River Heights City Planning Commission
Minutes of the Meeting
March 3, 2015

Present:	Commission members:	Rex Davidsavor, Chairman
		Danny Petersen
		Jim Royle
		Patti Seeholzer
		Lorin Zollinger
	Mayor	James Brackner
	Councilmember	Blake Wright
	Recorder	Sheila Lind
Others Present:		Bill Carson, Ray Hunsaker, Paul Tullis, Troy Siddoway, Bryan Mickelson, Heather Lehnig

Motions made During the Meeting

Motion #1

Commissioner Seeholzer moved to "approve the minutes of the February 17, 2015 Commission Meeting, with one change." Commissioner Royle seconded the motion, which carried.

Motion #2

Commissioner Petersen moved to "approve a Conditional Use Permit Request from Ray Hunsaker to run his non-profit Happy Toys business from Bill Carson's shop, located at 708 E 600 S Bay 5, with the following conditions: The doors need to be shut while using the thickness planer, after 6:00 p.m. the doors need to be shut and hours of operation allowed are from 7:00am until 10:00pm. Commissioner Knowles seconded the motion, which carried.

Motion #3

Commissioner Seeholzer moved to "approve a Conditional Use Permit Request from Troy Siddoway to run his Fossil Mania business from Bill Carson's shop, located at 708 E 600 S Bay 6 with the following conditions: Doors will be closed while using noisy equipment, doors will also be closed between 6:00 p.m. and 10:00 p.m. and hours of operation will be within 7:00am to 10:00 pm. Commissioner Royle seconded the motion, which carried.

520 South 500 East River Heights, Utah 84321 Phone & Fax (435) 752-2646

Proceedings of the Meeting

The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie Council Chambers on March 3, 2015.

Adoption of Prior Minutes: Minutes for the February 17, 2015 Planning Commission Meeting were reviewed. One change was made on line 78; "Bill Burgoyne" was changed to "Nick Evans."

Commissioner Seeholzer moved to "approve the minutes of the February 17, 2015 Commission Meeting, with one change." Commissioner Royle seconded the motion, which carried.

Public Hearing to Review a Conditional Use Permit Application Submitted by Ray Hunsaker and Paul Tullis, to Run a Business at Bill Carson's Shop: Commissioner Davidsavor opened the public hearing for Happy Toys, a non-profit organization. Bryan Mickelson, of 610 South 600 East, explained his property is adjacent to Bill Carson's property. His family is concerned about the noise that comes from this area. It hasn't been bad during the winter, but during the warmer weather there's more noise. They moved into the neighborhood before these businesses came in. They don't want to live next to an industrial zone. He's not sure how many businesses are in Mr. Carson's buildings. Commissioner Davidsavor said Bill Carson's Conditional Use Permit allows him to have three businesses and one storage area in his storage bays, which will always be the case since it has been approved. Currently there are three businesses, which Bill Carson confirmed.

Commissioner Davidsavor apologized that the Commission hasn't kept better track of the businesses that are in Mr. Carson's bays. They are getting on top of it now. Commissioner Davidsavor read through the conditions on Bill Carson's permit, one of which requires each business to have their own CUP.

Ray Hunsaker said there is a debate on who is making the noise. It's true the doors are open about 20% of the time when they are working. They feel bad there are people complaining about what they do, rather than giving them recognition for the volunteering and good they do. They would like to continue to run their business.

Paul Tullis suggested they do a test when Bryan Mickelson is home, where they would run certain pieces of machinery to determine what exactly is making the noise. Mr. Mickelson is willing to work with them.

Commissioner Wright explained to the Commission that they can set separate conditions for each tenant, which could also include some of the conditions on Bill Carson's permit. They could even be more restrictive than Mr. Carson's permit. Now is the time to set the rules.

Discussion was had on hours of operation. Mr. Tullis said they can abide by 7:00am – 5:00pm. Commissioner Davidsavor suggested they don't run any machinery outside of these hours with the doors open.

