103 wasn't wanting to push the limit.

104 Mr. Kraus said somewhere in the code it stated that after 10 minutes of barking it was
105 considered a nuisance. The commissions were not aware of that being in the code. They looked and
106 couldn't find it. Mr. Kraus said he would find it and send it to them. Ms. Kraus said Kathryn Hadfield
107 had drafted the ordinance which stated how much dogs could bark. There was a particular fee for
108 each time. Commissioner Cooley said it would all be handled by animal control and if it continued the
Kraus' should call them.

111 **Commissioner Cooley moved to "approve Nikkol Christiansen's Kennel Conditional Use**
112 **Permit request with the following conditions: 1) The dogs need to be on leash when off the**
113 **property. 2) Maintain bark collars when outside until they become effective. 3) Become familiar**
114 **with the Kennel Code, 5-2-4, and 4) When she moves, the KCUP would go away." Commissioner**
115 **Wakefield seconded the motion, which carried with Cooley, Davidson, Ryan, and Wakefield in**
favor. No one opposed.

116 Review Accessory Dwelling Unit (ADU) Ordinance: Commissioner Ryan presented the rough
117 draft he came up with by incorporating the commissioner's comments with the AI draft
118 Councilmember Malmstrom came up with.

119 Commissioner Ryan said a gentleman they talked to at the last meeting lived on a flag lot and
120 desired to have an ADU in his front yard, which made sense in his situation. Commissioner Cooley
121 said if they stipulated that the ADU must meet the same setback as the primary, this situation would
122 work because his home had already met the setback and wasn't along the street. He volunteered to
123 add a paragraph to clarify this.

124 The Commission discussed several changes to the draft, which included the following
125 discussions:

- 126 • Address external and internal ADUs in the ordinance.
- 127 • Possibly lower the allowed lot size from 11,000 to 9,000 square feet.
- 128 • Limit the number of ADUs per lot. Commissioner Ryan noted that citizens had responded over
129 the years that they wouldn't want an excessive number of dwellings. Commissioner Cooley
said parking was the biggest reason to only allow one. Mr. Ryan said other cities' codes are
consistent with only allowing one ADU. The state had said cities can choose.

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- Commissioner Cooley noted they would not be able to figure out all the possible scenarios of an ADU. If there was a situation that didn't fit the code, the applicant could address it with the City Council.
- The allowance of up to two bedrooms in an external ADU and three for an internal ADU.
- Setbacks were discussed, along with a 10' maximum between the primary and ADU. Commissioner Cooley said he would rework the setback section.
- 30 days minimal rentals versus 90 days which led to a conversation on whether to allow an ADU to be rented as an Airbnb. The city's current code had limits for locations of Airbnbs throughout the city.
- When addressing connections, include the possibility of a septic system.
- Utility Billing. Recorder Lind informed that the city had a policy on how accessory dwelling utilities were to be billed and suggested incorporating verbiage from it into the ADU code.
- ADU locations should be prohibited in an area with utilities or easements.
- Recorder Lind reviewed several questions she had on the draft.

Commissioner Ryan asked the Commissioners to review, and revise assigned codes based on their discussions. Davidson: A-E, Cooley: F-H, Wakefield: I-K, and Ryan L-0. He asked them to consider both internal and external ADUs. Commissioner Cooley said Hyde Park City did a good job of addressing both in their code.

Recorder Lind was asked to upload her suggestions to Sharepoint. She noted she would also include the code draft in Word form so they could manipulate it. She asked them to send her their changes by April 9 so she could combine them back into one document before posting the agenda.

Commissioner Ryan wanted the code to be more in favor of those wanting an ADU, and include less barriers prohibiting them.

Councilmember Malmstrom suggested a shorter rental period rather than longer. Others agreed. The Airbnb code limited the length of rental time to 28 days.

The meeting adjourned at 8:15 p.m.



