

River Heights City

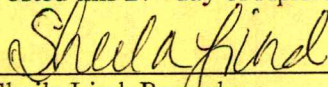
RIVER HEIGHTS CITY PLANNING COMMISSION AGENDA

Wednesday, May 3, 2017

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. Review Saddlerock Phase 3
- 7:30 p.m. Discuss Side Yard Setbacks
- 7:40 p.m. Discuss the Off-Highway Vehicle Ordinance
- 7:50 p.m. Adjourn

Posted this 27th day of April 2017



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

River Heights City Planning Commission
Minutes of the Meeting
May 3, 2017

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5 Present: Commission members: Mark Malmstrom, Chairman
6 Danny Petersen
7 Lance Pitcher
8 Cindy Schaub

9
10 Councilmember Blake Wright
11 Recorder Sheila Lind

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13 Excused Commissioner Jake Zollinger
14

15 Others Present: Engineer Dan Turner, Dan Hogan, Engineer Craig
16 Rasmussen, Bill and Lana Hanover
17

18 Motions made during the Meeting
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20 Motion #1

21 Commissioner Schaub moved to “approve the minutes of the April 19, 2017 Commission
22 Meeting.” Commissioner Pitcher seconded the motion, which carried with Malmstrom,
23 Petersen, Pitcher and Schaub in favor. No one opposed. Zollinger was absent.
24

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26 Proceedings of the Meeting
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28 The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie
29 Council Chambers on May 3, 2017.

30 Adoption of Prior Minutes: Minutes for the April 19, 2017 Planning Commission
31 Meeting were reviewed.

32 **Commissioner Schaub moved to “approve the minutes of the April 19, 2017
33 Commission Meeting.” Commissioner Pitcher seconded the motion, which carried with
34 Malmstrom, Petersen, Pitcher and Schaub in favor. No one opposed. Zollinger was absent.**

35 Review Saddlerock Phase 3: Commissioner Malmstrom asked Engineer Rasmussen to
36 give an update on the revised Saddlerock construction drawings. Mr. Rasmussen said most of
37 his previous comments have been addressed. He hasn’t received an updated copy of the final
38 plat. He contacted Mr. Hogan’s surveyor to let him know, but still hadn’t received it. He
39 mentioned some of the items which still need to be addressed, one of which is clarification on
40 the flag lot, which Dan Hogan is working through. Another main item is the 1000 East sidewalk.
41 The preliminary plan showed a sidewalk, but the recent plans don’t. This needs to be clarified.

42 Dan Hogan and Dan Turner were given a copy of Engineer Rasmussen’s comments, since
43 they didn’t receive them before the meeting.

44 Commissioner Malmstrom reiterated the absence of the final plat, the sidewalk and the
45 flag lot are the three main items needing to be taken care of.

46 Engineer Rasmussen included the possibility of requiring similar fencing on the 1000
47 East lots.

48 Commissioner Schaub asked for clarification on construction access using 1000 East.

49 Engineer Turner said the County wonders why 1000 East is a county road. They don't
50 require sidewalk and if there were sidewalk, the city would need to maintain it since the County
51 won't. Engineer Rasmussen said the County has no objection to a sidewalk as long as the city
52 agrees to maintain it. He reminded that city code requires sidewalk on adjoining streets of a
53 new development. The city can provide a letter to the County stating the sidewalk will fall
54 under the city's ordinance.

55 Engineer Turner agreed the Saddlerock preliminary showed sidewalk on 1000 East, but
56 now they don't think it's necessary.

57 Dan Hogan said the county owns the road and the borrow pit. There is also a drain
58 buried there, which will be disrupted by fences. He also pointed out that if they installed
59 sidewalk, it wouldn't adjoin to sidewalks on either end since there are none existing. He didn't
60 agree that he should be responsible for sidewalk on both the west and east sides of the lots
61 along 1000 East.

62 Commissioner Malmstrom asked if there would ever be plans for adjoining sidewalk.
63 Engineer Rasmussen said eventually the County would like all cities to take over their roads.
64 There isn't an immediate plan for sidewalk installation.

