

# River Heights City

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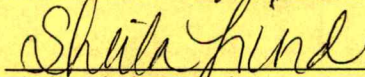
## RIVER HEIGHTS CITY PLANNING COMMISSION AGENDA

**Wednesday, April 6, 2016**

Notice is hereby given that the River Heights City Planning Commission will hold their regular meeting beginning at 7:00 p.m. in the River Heights City Office Building at 520 S 500 E.

- 7:00 p.m. Adoption of Prior Minutes
- 7:05 p.m. Public Hearing to Discuss a Conditional Use Permit Request from Darlin Russell for a Body Art Home Business at 698 E 716 S
- 7:45 p.m. Adjourn

Posted this 30<sup>th</sup> day of March 2016

  
\_\_\_\_\_  
Sheila Lind, Recorder

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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1 River Heights City Planning Commission

2 Minutes of the Meeting

3 April 6, 2015

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5 Present: Commission members: Mark Malmstrom, Chairman  
6 Nina Knowles  
7 Danny Petersen  
8 Cindy Schaub  
9 Jake Zollinger

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11 Councilmember Blake Wright  
12 Recorder Sheila Lind

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14 Others Present: Darlin and Nathan Russell, Kelly Chambers, Misty  
15 Yates

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17 Motions made during the Meeting

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19 Motion #1

20 Commissioner Zollinger moved to “approve the minutes of the March 16, 2016  
21 Commission Meeting.” Commissioner Petersen seconded the motion, which carried with  
22 Knowles, Malmstrom, Petersen, Schaub and Zollinger in favor. No one opposed.

23  
24 Motion #2

25 Commissioner Zollinger moved to “approve the Conditional Use Permit Application of  
26 Darlin Russell, of 698 E 716 S, with the following conditions:

- 27 • Up to six customers per week  
28 • By appointment only  
29 • No signage at the road or on the property  
30 • No discussion of the business on school grounds  
31 • No change in exterior dwelling appearance  
32 • No visible evidence of the conduct of the business when viewed from the street right-of-  
33 way or from an adjacent lot  
34 • No operational impacts to the neighbors  
35 • No odor, vibration, noise, electrical interference or hazardous materials  
36 • All sharps containers disposed of at landfill per the Health Department, EPA and Utah  
37 Department of Environmental Quality  
38 • No changes in traffic



- 39 • No loitering
- 40 • No minors served
- 41 • Upon vacating the residence, permit will be void
- 42 • Property owner (Bill Carson) has the ability to revoke the permit
- 43 • Compliance with the Health Department regulations

44 Commissioner Knowles seconded the motion, which carried with. Knowles, Malmstrom,  
45 Petersen, Schaub and Zollinger were in favor. No one was opposed.

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#### 48 Proceedings of the Meeting

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50 The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie  
51 Council Chambers on April 6, 2016.

52 Adoption of Prior Minutes: Minutes for the March 16, 2016 Planning Commission  
53 Meeting were reviewed.

54 **Commissioner Zollinger moved to “approve the minutes of the March 16, 2016**  
55 **Commission Meeting.” Commissioner Petersen seconded the motion, which carried with**  
56 **Knowles, Malmstrom, Petersen, Schaub and Zollinger in favor. No one opposed.**

57 Public Hearing to Discuss a Conditional Use Permit Request from Darlin Russell for a  
58 Body Art Home Business at 698 E 716 S: Commissioner Malmstrom reviewed Ms. Russell’s  
59 request by reading from her application.

60 Commissioner Knowles asked if the city had written approval from the property owner.  
61 Recorder Lind verified that Bill Carson had signed Ms. Russell’s application. Ms. Russell  
62 reminded that the Health Department and fire inspector had done inspections of the facility in  
63 her home and said they are very pleased with how she had things set up.

64 There were no neighbors in attendance. Ms. Russell informed they have lived in the  
65 home for six years and they get along great with their neighbors.