 Keenan Ryan, Commission Chair



 Sheila Lind, Recorder

River Heights City Conditional Use Application

For office use	
Date Received:	<u>2/24/26</u>
Hearing Date:	<u>3/24/26</u>
Amount Paid:	<u>\$100 - cash</u>
Approved _____	Denied _____

APPLICANT

Name: William Jensen

Mailing Address: _____

Phone: _____ email: _____

Please check one of the following: owner buyer renter agent other

PROJECT INFORMATION

Name: Royal Detailing

Address/Location: 708 E 600 S, Logan, UT 84321

Property Tax ID: 02-029-0025 Existing Zone: R-1-8

What is the current use of the property? Car Detailing Business

How many employees will be working at this location including applicant, immediate family, and non-family members? 0 only me working

How many vehicles will be coming and going daily, weekly, or monthly? 1-2 daily, 6 weekly

I agree to abide by the River Heights City Parking Ordinance (10-14). Initial WJ

I agree to abide by the River Heights City Sign Ordinance (10-16). Initial WJ

Description of Request: Car Detailing business that specializes in

interior and exterior detailing. Potential complaints would be

vacuum noise, pressure washer noise and smell of

cleaning chemicals. I plan on having only 3 cars max a day

and clients pick up their vehicles after the detail is completed.

I plan on parking the vehicles right next to my shop with keys in

it so I can move it if necessary.

SUBMITTAL REQUIREMENTS

Completed and signed application form

\$100 application fee

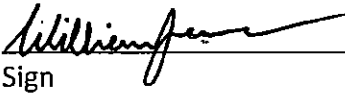
8 1/2 x 11 copy of plans

Provide a Fire Protection evaluation from the fire department.

ACKNOWLEDGMENT OF RESPONSIBILITY

I certify that I am making an application for the described action to the City and that I am responsible for complying with all City requirements in regard to this request. I realize in order to do any construction on the property, I will be required to obtain a Zoning Clearance Permit from River Heights City and possibly a County Building Permit. I also agree to meet the ordinances and standards of River Heights City for any improvements. The documents and/or information I have submitted are true and correct. I understand that my application is not deemed complete until the Planning Commission has reviewed the application and has given their approval in the form of a permit. I understand additional fees may be charged for the City's review of the proposal (including, but not limited to, engineering and attorney fees). I agree to reimburse River Heights City for any costs of enforcement including reasonable attorney fees, and/or any other costs of enforcement incurred by the City resulting from my failure to comply with the Land Use Ordinance and terms of this Conditional Use Permit.

Signature of Applicant(s)


