

River Heights City

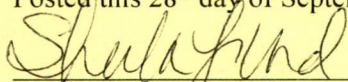
RIVER HEIGHTS CITY PLANNING COMMISSION AGENDA

Thursday, October 5, 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. Public Hearing to Discuss Code Changes Regarding Noise as a Nuisance, Home Occupation Licensing, and Setbacks
- 7:15 p.m. Brian and Lisa Roberts Prequalification Conference for a Minor Subdivision Request
- 7:30 p.m. Continued Presecketch Conference with Ironwood Construction
- 8:00 p.m. Adjourn

Posted this 28th day of September 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

October 5, 2017

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5 Present: Commission members: Mark Malmstrom, Chairman
6 Lance Pitcher
7 Cindy Schaub, attended electronically
8 Jake Zollinger
9
10 Mayor James Brackner
11 Councilmembers: Blake Wright
12 Dixie Wilson
13 Recorder Sheila Lind
14
15 Excused Commissioner Danny Petersen
16
17 Others Present: Jeff Jackson, Craig Winder, Brian Roberts, Chris
18 Hatch, Mrs. Hatch, Ted Wilson, Richard
19 Humpherys, Gayle Brackner, Rich Johnson, Todd
20 Rasmussen, Roxanne Bilbao, Brook Hyer
21
22

Motions made during the Meeting

23
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25 Motion #1
26 Commissioner Pitcher moved to “approve the minutes of the September 20, 2017
27 Commission Meeting with minor changes.” Commissioner Zollinger seconded the motion,
28 which carried with Malmstrom, Pitcher, Schaub and Zollinger in favor. No one opposed.
29 Petersen was absent.
30
31 Motion #2
32 Commissioner Pitcher moved to “forward discussed changes to the city code to the City
33 Council, which include: On 3-1-4:A)1.c. add the word “vehicles” after (6) and add “at one time”
34 to the end of the sentence. On 3-1-5:B) the word “to” was deleted. 3-1-5:D) verbiage was left
35 in and moved to 3-1-6.” Commissioner Zollinger seconded the motion, which carried with
36 Malmstrom, Pitcher, Schaub and Zollinger in favor. No one opposed. Petersen was absent.
37
38

Proceedings of the Meeting

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41 The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie
42 Council Chambers on October 5, 2017.
43 Adoption of Prior Minutes: Minutes for the September 20, 2017 Planning Commission
44 Meeting were reviewed.

45 **Commissioner Pitcher moved to “approve the minutes of the September 20, 2017**
46 **Commission Meeting with minor changes.” Commissioner Zollinger seconded the motion,**
47 **which carried with Malmstrom, Pitcher, Schaub and Zollinger in favor. No one opposed.**
48 **Petersen was absent.**

49 Public Hearing to Discuss Code Changes Regarding Noise as a Nuisance, Home
50 Occupation Licensing, and Setbacks: Commissioner Malmstrom explained the proposed
51 changes. Commissioner Schaub discussed some possible changes. Recorder Lind was
52 concerned with a 20-foot front yard being big enough to handle a long pick up in a driveway
53 without hanging over the sidewalk. The Commissioners felt fine about leaving it at 20 feet.

54 Commissioner Wilson asked what precipitated lowering the setbacks. Councilmember
55 Wright said he asked the Commissioners to consider it because he feels yards are too big and
56 there are people who would like a larger home and less yard. They would use less water as
57 well. The reduction in setbacks wouldn't mean home builders would have to meet them, but
58 they would have a choice. Ms. Wilson asked for clarification on side setbacks.

59 Jeff Jackson explained that as cities are going to narrower frontages they are having
60 problems fitting third car garages. Large side setbacks play into this as well. The
61 Commissioners would like to stay with 10 feet sideyards.