65 Dan Hogan said there isn't a legal basis for the City to require a sidewalk on the County
66 road. Commissioner Schaub doesn't want fences to the edge of the road. Engineer Turner
67 informed from curb to the property line is about 10-12 feet because of the county right-of-way
68 where a drain is located. Ms. Schaub would like some trees in the right-of-way.

69 Engineer Rasmussen said the County won't object to sidewalk, if the City requires it.
70 The City can require it as long as the County doesn't reject or deny it.

71 Councilmember Wright said 1000 East is a busy street, which will continue to get busier
72 and there are a lot of kids using it on their way to school. There is also a bus stop on 1000 East.
73 He said it would be very short-sited of the City to not require a sidewalk. The homeowner
74 would be responsible for maintaining the property up to the sidewalks. It behooves the City to
75 work with the County on this. Commissioner Malmstrom feels if a sidewalk doesn't go in now it
76 will be difficult to do later.

77 Dan Hogan asked if the City would put in the sidewalk to the north and south of the one
78 he installs. Councilmember Wright said they will deal with this later, but there should be a
79 sidewalk along Saddlerock. Mr. Hogan asked if was required to install sidewalk on both sides of
80 his 1000 East properties. Mr. Wright said, "Yes."

81 Engineer Turner apologized for the final plat not getting turned in. He discussed the flag
82 lot area and the fiasco going on with the Luu property. Engineer Rasmussen asked that it get
83 filed and recorded correctly and reflected on the plat. Dan Hogan explained he has tried to
84 work out the land swap with the Luus for a year and a half. They won't come to an agreement.

85 Commissioner Schaub pointed out the ordinance states flag lots are not allowed in new
86 developments. Engineer Rasmussen said the flag lot was approved in the preliminary stage

87 since the city would rather have that than a driveway onto 1000 East. Councilmember Wright
88 agreed to talk with the Luus to see if there's a chance they would renegotiate.

89 Discussion was held on the ditch that ran through the property, which has mainly been
90 piped with the development of the subdivision. Although the water doesn't get used and the
91 pipe is plugged with sediment, there are shareholders downstream so it can't be filled in.

92 Commissioner Malmstrom reiterated the flag lot needs to be clarified, Engineer
93 Rasmussen needs a copy of the final plat and the sidewalk issue all need to be resolved.
94 Engineer Turner offered to set up a meeting with the County to discuss the sidewalk. Also
95 invited will be Engineer Rasmussen, Councilmember Wright and Commissioner Malmstrom.

96 Discuss Side Yard Setbacks: Councilmember Wright referred to the Hanover's drawing.
97 They reside at 415 E 600 S and are wishing to add on to their house. Part of their proposed plan
98 includes an addition on the west side, which currently has a legal non-conforming side setback,
99 which would be continued to the north (see drawing). Mr. Wright asked Dustin Ericson, the
100 City's Appeal Authority to come look at it, which he did. He was optimistic that it could work.
101 After doing some homework however, he determined he probably couldn't grant the variance.
102 He suggested, because of the historic nature of the property, the city may look at modifying the
103 ordinance to accommodate the request. Mr. Wright asked the Commission if they might
104 consider adjusting the required set backs on a historic type situation, where it would only be
105 allowed in a handful of places in the city. Mr. Hanover is not asking to make his home more out
106 of compliance, just to continue what is already there. The current home setback is 7 feet at the
107 closest. The edge of the proposed addition would be 9.1 feet from the property line. It would
108 run a straight line, but isn't exactly parallel to the property line.

109 Bill Hanover explained they would like a bigger house but want to stay in River Heights
110 because they like the neighborhood. Councilmember Wright showed a sketch of their plan.

111 Commissioner Petersen pointed out that the sideyard setbacks used to be as little as 8
112 feet, which means there are other homes in the city with setbacks less than the current 10 feet.
113 Mr. Petersen asked if there had been any additions to the west since the original home was
114 built. Mr. Hanover answered the additions have been to the east.

115 Commissioner Malmstrom couldn't see the Hanover's request affecting anyone in a
116 negative way. The neighbor to the west is the gas station. Mr. Hanover said the owner, Tony
117 Johnson, is fine with their addition plans. The Commission didn't see a problem with
118 rewording the city code to allow a smaller setback on a historic home addition.