Commissioner Davidsavor asked Bryan Mickelson if the noise offends them during the day or just in the evening. He is gone during the day but said his wife hears it throughout the day and well as some evenings.

Mayor Brackner reminded they will need to apply for a business license every year, but there won't be a charge because it's a non-profit business.

Commissioner Petersen moved to "approve a Conditional Use Permit Request from Ray Hunsaker to run his non-profit Happy Toys business from Bill Carson's shop, located at 708 E 600 S Bay 5, with the following conditions: The doors need to be shut while using the thickness planer, after 6:00 p.m. the doors need to be shut and hours of operation allowed are from 7:00am until 10:00pm. Commissioner Knowles seconded the motion, which carried.

Public Hearing to Review a Conditional Use Permit Application Submitted by Troy Siddoway, to Run a Business at Bill Carson's Shop: Troy Siddoway explained that he digs fossil fish in Wyoming and grinds them down in the shop. He doesn't use any large industrial tools, mostly small tools and an engraver. He does have a miter and table saw for building crates. He operates during the day unless he's crunched for time, then he'll work in the evening. The Commission asked him to work with Bryan Mickelson to determine which machines are noisy so he can be a conscientious neighbor.

Commissioner Davidsavor asked Bryan Mickelson if he had noticed an excess of cars in the area. Mr. Mickelson said there have not been any car problems. He also said Mr. Carson's property is kept very clean.

Commissioner Seeholzer moved to "approve a Conditional Use Permit Request from Troy Siddoway to run his Fossil Mania business from Bill Carson's shop, located at 708 E 600 S Bay 6 with the following conditions: Doors will be closed while using noisy equipment, doors will also be closed between 6:00 p.m. and 10:00 p.m. and hours of operation will be within 7:00am to 10:00 pm. Commissioner Royle seconded the motion, which carried.

Commissioner Davidsavor encouraged each business to work with Bryan Mickelson on making sure the noise won't be obtrusive to the neighbors.

Ray Hunsaker said he met with the Mayor Brackner today for about an hour. They agreed to disagree. He was told they only have to pay this application fee one time; there will be no annual fee for a business license. Recorder Lind agreed there was a $100 fee for the Conditional Use Application. A business license will need to be applied for each year, but there won't be a fee because it's a non-profit business. Paul Tullis said he will come to the office tomorrow to take care of it.

Minor Subdivision Prequalification Meeting with Casey McFarland: Casey McFarland handed out a proposal and a plat showing his desire for his property. He would like to change

the boundary between his two properties so he can eventually sell the vacant lot, which requires him to go through the minor subdivision process. Commissioner Davidsavor read through the requirements of a minor subdivision and concluded he meets the conditions. Discussion was had on what he needs to do next. After he turns in his application a public hearing will be scheduled.

Report on Progress of a Solar Zoning Ordinance: Commissioner Knowles said Nick Evans is willing to meet with them on a Thursday or Friday afternoon to discuss the drafting of a solar ordinance. He will educate them on solar panels and give direction on things they have come up against in other cities. Ms. Knowles will try to set up the meeting on Thursday, March 19 at 3:30 or 4:00. Councilmember Wright will invite the council to attend.

Heather Lehnig asked questions on how solar fees would be set up. She was told Mr. Evans would have answers.

Commissioner Seeholzer asked about the status of the Nyman Funeral Home. Councilmember Wright said Mayor Brackner sent an email almost 2 weeks ago to find out the where the process is at this point, but the city hasn't heard back.

The meeting adjourned at 8:05 p.m.

Sheila Lind, Recorder

R. Rex Davidsavor, Chairman

River Heights City
Conditional Use Application

For office use
Date Received 2/12
Receipt # 2149
Hearing Date 3/3/15
Approved ____ Denied ____

Please fill out all applicable information.