62 **Commissioner Pitcher moved to “forward discussed changes to the city code to the**
63 **City Council, which include: On 3-1-4:A)1.c. add the word “vehicles” after (6) and add “at one**
64 **time” to the end of the sentence. On 3-1-5:B) the word “to” was deleted. 3-1-5:D) verbiage**
65 **was left in and moved to 3-1-6.” Commissioner Zollinger seconded the motion, which carried**
66 **with Malmstrom, Pitcher, Schaub and Zollinger in favor. No one opposed. Petersen was**
67 **absent.**

68 Brian and Lisa Roberts Prequalification Conference for a Minor Subdivision Request: Mr.
69 Roberts handed out a drawing which showed his desire for dividing off the back portion of his
70 property. He was hoping to do a boundary adjustment. Councilmember Wright checked with
71 the city attorney and was advised when a new lot is created it needs to be done by minor
72 subdivision. Mr. Roberts asked about the necessity of improvements. His buyer, Richard
73 Humpherys has no intention of building on it, but rather planting trees for an orchard. The size
74 of the current lot is .79 acres. The portion Mr. Humpherys would buy is .41 acres, which leaves
75 the portion with the house on it with 16,000 square feet. Currently there is water stubbed to
76 the back portion.

77 Commissioner Schaub asked if there was enough frontage on the back part if someone
78 wanted to build on it someday. Mr. Roberts answered the lot is 70-80 feet wide. This would
79 allow for building.

80 The Commission gave their approval for Mr. Roberts to proceed with the minor
81 subdivision process.

82 Councilmember Wright reminded that 700 East will go in someday. Often subdividing
83 can trigger development of a road, which would be paid for by the developer. If the road isn't
84 developed at the time of dividing the property, the cost of the improvements (curb, gutter,
85 sidewalk and half of the road) could be put in escrow. At some point this will need to be
86 addressed. Mr. Roberts asked if escrow improvements were considered at the time the lot
87 north of him was divided. Councilmember Wright didn't recall. He will ask the Council how
88 they feel about this situation. Mr. Humpherys asked if he would be forced to pay for the road

89 improvements once he bought the lot. Mr. Wright said the developer is responsible. Whether
90 or not, they develop the lot at this time, the value increases when access is made available. Mr.
91 Humpherys noted, when the road goes in, his cars may hang into the road, based the
92 placement of his driveway in relation to the right-of-way. Mr. Wright pointed out, when the
93 property owner on the east wants to develop it will trigger the construction of 700 East. If the
94 details are not taken care of now the city will be left with the bill, at the benefit of the property
95 owners. He will check on how it was handled when the other lot was divided and he will add
96 this topic to the council agenda for their next meeting. Mr. Roberts feels his request could be
97 accomplished by boundary adjustment. Jeff Jackson felt it should work if the piece that's being
98 divided off is being attached to an adjoining property. Mr. Wright will check with the city
99 attorney again, with more specification.

100 Continued Presketch Conference with Ironwood Construction: Jeff Jackson explained
101 the items that changed from the last plan. The church requested they get rid of the road that
102 accessed onto 600 East. They have added more parking to the active adult section. He
103 discussed the total lot counts: 56 single family lots, 52 active adult lots, and 68 townhomes.
104 The average single-family lots are 11,540 square feet. He explained the road change in the
105 townhome area and the additional greenspace. There is a dead-end street in the townhome
106 area, which is against fire code. Therefore, they added an emergency access which would be
107 gated for such, and only allow foot traffic. They are ready for a public hearing in two weeks.

108 Commissioner Malmstrom discussed the addition of the retention ponds. Mr. Jackson
109 said there won't be much of a slope. The clubhouse would be available to all who live in the
110 entire development.

111 Commissioner Schaub asked about the term of the project. Mr. Jackson said their idea
112 is that it would be a 3-year project. Each area would be done in one-year sections. Ms. Schaub
113 asked who would install the bridge. Mr. Jackson didn't know yet. She asked about drainage
114 and who would be responsible for it. He explained the water table is 4 feet below grade. A
115 perimeter drain would go around each house and connect into a closed drain system which
116 would drain into Spring Creek. There would be no way for additional water to enter the
117 system. Ms. Schaub stated she liked the sketch.

