

River Heights City

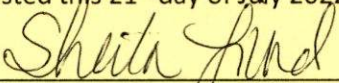
River Heights City PLANNING COMMISSION AGENDA

Tuesday, July 26, 2022

Notice is hereby given that the River Heights Planning Commission will hold its regular meeting beginning at **6:30 p.m.**, anchored from the River Heights City Office Building at 520 S 500 E. Attendance can be in person or through Zoom.

- 6:30 p.m. Pledge of Allegiance
- 6:32 p.m. Adoption of Previous Minutes and Agenda
- 6:35 p.m. Public Comment on Land Use
- 6:40 p.m. Public Hearing to Discuss and Hear Comments on a Conditional Use Permit Request from ~~Tyson~~ Tyler Wolford to Build a Backyard Pool on His Property
- 7:15 p.m. Adjourn

Posted this 21st day of July 2022



Sheila Lind, Recorder

To join the Zoom meeting:

<https://us02web.zoom.us/j/87990442899?pwd=ekxkWmIEK2NxVGNyOVAdWJXM2IxZz09>

Attachments for this meeting and previous meeting minutes 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 Planning Commission

Minutes of the Meeting

July 26, 2022

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6 Present: Commission members: Noel Cooley, 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 Troy Wakefield
15 Tech Staff Chris Milbank
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17 Others Present: Tyler Wolford
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20 Motions Made During the Meeting
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22 Motion #1

23 Commissioner Lehnig moved to “approve the minutes of the June 14, 2022, Commission
24 Meeting and the evening’s agenda.” Commissioner Pitcher seconded the motion, which carried with
25 Cooley, Lehnig, Pitcher, and Schaub in favor. No one opposed. Wakefield was absent.
26

27 Motion #2

28 Commissioner Pitcher moved to “approve, the pool request for Tyler Wolford, residing at
29 1160 Windsor Drive, with the following conditions: 1) Provide a non-climbable fence with self-closing
30 gates to enclose the pool, 2) Complete the pool installation within 18 months, 3) Follow Cache County
31 building codes, and 4) Provide a copy of liability insurance coverage to the city.” Commissioner
32 Schaub seconded the motion, which carried with Cooley, Lehnig, Pitcher and Schaub in favor. No one
33 opposed. Wakefield was absent.
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36 Proceedings of the Meeting
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38 The River Heights City Planning Commission met at 6:30 p.m. in the Ervin R. Crosbie Council
39 Chambers on July 26, 2022.

40 Pledge of Allegiance

41 Adoption of Prior Minutes and Agenda: Minutes for the June 14, 2022, Planning Commission
42 Meeting were reviewed.

43 Commissioner Lehnig moved to “approve the minutes of the June 14, 2022, Commission
44 Meeting and the evening’s agenda.” Commissioner Pitcher seconded the motion, which carried

45 **with Cooley, Lehnig, Pitcher, and Schaub in favor. No one opposed. Wakefield was absent.**

46 Commissioner Cooley noted, at the last meeting the motion for the Boys and Girls Club
47 Conditional Use Permit stated they needed to have their lease with the city signed within 30 days.
48 Thirty days have passed, and the lease hasn't been signed. City ordinance (10-20-2:G) states that the
49 Planning Commission may approve an extension of time for the Conditional Use Permit. He planned
50 to have this on the next agenda.

51 Public Comment on Land Use: There was none.

52 Public Hearing to Discuss a Conditional Use Permit Application from Tyler Wolford for the
53 Construction of a Backyard Swimming Pool: Tyler Wolford explained he and his wife would like to
54 install a pool. Their contractor had done several pools in the area and planned to start this fall. They
55 currently have a six-foot fence surrounding their back yard, with self-closing gates. The pool will be
56 designed with a French drain to take care of possible pool leakage. A heavy-duty locked cover will be
57 installed with a code only he and his wife will know. The pool will be 20' x 40' and will go from 4 feet
58 to 5 feet and back to 4 feet, with a 10" ledge on one end. Their yard currently slopes in the backyard,
59 which they plan to level so the pool will all be below ground level.

60 Commissioner Pitcher asked about liability insurance coverage. Mr. Wolford said he would
61 check with his homeowner's insurance agent to make sure it would be covered.