1. APPLICANT

Name: Troy Siddoway

Mailing Address: 119 west 730 north Logan, UT 84321

Phone #: 435-881-5380 Fax #: _____ e-mail: _____

Please check one of the following: __ owner __ buyer X renter __ agent __ other

2. PROJECT INFORMATION

Name: Fossil Maria

Address/Location: 708 east 600 south River Heights, UT 84321

Property Tax ID: _____ Existing zone: _____

What is the current use of the property? I make art murals out of fossil stone

How many employees will be working at this location including applicant, immediate family members, and non-family members? myself and my mother part-time

How many vehicles will be coming and going daily, weekly, or monthly? 1-2 / day

I agree to abide by the River Heights City Parking Ordinance (10-13). Initial TS

I agree to abide by the River Heights City Sign Ordinance (10-14). Initial TS

Description of Request: _____

River Heights City
Conditional Use Application

For office use
Date Received Feb 9, 15
Receipt # electronic
Hearing Date 3/3/15
Approved ____ Denied ____

Please fill out all applicable information.

1. APPLICANT

Name: Happy Toys — G. Ray Hunsaker & Paul Tullis

Mailing Address: 720 Mountain View Dr. River Heights, Ut.

Phone #: 753-9632 Fax #: _____ e-mail: _____

Please check one of the following: __ owner __ buyer X renter __ agent __ other

2. PROJECT INFORMATION

Name: Happy Toys

Address/Location: _____

Property Tax ID: _____ Existing zone: _____

What is the current use of the property? Making toys for Humanitarian

How many employees will be working at this location including applicant, immediate family members, and non-family members? 2

How many vehicles will be coming and going daily, weekly, or monthly? 2 or 1

I agree to abide by the River Heights City Parking Ordinance (10-13). Initial GRH

I agree to abide by the River Heights City Sign Ordinance (10-14). Initial _____

Description of Request: _____

Mini Subdivison Proposal for Casey McFarland
921 Orchard Dr. lots 10 and 11

The lots being considered are located at 921 Orchard Dr.
The original owner purchased both building lots 10 and 11 of the Orchard Heights Subdivision. Both lots constitute .59 acres combined.

At some point the owners added onto the home thereby extending the home onto lot 10. Lot 10 was originally 110 feet of frontage.

I am proposing to draw new boundaries between lots 10 and 11 with the purpose of eventually selling lot 10 as a building lot.

Currently the property is a total of 97 feet from my home to the Beirston's property to the east and 120 feet deep. The total frontage would be between 85-87 feet for the new lot leaving the approved 80 feet of frontage required for the current zoning laws and the appropriate minimum of 10 feet from our home to the new property line.

Because the lot was originally intended to be a building lot the sewer tie in and digging will likely stay within the property without having to cut into the road. Although the public works crew has not yet run a camera they believe there might also be a water tie in that is buried on the property. Also, there is currently an electric meter and box on the property near the road which was placed there for reasons we are not aware of. It is not being used at this time.

In order to run water to this property the previous owner ran the main water line to the west of the home along the north of the home in order to get water to the east property. Because the sprinklers were not working properly and needed a complete overhaul I had Jake Zollinger, a local sprinkler expert, come out to see what needed to be done. He strongly urged me not to put a main line along the north end of the home in case it broke and flooded my home. The alternative was to run a line under my driveway which is 43.5 feet wide, the width of more than two normal driveways.

In 2013 we found it necessary to completely redo the main water line and sprinkler system on lot 11 which effectively cut off water supply to lot 10 and discontinued the main water line from being used along the north of the home thereby preventing any future flooding.

Currently there is no water supply to lot 10 unless we or a future homeowner were to tie into the main line or we spent the money to run it under our driveway. Running another line around the north end is not a safe option we are told.

