

River Heights City

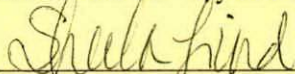
RIVER HEIGHTS CITY PLANNING COMMISSION AGENDA

Thursday, March 1, 2018

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 Off-Highway Vehicles, Shipping Containers, Seal Coats, and Fence Requirements
- 7:45 p.m. Discuss the Utah Affordable Housing Assessment Report
- 7:50 p.m. Adjourn

Posted this 22nd day of February 2018



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

March 1, 2018

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6 Present: Commission members: Mark Malmstrom, Chairman
7 Heather Lehnig
8 Lance Pitcher
9 Cindy Schaub

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11 Councilmember Blake Wright
12 Recorder Sheila Lind

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14 Excused Commissioner Danny Petersen

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16 Others Present: Keenan Ryan, Brian Anderson
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Motions made during the Meeting

Motion #1

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21 Commissioner Pitcher moved to “approve the minutes of the February 15, 2018 Commission
22 Meeting.” Commissioner Schaub seconded the motion, which carried with Lehnig, Malmstrom,
23 Pitcher and Schaub in favor. No one opposed. Petersen was absent.
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Motion #2

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27 Commissioner Pitcher moved to “make a recommendation to the City Council to adopt the
28 Proposed Changes to the River Heights City Code dated March 1, 2018. Additionally, they
29 recommended deleting the words ‘fence posts’ from 10-13-14.” Commissioner Schaub seconded the
30 motion, which carried with Lehnig, Malmstrom, Pitcher and Schaub in favor. No one opposed.
31 Petersen was absent.
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Proceedings of the Meeting:

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36 The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie Council
37 Chambers on March 1, 2018. Heather Lehnig was welcomed to the Commission, taking the place of
38 Jake Zollinger.

39 Adoption of Prior Minutes: Minutes for the February 15, 2018 Planning Commission Meeting
40 were reviewed.

41 Commissioner Pitcher moved to “approve the minutes of the February 15, 2018 Commission
42 Meeting.” Commissioner Schaub seconded the motion, which carried with Lehnig, Malmstrom,
Pitcher and Schaub in favor. No one opposed. Petersen was absent.

44 Public Hearing to Discuss Code Changes Regarding Off-Highway Vehicles, Shipping Containers,
45 Seal Coats and Fence Requirements: Commissioner Malmstrom read from the suggested changes.
46 He reiterated they were going to scrap the whole Off-Highway section. Councilmember Wright
47 suggested leaving the purpose as 6-1 and 6-2 would be the sentence stating that we follow state
48 code.

49 Commissioner Malmstrom read and clarified 10-13-9. He explained the intent is to allow the
50 containers during construction, but not after. He had someone ask him before the meeting, if
51 someone already had a shipping container on their property today, would that be grandfathered in.
52 Councilmember Wright felt this was correct, but that the city attorney would need to be consulted
53 for the final say. He will try to find out before these changes go to the City Council at their next
54 meeting. He explained an expansion or change of use would trigger the need to come into
55 compliance.

56 Commissioner Malmstrom read from the suggested change, in regards to seal coats.
57 Adjustments were made.

58 Commissioner Malmstrom read from the corner lot fencing suggested changes.
59 Councilmember Wright discussed 10-13-14, which describes a triangle of clear view at an intersection
60 and doesn't allow structures ^{from} within 2 feet ^{up} to 10 feet ^{above ground level}. He asked if the City should allow a six foot
61 transparent fence within this triangle. After discussion, the Commission decided to leave the clear-
62 view definition alone, except to remove the words "fence posts." There was a question on whether
63 this needs to be brought up with the next code changes. Mr. Wright will ask the city attorney if it can
64 go through with these changes or wait until the next group of code changes.

65 **Commissioner Pitcher moved to "make a recommendation to the City Council to "adopt the**
66 **Proposed Changes to the River Heights City Code dated March 1, 2018. Additionally, they**
67 **recommended deleting the words 'fence posts' from 10-13-14."** Commissioner Schaub seconded
68 **the motion, which carried with Lehnig, Malmstrom, Pitcher and Schaub in favor. No one opposed.**
69 **Petersen was absent.**

70 Discuss the Utah Affordable Housing Assessment Report: Commissioner Schaub reported that
71 Recorder Lind contacted other city recorders and found out this report, is in fact, required by state
72 law. She is unsure how to go about it and will need help or would like to pass it on to someone else
73 to complete. Councilmember Wright explained that Chris Milbank had accepted a position on the
74 Commission and might be willing to assist or take this on. He may be familiar with the report since he
75 has previously served on the Commission. Commissioner Schaub expressed appreciation and pointed
76 out that some cities have turned the report over to their city planner or attorney to complete.

