

River Heights City

PLANNING COMMISSION AGENDA

Tuesday, August 21, 2018

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

- 7:00 p.m. Pledge of Allegiance and Adoption of Previous Minutes and Agenda
- 7:05 p.m. ~~Discuss a No-Fault Utility Claim Ordinance~~ Post-poned
- 7:25 p.m. Discuss the Creation of a Parking Zone
- 8:15 p.m. Adjourn

Posted this 16th day of August 2018



Sheila Lind, Recorder

Meeting attachments, drafts of previous minutes and audio recordings can be found on the State's Public Notice Website (pnn.utah.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

August 21, 2018

Present: Commission members: Cindy Schaub, Chairman
Noel Cooley
Heather Lehnig
Chris Milbank
Lance Pitcher

Mayor Todd Rasmussen
Recorder Sheila Lind

Excused Councilmember Blake Wright

Others Present Lance Anderson

Motions Made During the Meeting

Motion #1

Commissioner Pitcher moved to “approve the minutes of the August 7, 2018 Commission Meeting with a minor change.” Commissioner Milbank seconded the motion, which carried with Cooley, Lehnig, Milbank, Pitcher and Schaub in favor. No one opposed.

Proceedings of the Meeting

The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie Council Chambers on August 21, 2018.

Pledge of Allegiance: Commissioner Lehnig led in the Pledge of Allegiance.

Adoption of Prior Minutes and Agenda: Minutes for the August 7, 2018 Planning Commission Meeting were reviewed.

Commissioner Pitcher moved to “approve the minutes of the August 7, 2018 Commission Meeting with a minor change.” Commissioner Milbank seconded the motion, which carried with Cooley, Lehnig, Milbank, Pitcher and Schaub in favor. No one opposed.

Discuss a No-Fault Utility Claim Ordinance: This item was postponed in the absence of Councilmember Wright.

Discuss the Creation of a Parking Zone: Commissioner Schaub led a discussion on further changes to the Parking Zone Ordinance. They discussed fence materials that may or may not be allowed.

Commissioner Cooley said the standard dark sky ordinance (not included in the River Heights Ordinance) addresses four different zones where light is restricted, which zones are not discussed at all in the RHC Code. He suggested incorporating these zones into the RHC lighting ordinance, and

45 defining the amount of lumens allowed in each zone. He will go through the City's lighting ordinance
46 and see if the two could be combined or if we need to adopt a new one to replace it. The dark sky
47 ordinance restricts the amount of spillover light that is allowed. The City's current lighting ordinance
48 also doesn't address LEDs and it's difficult to convert foot candles to LED since they don't use the
49 same terminology, LED output is specified in lumens, not foot candles.

50 Lance Anderson suggested light pole height is something the City should address. When a
51 light is 35 feet high it creates more trespass than a 20 foot pole, which he feels is a good restriction
52 for a parking lot. It is his opinion that lighting, landscaping and separation between properties are
53 the most important factors in designing a parking lot.

54 The Commission felt if LED lights were addressed in the current lighting ordinance it would
55 suffice for now and it would open an opportunity to refer to them in the parking ordinance. They
56 could add a paragraph about using warm lights and possibly needing to meet the dark sky
57 international ordinance. They will work on adding these items before the next meeting in two weeks.

58 Lance Anderson informed that he doesn't think Conservice has plans to request a rezone for
59 the upper portion of their property. It will stay agricultural. He guessed the proposed parking area
60 would be the only section they request to be rezoned for parking.

61 Commissioner Schaub will update the changes they discussed and send them out to everyone
62 to review before next their meeting.

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

64
65
66
67 _____
Sheila Lind, Recorder

68 _____
69 Cindy Schaub, Commission Chair

Chapter 22: SPECIFIC COMMERCIAL ZONE PARKING (CZP)

SECTION

(Working Copy 8-21-18)

10-22-1	INTENT
10-22-2	PURPOSE
10-22-3	PERMITTED USES
10-22-4	CONDITIONAL USES
10-22-5	PRELIMINARY DESIGN AND SITE REVIEW REQUIRED
10-22-6	DESIGN STANDARD
10-22-7	LANDSCAPING REQUIREMENTS
10-22-8	WALLS, FENCES, AND SCREENING
10-22-9	PARKING LOT LIGHTING
10-22-10	OUTDOOR LIGHTING
10-22-11	DARK SKY COMPLIANT
10-22-12	SENSITIVE AREA OVERLAY ZONES
10-22-13	SLOPES/DRAINAGE/STORM WATER
10-22-14	SNOWPLOWING/STORAGE OF PLOW/ NOISE RESTRICTIONS/HOURS
10-22-15	SETBACKS
10-22-16	FINAL PLANS/TIME FRAME
10-22-17	RESTRICTIONS OF ZONING
10-22-18	SUPPLEMENTARY REGULATIONS

10-22-1: DECLARATION OF LEGISLATIVE INTENT

It is the intent of the City of River Heights to establish a COMMERCIAL PARKING ZONE (CPZ). This use is to minimize disruptions and is not to conflict with the atmosphere of the surrounding residential neighborhood.

10-22-2: PURPOSE: Provide additional one level parking area for an established adjacent commercial properties use.

10-22-3: PERMITTED USES: Parking only.

10-22-4: CONDITIONAL USES: None.

10-22-5: PRELIMINARY DESIGN AND SITE REVIEW REQUIRED

Prior to any formal request to rezone property to the Commercial Parking Zone, a **preliminary project plan** shall be submitted for review and recommendation to the City.