119 Bill Hanover suggested not limiting the setback to seven feet since other older homes
120 may have less than that. Commissioner Petersen doesn't feel it should apply if the home has
121 been added on into the setback. Commissioner Malmstrom suggested not allowing any further
122 encroachment to the neighbors' side.

123 Commissioner Schaub volunteered to draft a modified ordinance to discuss at the next
124 meeting. After they agree on the wording, they will set a public hearing.

125 Bill Hanover thanked the Commission and said they will be moving forward on their
126 plans as if it will be approved. If the code change doesn't go through they will go a different
127 direction.

128 Discuss the Off-Highway Vehicle Ordinance: Councilmember Wright explained that the
129 County Sheriff gave a presentation at the last Council Meeting and brought up off-highway

130 vehicles (OHV). He was unaware that River Heights already had a OHV ordinance. He
131 suggested the city make sure it complies with State Code, since it was recently amended.

132 Commissioner Petersen discussed the recent changes to the State Code, which includes
133 vehicles needing to be highway legal. He suggested adopting the State Code as River Heights'
134 code.

135 Commissioner Pitcher volunteered to compare the two codes to see if there were
136 discrepancies. He will get copies of the State Code to everyone for their review before the next
137 meeting.

138 The meeting adjourned at 8:25 p.m.

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Sheila Lind, Recorder

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Mark Malmstrom, Chairman

May 1, 2017

Mark Malmstrom
Planning Commission Chairman
River Heights City
420 South 500 East
River Heights City, Utah 84321

**RE: Saddlerock Subdivision Phase 3
Plat and Const. Plan Review – 2nd Iteration**

Dear Chairman Malmstrom,

I have completed a review of the resubmitted Saddlerock Subdivision Phase 3 construction documents prepared by Turner Design Engineering. A revised Final Plat was not provided with the construction documents for review. Therefore, the resolution of Final Plat comments from the initial March 1 review have not been verified and remain as per the original submission. Jeff Nielsen indicated that he did not recall, and may not have received the initial comments from Turner Design Engineering. Final Plat comments will be reviewed upon receipt of a revised plat.

Final Plat Comments

1. Lot numbering should be corrected to begin consecutive with the last lot of Phase 2 which was Lot 55, Lot numbers in Phase 2 were adjusted for the stormwater detention area dedicated to the City.
2. C23 should be added to the Curve Table.
3. C33 and C34 do not appear to be shown on the plat. Verify and delete from the table if applicable.
4. Remove addressed from 1000 East side for lots adjoining 1000 East. It was agreed at the preliminary plat that vehicle access, and thereby lot frontage, would not be allowed to 1000 East street.
5. Windsor Drive right of way should be shown on the plat as an intersection street to 400 South at 1000 East.
6. Verify lot boundary at Lot 59 (as numbered). Has a property line adjustment been finalized as proposed at the preliminary plat stage? I understand there has been some concern from the Developer about this – the Plat and Construction Plans show varying arrangements for the property line. Confirm and correct if necessary.
7. Adjust the dates to 2017 in the signature blocks.
8. Add to the Notes and Restrictions that – No vehicle access to 1000 East Street from lots adjoining 1000 East is allowed. (Access to be provided from 400 South or 970 East as applicable.)
9. The access configuration to Lot 59 (as numbered) does not maintain the 25 foot minimum width into the lot as approved on the preliminary plat. If the lot is not squared off with the Montes property adjustment then the access should be modified to provide the approved with to the lot.

10. The Subdivision boundary does not close. It appears that the 56 feet width of 480 South and 400 South streets was left out of the boundary description in the written description and on the plat view.