77 The meeting adjourned at 7:50 p.m.

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81 _____
82 Sheila Lind, Recorder

83 _____
Mark Malmstrom, Commission Chair

Proposed Changes to the River Heights City Code
March 1, 2018

Revise Section Heading Index

6-1-1 (leave in "purpose.")

~~6-1-1~~ OFF HIGHWAY VEHICLES
6-1-2

Replace Section 6-1 with . . .

"River Heights follows the Utah Off-Highway Vehicle Laws and Rules (These laws and rules are available on the State's website.)"

10-2-1: DEFINITIONS

Structure: A combination of materials ~~that form a construction~~ constructed for occupancy, use or ornamentation, whether installed on, above or below the surface of a parcel of land.

10-13-9: PROHIBITED ACCESSORY STRUCTURE; EXCEPTION

Roll off or shipping containers, semi-trailers, box cars or similar structures shall not be installed or maintained on residential properties. These accessory structures are allowed for construction purposes only, placed on building lot (not in roadway) for no longer than six (6) months.

(bump other sections in 10-13 down)

during construction

11-6-3: STREETS AND STREET IMPROVEMENTS

Replace Section W with:

W. Seal Coats: ~~Providing for such application shall be determined through the process of approving the development plan for the subdivision. Application of seal coat shall be done through either~~ of the following method:

The developer shall pay River Heights City the cost to apply the seal coat on all paved roads in the subdivision. The seal coat cost shall be equal to the square footage of road surfaces in the subdivision multiplied by the cost per square foot for the type of seal coat to be used. The per square foot unit cost shall be ~~held~~ on the fee schedule held in the City Office.

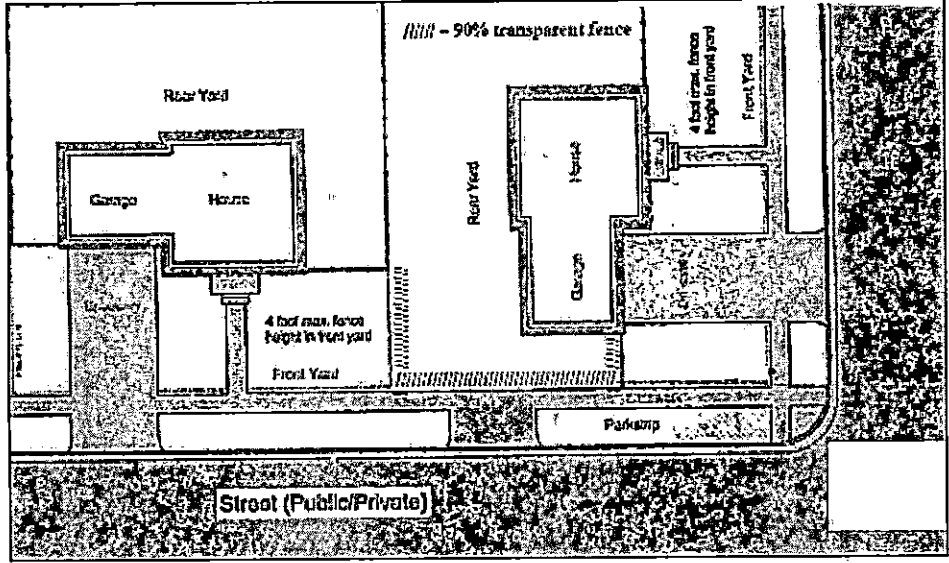
disclosed

The type of seal coat to be used (high-density mineral bond, chip seal, slurry seal, etc.) shall be determined by "best practice" for the type of street as determined by the Public Works Director and City Engineer. The seal coat cost shall be used by the city to accomplish the initial seal coating for the subdivision within five (5) years of the completion of the subdivision. If not completed within five (5) years, and at the developer's request, any un-used seal coat funds shall be returned to the developer.

as paid to the city by the developer; pay for and install

CORNER LOTS:

When the rear yard of a corner lot is adjacent to the front yard of a neighboring lot, a 6^{foot} (6') fence is allowed in the part of the corner lot's rear and side yard that is adjacent to the neighboring lot's front-yard setback area. A clear view must be present from the front yard of the neighboring lot to the street corner as illustrated below: (See Cindy's proposed language referencing 10-13-14.) *



The fence must be at least ninety (90) percent transparent and maintained as such. Suggested material for fencing is ornamental wrought iron. No chain link fence allowed.

The City will evaluate the proposed fence material and determine if the proposed material is satisfactory and complies with the intent of the provisions of this code, with regard to effectiveness and safety.

* All fences on corner lots shall comply with the clear view of intersecting streets as defined in 10-13-14.

10-13-14 Clear View of Intersection Streets
Remove "fence posts"