The planning commission shall review and approve all commercial parking site plans and follow the application, hearing, notice and appeals procedure as outlined in the subdivision ordinance. Final approval of the site plan is vested with the City Council, after recommendation by the Planning Commission.

Said preliminary project plan shall be drawn to scale and shall contain the following information:

- Location of all existing and buildings and structures on the site, including an indication of the proposed uses;
- The location of all parking spaces, driveways, and points of vehicular ingress and egress;

add code reference (Chapter 11)

- C. A conceptual landscaping plan showing planting materials to be used together with the location of fences, walls, trees, hedges, and decorative materials shall be provided.

10-22-6: DESIGN STANDARD

- A. The commercial parking zone site shall be designed in accordance to chapter 10-14-3 (Street and Roadway Parking Standards); 10-14-4 (Parking Lot Requirements) Parking requirements.
- B. All parking spaces shall be hard surfaced with asphaltic cement, concrete, ^{composition} or pavers and shall have paved access from a public street.

10-22-7: LANDSCAPING REQUIREMENTS

The following landscaping provisions shall apply in the Commercial Parking Zone:

- A. The areas adjacent to a public street shall be maintained with suitable landscaping of plants, shrubs, trees, grass, and similar landscaping materials. The landscaping plan shall be approved by the City Council as to type, size and amount of landscaping.
- B. Plantings: Plantings in front setbacks may not impede the vision of traffic.
- C. Parking Areas: Parking areas shall be landscaped around the periphery and at the end parking rows in accordance with the landscaping plan approved as part of the project plan approval procedure. Landscaping shall adhere to the existing Landscaping regulation in accordance with Chapter 10-15-8, Parking Lot Landscaping.
- D. A minimum of a Fifteen (15') foot landscaped perimeter buffer is required if the Commercial Parking lot is adjacent to any residential zone.

10-22-8: WALLS, FENCES, AND SCREENING

- A. Fencing: The Commercial Parking Zone ^{and/or agricultural} area shall be fenced around the periphery of the area ~~not~~ adjacent to a residential zone with six (6') foot non-transparent architectural style fence. Style must be approved by the City Council.
- B. Recommended fence materials: pre-cast concrete, stone, decorative vinyl
- C. Fence Materials not allowed: solid or base vinyl, chain link w/ or without slats, concrete free standing barriers

10-22-9: ^{outdoor} PARKING LOT LIGHTING

- A. Parking lot lighting shall be provided to meet industry standards for outdoor lighting of the intended use. (5-2014, 8-26-14) (Title 9, Chapter 3) .
- B. Solar Panels permitted. **(READ CURRENT ZONING 9-4)**

~~**10-22-10: OUTDOOR LIGHTING**~~

Add Verbiage about warm lighting, LED, height limit

~~10-22-11: DARK SKY COMPLIANT~~

(Noel suggests striking this)

10-22

Parking lot lighting shall be compliant with the International DARK-SKY Association Joint IDA-IES Model Lighting Ordinance (MLO). See <http://darksky.org/our-work/public-policy/mlo/>.

10-22-12 : SENSITIVE AREA OVERLAY ZONES - refer to 10-11

The Commercial Parking Zone shall comply and adhere to the Sensitive Area Overlay zones as outlined in Sections:

- 10-11-1 Intent
- 10-11-2: Flood Overlay Zone (OF)
- 10-11-3: Slope Overlay Zone (OS)
- 10-11-4: High Water Table Overlay Zone (OW)
- 10-11-5: Earthquake Fault Overlay Zone (OE)

~~10-22-13: SLOPES/DRAINAGE/STORM WATER:~~

A. The parking lot area within the Commercial Parking Zone shall not exceed a maximum slope of . Where other site functions are located on steep terrain, terracing of the non-parking areas shall be required.

10-22-14: SNOW PLOWING/STORAGE OF SNOWPLOW/NOISE RESTRICTIONS/HOURS

- A. All snowplow equipment shall be stored within an enclosed building. The storage building shall be within the required setbacks and not visible from any public right of way. (Ord., 1-22-2002)
- B. If an existing building is found to be unsafe, the building can be rebuilt on the same site and in the same footprint as the original building.
- C. *Hours of operation of snowplow: Same as current City Code ?*

10-22-15: SETBACKS (Noel indicates this is covered in 10-22-10)

10-22-16: FINAL PLANS/TIME FRAME

- A. All final plans must be approved by the City Council after a formal recommendation from the River Heights Planning Commission ("Commission").
- B. Upon approval of a final site plan by the City Council, no building or uses of land other than those depicted on such plan shall be permitted.
- C. Any failure to submit a final project plan within one (1) year from date of submission of the preliminary project plan shall terminate all proceedings and render the preliminary plan null and void.
- D. Completion of the parking lot must be completed within one (1) year from the date the final approval plan is signed by the City Council.

10-22-17: RESTRICTIONS OF ZONING

Street level parking only. (*Covered parking okay?*)

Passenger vehicle parking only. No buses, RV's, heavy equipment, or other such large modes of transportation allowed.

No signage on property.

No overnight parking. (*Noel suggests striking this.*)

No building, structure, or parking garage shall be constructed in this zone.

No dust, odor, smoke, vibration, intermittent light, excessive light, glare or noise shall be emitted which is discernible beyond the premises, except for normal traffic movements.

~~Upon approval of the final site plan by the City Council, no building or uses of land other than those depicted on such plan shall be permitted.~~

10-22-18: SUPPLEMENTARY REGULATIONS

Uses within this zone shall also comply with the applicable requirements set forth in the provisions of the land use ordinance.