62 Commissioner Schaub asked the projected completion date. Mr. Wolford guessed it would be
63 in the fall or winter. They don't plan to start using the pool until next spring. He felt it would surely
64 be finished within 18 months.

65 Commissioner Cooley read from written comment he received from Rod and Lisa Ellis, in favor
66 of the Wolford swimming pool. No other comments were submitted.

67 **Commissioner Pitcher moved to "approve the pool request for Tyler Wolford, residing at**
68 **1160 Windsor Drive, with the following conditions: 1) Provide a non-climbable fence with self-**
69 **closing gates to enclose the pool, 2) Complete the pool installation within 18 months, 3) Follow**
70 **Cache County building codes, and 4) Provide a copy of liability insurance coverage to the city."**
71 **Commissioner Schaub seconded the motion, which carried with Cooley, Lehnig, Pitcher and Schaub**
72 **in favor. No one opposed. Wakefield was absent.**

73 Commissioner Cooley informed they needed to discuss the addition of code definitions for
74 Title 10 (zoning section). In recent meetings with developers, there had been confusion on the type
75 of housing and dwelling units allowed within the PUD Ordinance. He had worked on it and sent some
76 ideas to Councilmember Wright for his opinion. Mr. Wright said he would review and discuss it with
77 him. Once they agree, they will send it out for the commission's review.

78 Commissioner Cooley also mentioned a conflict in the Parking, Subdivision and PUD
79 ordinances. He will identify the differences and bring this also to the commission.

80 Councilmember Wright reported that Councilmember Glover had a traffic study done to aid in
81 the development of the General Plan. The results have come in. He said this information should help
82 them be able to pick up discussion of the transportation section of the General Plan again. He felt the
83 procedure would include Commission discussion, a public hearing on the changes and then send it to
84 the council. Mr. Wright will get with Mr. Glover and the city engineer to determine what the study
85 meant to the city. Commissioner Cooley asked if they could get an indication from the council on
86 what changes are left to discuss in the General Plan. Mr. Wright answered in the affirmative.

87 The meeting adjourned at 6:55 p.m.

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Noel H. Cooley
Noel Cooley, Commission Chair

Sheila Lind
Sheila Lind, Recorder



River Heights City Conditional Use Application

For office use	
Date Received:	<u>7/14/22</u>
Hearing Date:	<u>7/26/22</u>
Amount Paid:	<u>\$ 100.00</u>
Approved _____	Denied _____