Sign

William Jensen
Print

2-11-26
Date

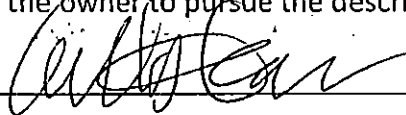
Sign

Print

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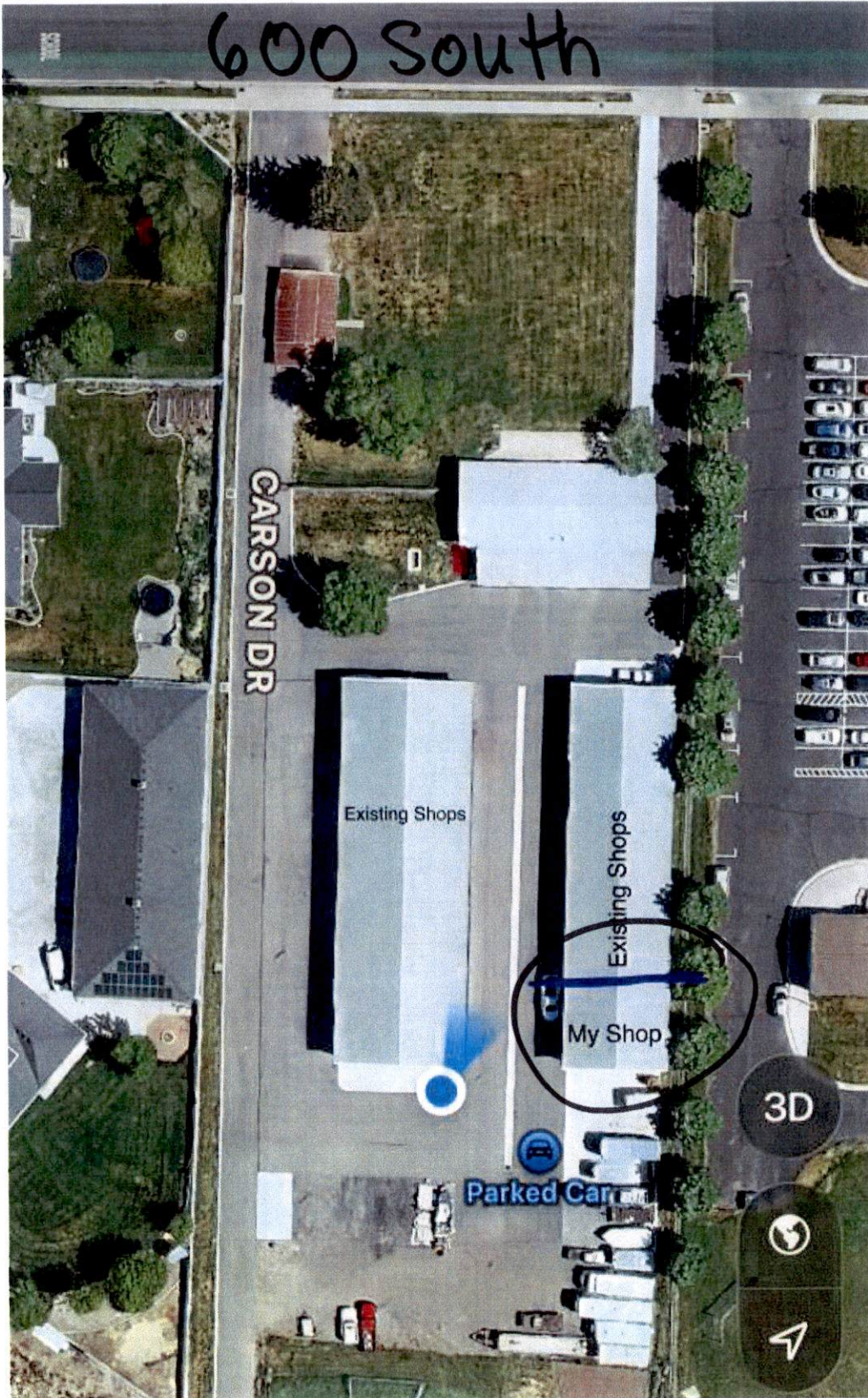
AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm I am the fee title owner of the above described property, or I have written authorization from the owner to pursue the described action with a copy of the authorization attached.


Sign

2-12-26
Date

600 South



Public hearing date: MAR 24, 2026

River Heights City Kennel Conditional Use Permit Application

The Keeping of Three or More Dogs

Name of Dog Owner: Nikkol Christiansen Date: 24 FEB 2026

Phone #: _____ Email: _____

Address: 645 SOUTH 600 EAST 02-028-0038

Number of dogs requested: 3 Property for animal support (sq ft): 1800

Description of shelter provided, care of animals, etc: Dogs belong to my college-age kids. one dog (the newfypoos) will be leaving in June. They are in my fenced backyard. All dogs are professionally groomed weekly. The 2 small dogs are kept inside half the day. Dogs are walked/trained daily. Each dog has its own shelter outside. Backyard is ^(animal) turf and gravel. Yard is cleaned up 3-4x per week. the longest they are left outside without someone home is 1 hour.

Application fee is \$100 and is nonrefundable.

Date paid 2/25/26 Check number 0004 By SP

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.



February 27, 2026

Dear Resident,

Nikkol Christiansen, of 645 S 600 E, has applied for a Kennel Conditional Use Permit to have three dogs at her residence.

Her application states that the dogs belong to her college-age kids and one will be leaving in June. She works from home and has a fenced back yard. The two small dogs are kept inside for half the day. Each dog has its own shelter outside. The backyard is cleaned up 3-4 times/week. The longest the dogs are left outside without someone home is one hour.

Because you own property within 300 feet of her home, you are invited to a public hearing scheduled for Tuesday, March 10, 2026 at 6:45 p.m., where the Planning Commission will hear comments and decide whether the permit will be granted. The meeting will be held at the River Heights City Building, 520 South 500 East. Written comments can be addressed to Commissioner Keenan Ryan and will be accepted up until noon on the date of the hearing.

Sincerely,

A handwritten signature in cursive script that reads "Sheila Lind".

Sheila Lind
Recorder

Commissioner Ryan -
I have no objections to
this application.

A handwritten signature in cursive script that reads "Kathryn Parnell".

565 E. 700 So.

3.5.2026