118 Ted Wilson questioned the depth of the groundwater drain. Mr. Jackson answered it
119 would be 6-7 feet deep. Mr. Wilson asked who will keep the lines free and clear. Mr. Jackson
120 said the city would maintain the system up to each property line (if the city decides to take the
121 system). The homeowner would be responsible on their property. Councilmember Wright
122 asked if the drain would be placed at the bottom of the footing. Mr. Jackson answered yes,
123 although it could be deeper, depending on the depth of the basement. They plan on
124 basements in the single-family lots. He informed they would be willing to do slab on grade
125 homes if the city doesn't want to deal with basements or the drain system. Or, they could have
126 the HOA be in control of the drain system.

127 PWD Nelson recommended no basements at all, in an effort to keep the drain line and
128 consequently the sewer line from having to go deeper. The deeper the sewer line, the more
129 problems there will be with infiltration, which ends up costing the city additional money. Mr.
130 Jackson said they can lower the water table by installing the land drain.

131 Councilmember Wright asked if they have received permission to take their
132 groundwater to Spring Creek. Mr. Jackson reported they have talked to a lot of people in an

133 effort to find out who needs to grant approval, but haven't found out yet. As a result, it is still
134 unclear.

135 Commissioner Malmstrom asked, if the Church decides not to sell their property, how
136 much would their plan change. Mr. Jackson said it would change dramatically. He informed
137 that the Church has declared the property as surplus at this point and they are in active
138 negotiations to get it under contract.

139 Commissioner Malmstrom asked what happened to the park shown on the previous
140 plans. Mr. Jackson said the open space is still there, even though it shows retention ponds.
141 PWD Nelson said he will push very hard for underground retention tanks. They are much easier
142 to maintain. Mr. Jackson stated some cities won't allow them. They are expensive, but he
143 doesn't mind looking into it. Mayor Brackner asked why they didn't show retention ponds in
144 the single-family area. He was told the ponds they show will take care of the storm water for
145 the entire development.

146 Commissioner Malmstrom was appreciative of the connections between each area. He
147 asked if the sewer would connect to 800 South. Mr. Jackson affirmed it would be brought
148 through the church parking lot on the north or south, it hasn't been decided yet.

149 PWD Nelson was concerned with the section of road that comes off of a Providence
150 road and dead-ends in the townhome area. He suggested it be private, rather than public. Mr.
151 Jackson said it can be private but it surrounds an open area that was going to be public.

152 Mayor Brackner asked that the city engineer be involved soon, in an effort to get the
153 drainage concerns resolved. He asked what the clay content is in this area. Neighbors from this
154 area answered that it is very high.

155 Roxanne Bilbao said this 40 acres has never needed to be irrigated because of the
156 amount of groundwater. Mr. Jackson said they are very aware of this. They have done testing
157 and are not worried about it.

158 Commissioner Zollinger asked if there are water shares. Mr. Jackson said there are
159 shares with this property. They are trying to figure out how to use them to water the open
160 spaces. PWD Nelson thinks there are shares from two irrigation companies.

161 Rich Johnson asked if the ponds will drain to the creek. Mr. Jackson said they will but
162 explained they will only release at the historical flow.

163 Commissioner Malmstrom asked if the land drain goes into Spring Creek, would it raise
164 the level and be of concern. Mr. Jackson said the engineers will figure this out. They plan to
165 orifice it from a larger pipe to a smaller pipe so it won't release too much at a time. The last
166 thing they want is flooded basements. If the engineers can't guarantee the land will drain, they
167 won't allow basements. From the surface it looks like yes, but once they get underground they
168 may change their minds.

169 Mr. Jackson requested a public hearing at the next meeting for the sketch plan, after
170 which it will go to the Council. If they get a 'yes' vote, they will start the annexation process.
171 Commissioner Malmstrom was concerned about approving the plan without the security of the
172 Church property. Mr. Jackson understands if it doesn't go through, they will start over with a
173 new plan. He is willing to take the risk. He feels they are moving down a good path, but he is
174 looking forward to a public hearing and getting feedback from the public and the Council.

175 Commissioner Schaub asked if the Commission could send the plan to the Council
176 contingent upon the Church property. Commissioner Malmstrom thought this seemed
177 reasonable.