APPLICANT

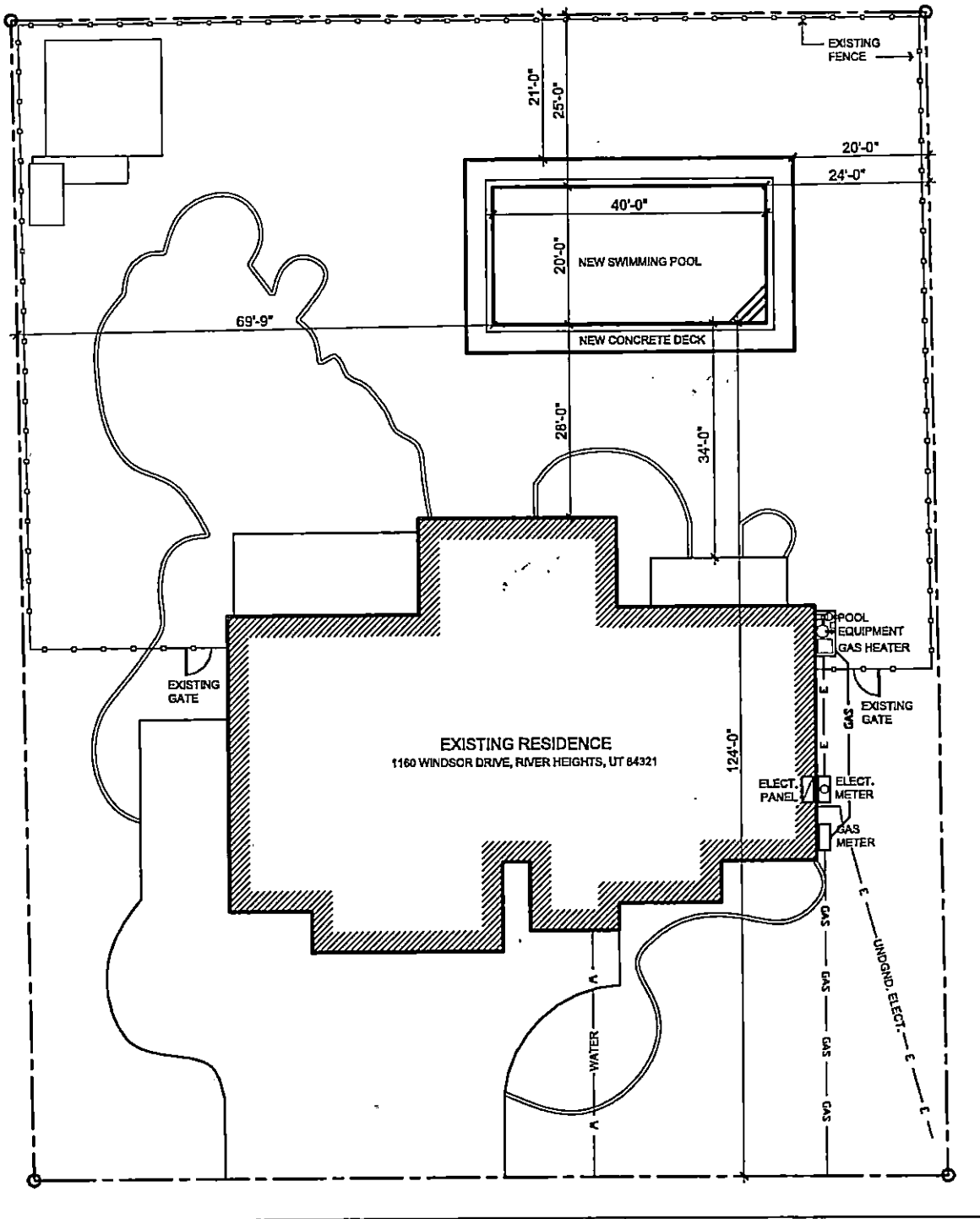
Name: Tyler Wolford
Mailing Address: 1160 Windsor Dr.
Phone: _____ email: _____
Please check one of the following: owner _____ buyer _____ renter _____ agent _____ other

PROJECT INFORMATION

Name: Pool
Address/Location: 1160 Windsor Dr.
Property Tax ID: 03-135-0211 Existing Zone: R-1-12
What is the current use of the property? Backyard
How many employees will be working at this location including applicant, immediate family, and non-family members? 4-6
How many vehicles will be coming and going daily, weekly, or monthly? 3
I agree to abide by the River Heights City Parking Ordinance (10-14). Initial _____
I agree to abide by the River Heights City Sign Ordinance (10-16). Initial _____
Description of Request: Swimming Pool, Fenced in, automatic cover (locked).

SUBMITTAL REQUIREMENTS

- Completed and signed application form
- \$100 application fee
- 8 1/2 x 11 copy of plans
- N/A Provide a Fire Protection evaluation from the fire department.



WINDSOR DRIVE

SITE PLAN

N



Sheila Lind <office@riverheights.org>

Wolford project

2 messages

Rod & Lisa Ellis <rodellisfamily@gmail.com>
To: River Heights City Office <riverheightscity@comcast.net>

Mon, Jul 25, 2022 at 11:59 AM

Dear Planning & Zoning Commission:

We are unable to attend tomorrow night's P&Z meeting, but wanted to send this letter in reference to the Wolford family swimming pool request on Windsor Drive.
Rod & I are happy to give our approval in writing for this project to proceed as planned.
Thank you.

Rod & Lisa Ellis
1115 Windsor Drive
435-757-2572 (Rod)

Sheila Lind <office@riverheights.org> Tue, Jul 26, 2022 at 9:56 AM
To: Blake Wright <blakewright@riverheights.org>, Cindy Schaub <cindy_schaub@hotmail.com>, Heather Lehnig <heather.lehnig@gmail.com>, Lance Pitcher <lancepitcher@comcast.net>, Noel Cooley <nhcooley@comcast.net>, Troy Wakefield <loganutahrealestate@gmail.com>

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Have a great day!

Sheila Lind
435-752-2646