66 Commissioner Schaub discussed some possible conditions for the permit. She would  
67 like to add that Bill Carson (property owner) could revoke the permit at any time if he becomes  
68 uncomfortable with the situation, as well as the condition that the permit is based on approval  
69 from of the Health Department. Commissioner Petersen brought up the condition that the use  
70 could be void when the Russells move from the residence. Commissioner Malmstrom verified  
71 that he checked with the League to find out if it was legal to have a condition that states the  
72 use goes with the applicant, rather than the land. They said it was fine.

73 Kelly Chambers expressed her support for the Russells character and the business they  
74 are applying for.

75 Nathan Russell reminded that the Health Department has multiple restrictions and they  
76 frequently visit to make sure they are always in compliance.

77 Commissioner Petersen noted there probably won't be any additional homes built  
78 around the property any time soon.

79 Commissioner Zollinger moved to "approve the Conditional Use Permit Application of  
80 Darlin Russell, of 698 E 716 S, with the following conditions:

- 81 • Up to six customers per week
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- 83 • No signage at the road or on the property
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- 85 • No change in exterior dwelling appearance
- 86 • No visible evidence of the conduct of the business when viewed from the street right-  
87 of-way or from an adjacent lot
- 88 • No operational impacts to the neighbors
- 89 • No odor, vibration, noise, electrical interference or hazardous materials
- 90 • All sharps containers disposed of at landfill per the Health Department, EPA and Utah  
91 Department of Environmental Quality
- 92 • No changes in traffic
- 93 • No loitering
- 94 • No minors served
- 95 • Upon vacating the residence, permit will be void
- 96 • Property owner (Bill Carson) has the ability to revoke the permit
- 97 • Compliance with the Health Department regulations

98 Commissioner Knowles seconded the motion, which carried with. Knowles, Malmstrom,  
99 Petersen, Schaub and Zollinger were in favor. No one was opposed.

100 Councilmember Wright asked if the Health Department would be reviewing the business  
101 annually. Ms. Russell replied they plan to inspect twice a year.

102 The Russells thanked the Commission for their time.

103 The meeting adjourned at 7:20 p.m.

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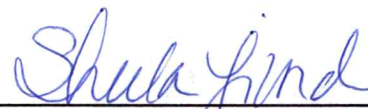
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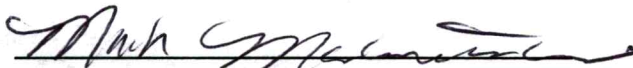
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Sheila Lind, Recorder



Mark Malmstrom, Chairman

**River Heights City**  
**Conditional Use Application**

For office use	
Date Received	<u>Mar</u>
Receipt #	_____
Hearing Date	<u>Apr 6</u>
Approved	_____
Denied	_____

Please fill out all applicable information.

**1. APPLICANT**

Name: Darlin Russell

Mailing Address: 698 E 716 S

Phone #: 734 223-2064 Fax #: \_\_\_\_\_ e-mail: lildarlins.tattoos@gmail.com

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

**2. PROJECT INFORMATION**

Name: LIL DARLINS TATTOOS

Address/Location: 698 E 716 S

Property Tax ID: 02-029-0046 Existing zone: R-1-8

What is the current use of the property? LIVE UPSTAIRS

How many employees will be working at this location including applicant, immediate family members, and non-family members? 1

How many vehicles will be coming and going daily, weekly, or monthly? 4-6 weekly

I agree to abide by the River Heights City Parking Ordinance (10-13). Initial DR

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

Description of Request: Home based Body art facility. By Appointment only. up to 6 per week. No signage at the road or on the property. No discussion of business on school grounds. No change in exterior dwelling appearance. No visible evidence of the conduct of a home occupation when viewed from the street right-of-way or from an adjacent lot. No Operational Impacts. No odor, vibration, noise, electrical interference or hazardous materials. ALL sharps containers will be disposed of at landfill per BRRAD, EPA & UTAH Dept. of Environmental Quality. THERE will be NO changes in traffic. everything will stay as currently is. NO portering, no mirrors.