178 Councilmember Wright reminded, at some point they will need to amend the General
179 Plan, which will probably go along with the annexation.

180 Commissioner Malmstrom asked about the city attorney's concern over approving a
181 sketch plan before an annexation. Craig Winder has contacted Attorney Jenkins to let him
182 know of other cities that have done this, but he hasn't followed up. He will check back with him
183 for clarification on the process. Councilmember Wright reminded, Attorney Jenkins
184 recommended not approving anything until the annexation has been done. Mr. Jackson would
185 like to move forward with the public hearing. Mr. Wright agreed.

186 Commissioner Malmstrom expressed appreciation to Mr. Jackson for considering all the
187 input he has received from them and the public.

188 The meeting adjourned at 8:30 p.m.

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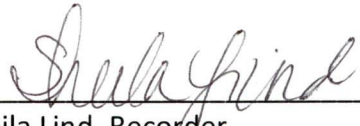
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Sheila Lind, Recorder



Mark Malmstrom, Chairman

Proposed Code Changes
October 5, 2017

3-1-4: HOME OCCUPATION LICENSES (Replace with the following)

A) Permitted Uses Requiring a Conditional Use Permit and License

1. Home occupations which have an external impact greater than the impact of a normal residential use are required to obtain a CUP and (if granted) a city business license. Impacts to the neighborhood will be evaluated in the following areas:
 - a. Employees: One or more who do not reside in the home.
 - b. Use of an accessory building.
 - c. Traffic: More than six (6) ^{vehicles} and/or two (2) deliveries per day. More than two (2) vehicles parked _{at one time.}
 - d. Offensive Odor.
 - e. Visual: Outside display associated with the home occupation or storage of supplies, equipment, materials and heavy equipment such as backhoes, cranes, etc. Posting of signage.
 - f. Excessive daytime noise.
 - g. Complaints: Neighbors or others being impacted in these or other unforeseen ways.
 - h. Safety: Activities that may create a safety concern or any use dealing with explosive, hazardous or toxic materials.
 - i. Remodel: Alteration of the dwelling site or the structure's exterior.
 - j. Use of public facilities: Any use that causes an additional demand of public facilities or services.
2. Conditional Use Permits are reviewed by and must be approved by the Planning Commission. Applicants must adhere to the Conditional Use Permit procedure.

B) No license required when operated only occasionally by an individual under 18 years old.

C) Occupations not permitted; see 10-12-1:A

3-1-5: FEE FOR LICENSE; EXEMPTION

- A) Fee Schedule: There shall be a business license fee schedule in such amounts as established by resolution of the city council. The license shall be effective for the calendar year in which it is issued.
- B) Renewal; ~~Penalty: Renewals are~~ Due by ~~16~~ January 1.
- C) Penalty: If renewal applications for a license are not received in the city office on or before ~~this date~~ January 1, a penalty in such amount as established by the city council will be assessed.
- ~~D) Exemption: No license fee shall be imposed on any person engaged in business for solely religious, charitable, or other types of strictly nonprofit purpose which is tax exempt in such activities under the laws of the United States and the state. (Ord. 04-06-09, 6-8-2004)~~

LEAVE IN

3-1-6: FEE EXEMPTION

A home occupation owner can apply for fee exemption if the business has no negative impacts to the neighborhood (see 3-1-4).

Rename 3-1-6 as 3-1-7.

Delete sections 3-1-7, 8 and 9.

Rename 3-1-10, 11, 12 and 13 to 3-1-8, 9, 10 and 11

5-4-5:A.

2. Use of noisy machinery after 10:00 p.m. or before 7:00 a.m., except for the following:

- a. Necessary services and/or emergencies as approved by the mayor or public works director.
- b. Commercial construction requiring special installation times, such as the pouring of large quantities of concrete or laying large quantities of asphalt paving, and as approved by the Mayor or the Public Works Director.