Section 2 Township 11 North Range 1 East

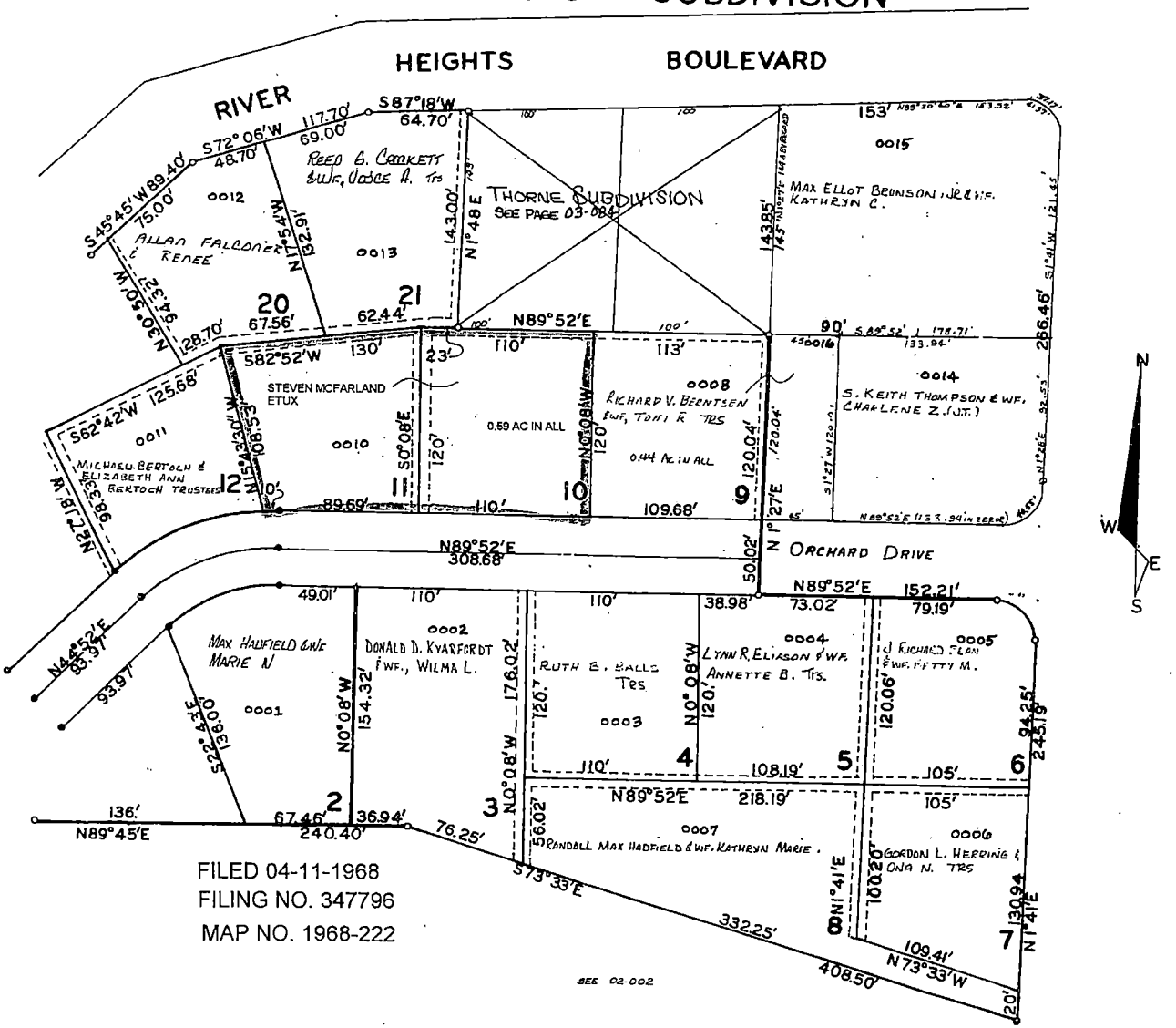
PT NW4

Scale 1 Inch_ 50FEET

(03-083)

TAX UNIT 10

ORCHARD HEIGHTS SUBDIVISION



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