Construction Document Comments

Street and Storm Sewer Plan

11. Sidewalk along the west side of 1000 East is required as per the approved preliminary plat, ADA ramps are required at the intersection of 400 South and 1000 East.
12. The previous review did not address fencing along 1000 East. The fencing should be consistent across the lots fronting 1000 East. Whereas there is an existing electrical switch gear box above grade on Lot 61, it is expected that the fence will need to jog around the switch box. Rocky Mountain Power should be consulted with respect to the required clearance around the vault.
13. Show applicable roadway section for 1000 East sidewalk with existing curb and gutter on the roadway section sheets with reference to sidewalk elevation.
14. Add street names to existing streets.
15. Access to Lot 58 should be 25 feet minimum into the lot as per the preliminary plat, adjust as necessary. The lot boundary shown at Lot 58 does not match the plat. Review all sheets for lot lines at this lot, as there are discrepancies throughout and as it does not appear that ownership of triangle pieces that may be part of land exchanges has been ascertained or confirmed on the plat and construction plans.
16. Verify design and adjust the Right side Top Back Curb elevation on 400 S. at Station 7+07.96. The TBC elevation changes 1.63 feet vertical in 12.33 feet horizontal as shown on the plan. Provide a more smooth transition from the existing to proposed grades.
17. Verify/adjust the high point location/elevation on the west side of 970 East at 400 South. Sta. 7+94.16 TC elevation 4606.43. With this high point, stormwater would need to flow crosswise to the street cross section from this point to the next curb elevation on 400 South.
18. Intersection of 960 East and 400 South. Suggest calling out spill gutter at the northeast corner of this intersection to prevent ponding in the gutter.
19. The revised plan appears to improve the grading at intersections. Suggest adjusting grades at the east side of the 970 East 400 South intersection to bring the 970 E curb at Sta. 7+99.11 to elevation 4607.42 to provide a uniform 3.73% slope around the radius and to the end of the pavement cross slope transition point. Adjust as applicable on the street profile sheet.

Sanitary Sewer and Water Plan

20. Water system plan needs to account for filling, flushing, and testing of the water system. There is not a valve to test against at the end of the Phase 2 water line installed on 400 South and 480 South. Provide notation on the plan for flushing testing before connection to the existing system.

21. Coordinate with River Heights City Public Works Director for the blow-off assembly at the back of the 960 East culdesac. Provide a permanent blow-off assembly if requested by the City. (This item may have been confirmed with Clayten but I have not heard about a resolution.)
22. The waterline connection note at 1000 East refers to an 8-inch proposed waterline. Please revise the note to the 12-inch line noted on the plans.

Detail Sheet 1

23. Delete native backfill as an option in the Water Trench Detail.

SWPPP

24. Revise the construction access note to indicate that the primary construction access is to be from 1000 East, rather than to note there will be no construction access to this street.

Please let me know if you have questions related to the engineering review for this phase of Saddlerock Subdivision.