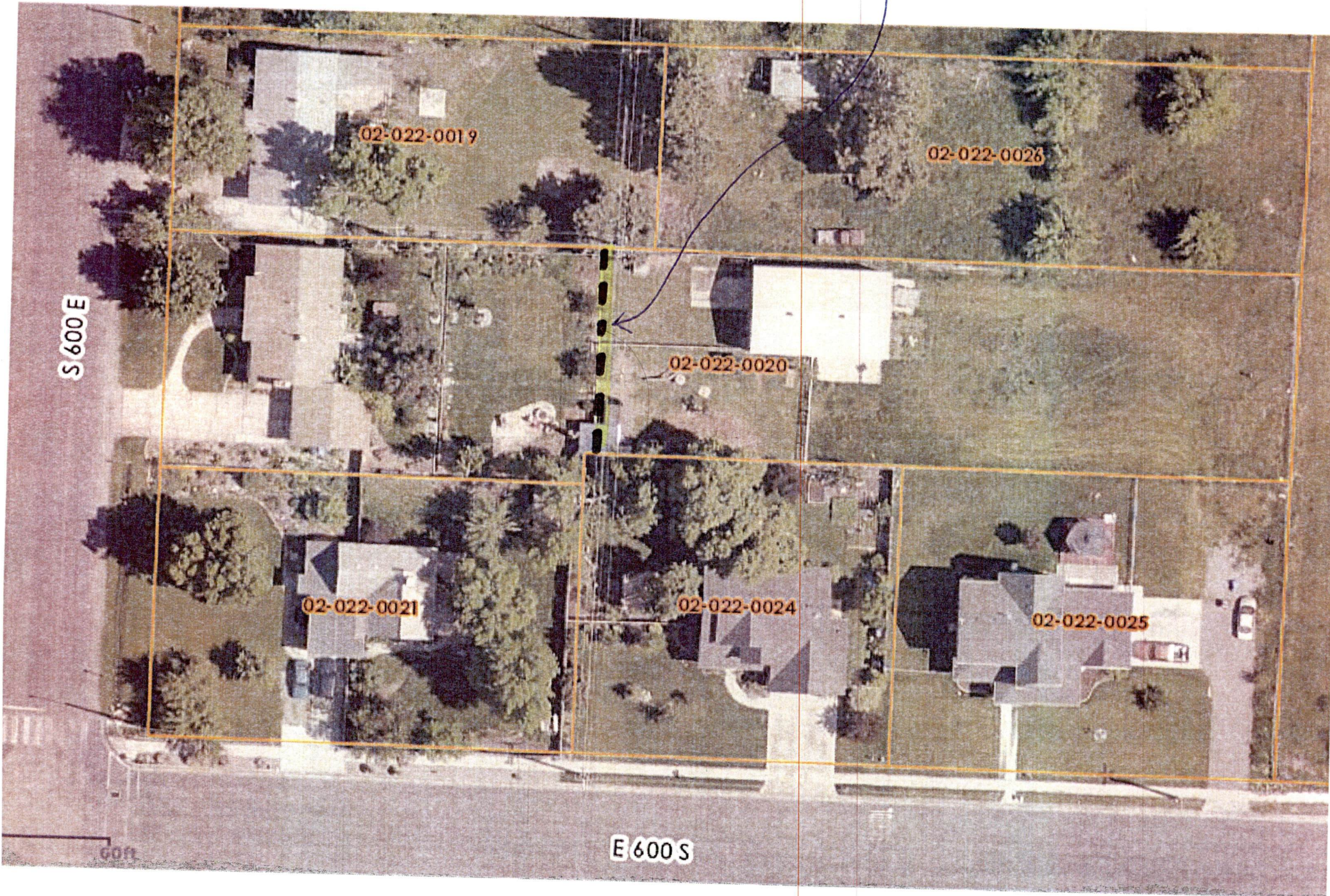
10-12-2: AREA REGULATIONS

A. Residential Space Requirement Chart: The minimum lot sizes and setback distances for residential uses are listed in the following table 2:

