

River Heights City

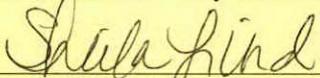
PLANNING COMMISSION AGENDA

Tuesday, December 4, 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 Weeds/Landscaping
- 7:25 p.m. Discuss Revisions to the General Plan
- 8:15 p.m. Adjourn

Posted this 29th day of November 2018



Sheila Lind, Recorder

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

December 4, 2018

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6 Present: Commission members: Cindy Schaub, Chairman
7 Noel Cooley
8 Heather Lehnig
9 Chris Milbank
10 Lance Pitcher
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12 Recorder Sheila Lind
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14 Excused Councilmember Blake Wright
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16 Others Present None
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Motions Made During the Meeting

Motion #1

21 Commissioner Pitcher moved to "approve the minutes of the November 20, 2018 Commission Meeting, with changes." Commissioner Milbank seconded the motion, which carried with Cooley, Lehnig, Milbank, Pitcher and Schaub in favor. No one opposed.
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Proceedings of the Meeting

28 The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie Council Chambers on December 4, 2018.

30 Pledge of Allegiance: Commissioner Milbank led in the Pledge of Allegiance.

31 Adoption of Prior Minutes and Agenda: Minutes for the November 20, 2018 Planning Commission Meeting were reviewed. A couple clarifications were noted.

33 **Commissioner Pitcher moved to "approve the minutes of the November 20, 2018 Commission Meeting, with changes." Commissioner Milbank seconded the motion, which carried with Cooley, Lehnig, Milbank, Pitcher and Schaub in favor. No one opposed.**

36 Discuss Weeds/Landscaping: Commissioner Lehnig handed out and discussed some verbiage she has gathered from state code and a couple cities, which she thinks might work for River Heights. The current city code briefly discusses weeds in 5-4-3.

39 Commissioner Pitcher said he has talked to Jake Forsgren at the County who conversed with him for quite a while about how the county handles weed situations. He would be willing to come give a presentation on what the city and county can enforce. He was excited to know River Heights was discussing this topic. The County is willing to send letters to violators and the sheriff can issue citations. Fire and public safety are both concerns. Mr. Pitcher will ask him to attend a January meeting.
42

45 The Commission was interested in the first paragraph from Commissioner Lehnig's notes.
46 Discuss Revisions to the General Plan: Commissioner Schaub would like to create buffer zones
47 which would create a wide green space next to the undeveloped areas.

48 Commissioner Milbank discussed some changes he has made to his section (affordable
49 housing). He will continue to work on it. He discussed the government census information for River
50 Heights. Commissioner Cooley said the Utah State Tax Commission projects populations.

51 Recorder Lind will send an electronic copy of the General Plan to the commissioners for ease
52 in making changes.

53 Commissioner Schaub read from a recorded document which showed a Chugg property was
54 rezoned to R-1-12 in 1989. It was determined that it was probably the property where the LDS
55 church is currently located.

56 Commissioner Schaub reiterated her interest in more buffers in and around subdivisions.
57 Commissioner Cooley suggested this could be incorporated along transportation corridors.
58 Commissioner Pitcher noted this (since he is over changes to the transportation section).

59 Commissioner Cooley discussed the city's reservoir site in Logan. He was told the city still
60 owns this property, although connecting to the existing water lines will be difficult because Logan has
61 allowed building over the existing easement.

62 Commissioner Milbank felt conflicted on how to reconcile the affordable housing section,
63 since River Heights' zoning is currently limited to single family. He will discuss it with Councilmember
64 Wright.

65 The Commission decided to forgo their December 18 meeting, due to the holidays, as well as
66 the meeting scheduled for January 1. They will meet next on January 15 and then again on January
67 29.

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

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72 _____
Sheila Lind, Recorder

73 _____
74 Cindy Schaub, Commission Chair

Weed control becomes paramount importance with the dry season increasing during the year, living near the mountains we should be able to see the danger dry weeds can be in our city, during peak fire season. The purpose of the weed ordinance and enforcement is to ensure that real property within the City is cleaned and maintained. Doing so helps to prevent fire hazards, as well as insect and rodent harborages, and prevents the induction of hazardous pollens in the air. Managing weeds also helps prevent vegetation from obstructing pathways, sidewalks, and structures, and the buildup of plant waste that may affect public health, safety, and welfare. Lastly, managing weeds in our urban environment helps to prevent those weeds from escaping into adjacent and nearby open lands.

→ traffic view

Weeds are defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens or cultivated decorative grasses that are intended to exceed six inches (6") and are properly maintained within a defined planting area.

1. Is dangerous to human life or health; or
2. Annoys, injures or endangers the comfort, repose, health or safety of three (3) or more persons; or
3. Unlawfully interferes with, obstructs or tends to obstruct any canal, public park, square, street or highway; or *sidewalk*
4. In any way renders three (3) or more persons insecure in life or the use of property; or
5. Contains injurious, annoying or noxious weeds, garbage, refuse or any significant and substantial unsightly condition or deleterious objects.

Determine that it is a nuisance, Mayor, selected city employee, and/or city inspector should determine nuisance. The city inspector may inspect any yard, lot or other place to determine the existence of a "nuisance" as defined in this chapter, and the facts observed by the city inspector after such inspection shall constitute facts upon which the city inspector may base his or her determination. corrective action.

- Document the Inspection first with picture and written description. Use the picture to educate the property owners what is considered a nuisance.
- 1st Send a letter/notice with a written definition of the code, give them a date to have the nuisance corrected. ←
- 2nd 14 days to rectify, if not done forward the notice to the city attorney and the city attorney will send a letter with the code violation.
- 3rd The city inspector shall prepare an itemized statement of all expenses incurred in abating the nuisance and shall mail a copy thereof to the owner, purchaser, or occupier of the property demanding payment within twenty (20) days from the date of mailing. The notice shall be deemed delivered when mailed by registered mail addressed to the property owner's, purchaser's or occupier's last known address.

*State has a law code reference violation use Utah code 10-11-1 Abatement of weeds, garbage, refuse, and unsightly objects
Logan 2.26.070*