Respectfully,

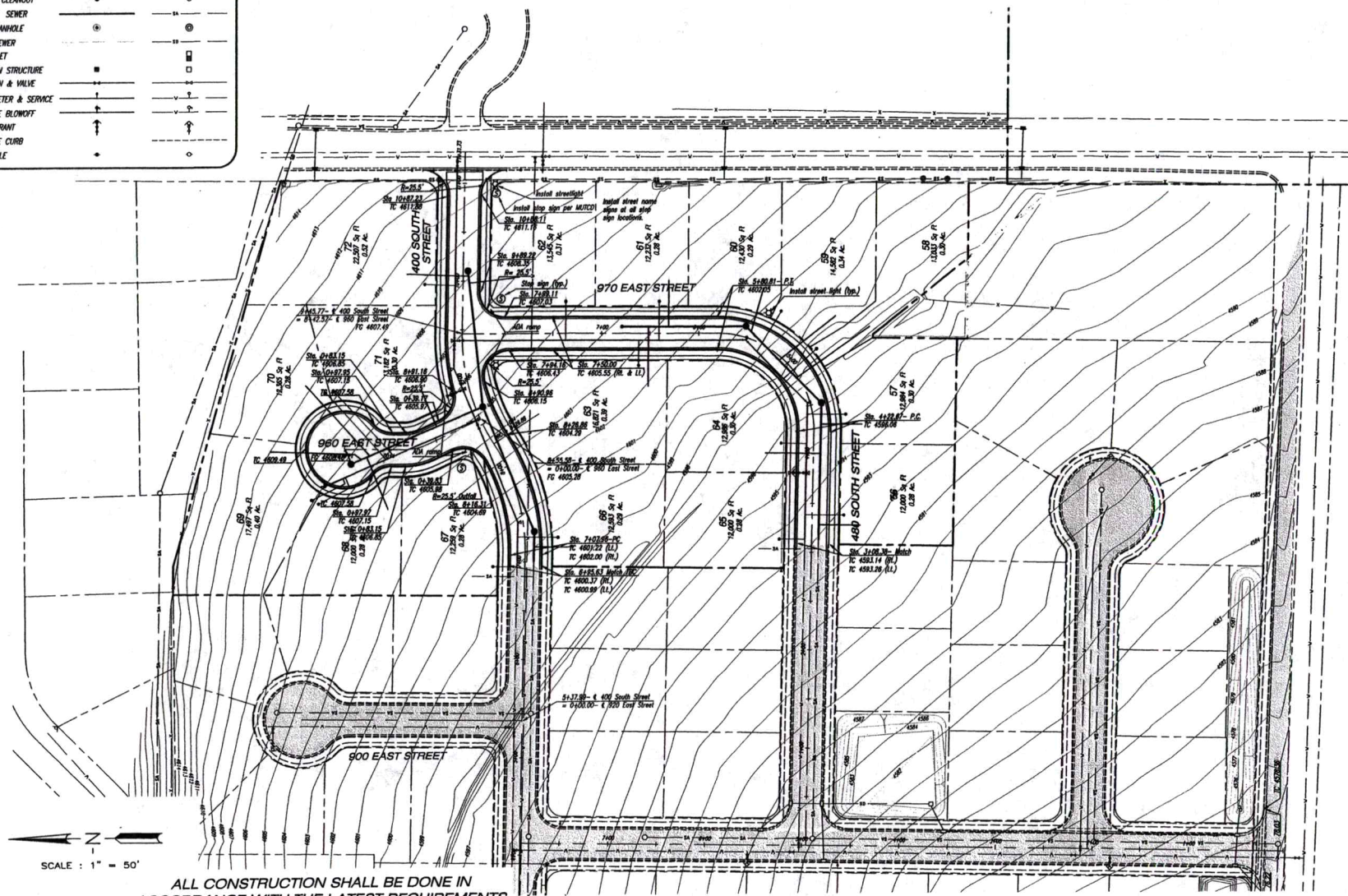


Craig L. Rasmussen, P.E.
Contract City Engineer

CC: Blake Wright, River Heights City Council
Clayten Nelson, River Heights City Public Works
Sheila Lind, City Recorder

LEGEND

	PROPOSED	EXISTING
SANITARY SEWER MANHOLE	●	○
SANITARY CLEANOUT	•	◦
SANITARY SEWER	—	- - -
STORM SEWER	⊕	⊕
STORM MANHOLE	⊕	⊕
CURB INLET	⊕	⊕
IRRIGATION STRUCTURE	■	■
WATERMAN & VALVE	⊕	⊕
WATER METER & SERVICE	⊕	⊕
WATERLINE BLOWOFF	⊕	⊕
FIRE HYDRANT	↑	↑
CONCRETE CURB	—	- - -
LIGHT POLE	•	•



Job Number: 12-001
 Sheet: 2 of 7
 Date: April 12, 2017
 Scale: 1" = 50'
 Drawn by: [Name]
 Checked by: [Name]
 Title: [Name]

STREET AND STORM SEWER PLAN
SADDLEROCK - PHASE 3
 RIVER HEIGHTS, UTAH

TURNER DESIGN ENGINEERING, INC.
 CIVIL ENGINEERING & LAND PLANNING
 307 HAMMOND LANE
 PROVIDENCE, UT 84332
 (801) 834-2805

HANOVER SITE PLAN

Parcel #02-016-0049
0.34 Acres
415 East 600 South
River Heights, UT 84321

RESIDE DESIGNS

340 North Center
Wellsville, UT 84339
(435) 881-5172

SCALE

36" X 24" Sheet : 1"=10'
17" X 11" Sheet : 1"=20'
11" X 8-1/2" Sheet : 1"=30'



N 87°15'01" W 3.000'