Table 2, Residential Space Requirement Chart

<u>Residential Uses</u>	<u>A</u>	<u>R-1-8</u>	<u>R-1-10</u>	<u>R-1-12</u>	<u>PUD</u>
Lot Setbacks					
Principal Uses (in feet):					
Front Yard	50	25 <u>20</u>	25 <u>20</u>	30 <u>25</u>	*
Side Yard (interior lot)	20	10	10	12 <u>10</u>	*
Side Yard (on street)	30	25 <u>20</u>	25 <u>20</u>	30 <u>25</u>	*
Rear Yard	30	20 <u>15</u>	25 <u>15</u>	30 <u>20</u>	*

Proposed dividing line



02-022-0019

02-022-0028

S 600 E

02-022-0020

02-022-0021

02-022-0024

02-022-0025

E 600 S

60ft

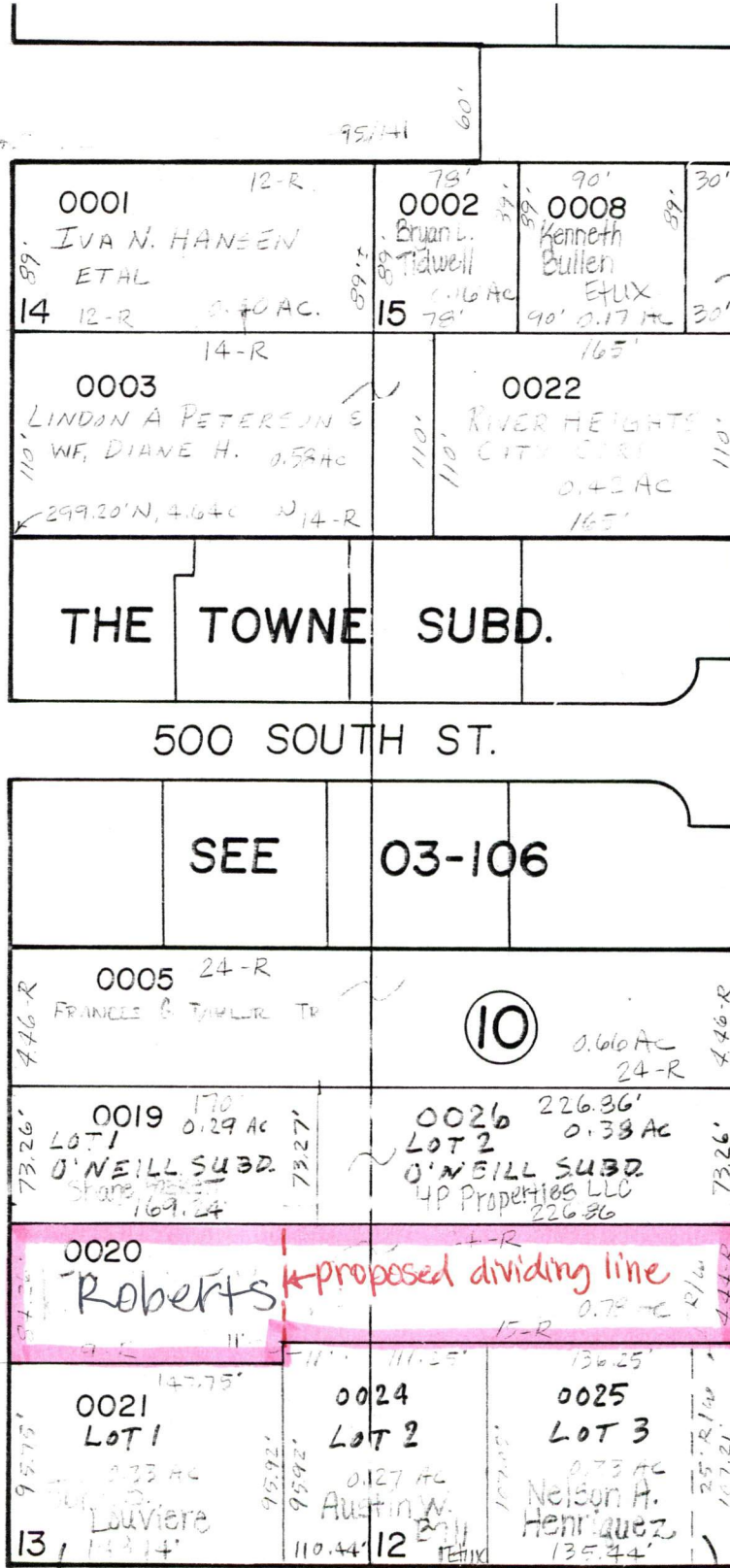
H STREET

006

HTS TOWN

32-R 12' 3"

600 EAST STREET



SEE 02-025

future 700 E

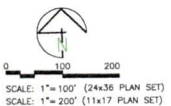
Weston Field

I STREET

600 South

SEE 02-029

RIDGEVIEW PARK CONCEPT PLAN



OWNERS:
CHUGG FARMS
2793 S. HIGHWAY 89-91
WELLSVILLE, UTAH

CORP. PRESIDING BISHOP LDS.

SUBDIVIDER:
IRONWOOD DEVELOPMENT
55 EAST 2500 NORTH SUITE 101
NORTH LOGAN, UTAH 84341

NOTES:
1-SEWER WILL BE PROVIDED BY RIVER HEIGHTS CITY.
2-STORM WATER WILL BE DETAINED IN PONDS AS SHOWN.
3-WATER WILL BE PROVIDED BY RIVER HEIGHTS CITY.
4-PRESENT ZONING: AG FOR LDS CHURCH PROPERTY NOT ZONED FOR CHUGG PROPERTY

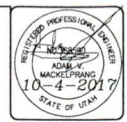
- LEGEND:
- EXISTING CITY CORPORATE BOUNDARIES
 - EXISTING EASEMENT
 - PROPOSED TRAIL
 - PROPOSED OPEN SPACE
 - EXISTING ASPHALT
 - PROPOSED ASPHALT

SITE SUMMARY River Heights Property

Net Area: 49.10 acres

Units: 3.58 units per acre

- Single family lots-56
- *average size: 11,541 sf
- Active adult single family lots-52
- *average size: 6,559 sf
- guest parking: 33
- Town homes-68
- guest parking: 51
- Additional park parking: 26
- Open space: 13.90 acres 28.32%



ALLIANCE CONSULTING ENGINEERS
150 EAST 1000 NORTH SUITE 101
NORTH LOGAN, UT 84301
(435)755-5121
allianceengs@gmail.com

NO.	REVISION/COMMENTS	DATE

DESIGNED BY	ADAM MACKELPRANG
CHECKED BY	ADAM MACKELPRANG
DATE	10/4/2017

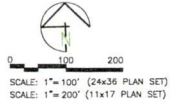
PROJECT TITLE: **RIDGEVIEW PARK**

DRAWING TITLE: **CONCEPT PLAN**

DATE: 10/4/2017

DRAWING NO. 1

DATE: 10/4/2017
DRAWING NO. 1



RIDGEVIEW PARK SITE ANALYSIS MAP

- EXISTING BOUNDARY
- EXISTING CREEK
- EXISTING WETLANDS
- EXISTING SOIL TYPE/ BOUNDARY
- EXISTING FLOOD BOUNDARY
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR

THE PROJECT IS LOCATED IN A AREA OF VERY LOW LIQUIDATION POTENTIAL PER THE UTAH GEOLOGICAL SURVEY SERIES 79, AUGUST 2003

THE PROJECT IS LOCATED OVER 3000 FEET WEST OF THE CENTRAL SEGMENT OF THE EAST CACHE FAULT ZONE PER THE GEOLOGICAL SURVEY MAP 19304.

THE PROJECT IS LOCATED IN A AREA OF VERY LOW RADON POTENTIAL PER THE UTAH GEOLOGICAL SURVEY SERIES 46, SEPTEMBER 1998



ALLIANCE CONSULTING
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UTAH
1600 W. 1000 S. SUITE P
SALT LAKE CITY, UT 84119
TEL: (801) 975-3100
WWW.ACCONSOLE.COM



NO.	REVISION/DESCRIPTION	DATE

PROJECT TITLE
RIDGEVIEW PARK

DRAWING NO.
SITE ANALYSIS MAP

DATE
OCT 2017

DRAWING NO.
2

