

River Heights City

PLANNING COMMISSION AGENDA

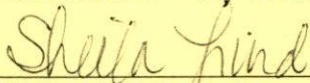
Tuesday, November 24, 2020

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.

The meeting will be held through Zoom. Public will **NOT** be permitted on sight. Those wishing to provide comments at the public hearing can do so through Zoom or by emailing office@riverheights.org (by noon on the date of the meeting).

- 6:30 p.m. Adoption of Previous Minutes and Agenda
- 6:35 p.m. Public Hearing to Discuss a Conditional Use Permit Request from Drew Clements to Continue His Home Business with the Addition of One More Employee
- 7:00 p.m. Adjourn

Posted this 19th day of November 2020



Sheila Lind, Recorder

To join the Zoom meeting:

<https://us02web.zoom.us/j/82860582001?pwd=MmtvN2lTNitYbXBCZlVQSVNKb1V2QT09>
Dial: 1 669 900 6833 US, Meeting ID: 828 6058 2001, Passcode: 393786

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

River Heights City Planning Commission Minutes of the Meeting November 24, 2020

Present: Commission members: Cindy Schaub, Chairman
Noel Cooley
Heather Lehnig
Levi Roberts, electronic

Mayor Todd Rasmussen, electronic
Councilmember Blake Wright
Recorder Sheila Lind

Excused Commissioner Lance Pitcher

Others Present Drew Clements, Tyler Tolson (electronic)

Motions Made During the Meeting

Motion #1

Commissioner Lehnig moved to "approve the minutes of the June 23 and September 8, 2020 Commission Meetings with corrections." Commissioner Cooley seconded the motion, which carried with Cooley, Lehnig, Milbank, and Schaub in favor. No one opposed. Pitcher was absent.

Motion #2

Commissioner Roberts moved to "approve the Conditional Use Permit application for Drew Clements, of 498 S 750 E, with the conditions that hours would be limited to 7am-10pm, power tools would be used in the confines of the home/garage, and employee vehicles would be parked off street." Commissioner Cooley seconded the motion, which carried with Cooley, Lehnig, Roberts and Schaub in favor. No one opposed. Pitcher was absent.

Proceedings of the Meeting

The River Heights City Planning Commission met at 6:30 p.m. in the Ervin R. Crosbie Council Chambers on November 24, 2020 through Zoom.

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

Adoption of Prior Minutes and Agenda: Minutes for the June 23 and September 8, 2020 Planning Commission Meetings were reviewed with revisions discussed.

Commissioner Lehnig moved to "approve the minutes of the June 23 and September 8, 2020 Commission Meetings with corrections." Commissioner Cooley seconded the motion, which carried with Cooley, Lehnig, Milbank, and Schaub in favor. No one opposed. Pitcher was absent.

44 Public Hearing to Discuss a Conditional Use Permit Request from Drew Clements to Continue
45 His Home Business with the Addition of One More Employee: Commissioner Schaub read through
46 Mr. Clements CUP application.

47 Drew Clements explained his business is finish carpentry, not heavy construction. Most of the
48 work he does is on sight. He typically works from his home office in the mornings. He may work in
49 his garage some and then he goes out to job sights. His usual hours are 9am-5pm. He has a wood
50 planer which he uses once in a while, with the garage door closed. The garage is also insulated, which
51 cuts down on the noise. Recorder Lind verified there have been no complaints from neighbors.

52 Commissioner Roberts asked Mr. Clements if he would be opposed to the city limiting his
53 hours of operation to 8am-8pm and to doing all wood working inside the garage, rather than on the
54 driveway, in an effort to mitigate the noise. Mr. Clements said he was fine with these stipulations.

55 Commissioner Schaub recommended hours of operation be extended to 7am-10pm.

56 Mr. Clements informed that once in a while he wraps beams that are larger than his garage.
57 He prefers keeping his wood inside the garage, however, he may need to open it to work on an extra
58 long beam every couple months, for an afternoon.

59 **Commissioner Roberts moved to "approve the Conditional Use Permit application for Drew**
60 **Clements, of 498 S 750 E, with the conditions that hours would be limited to 7am-10pm, power**
61 **tools will be used in the confines of the home/garage, and employee vehicles would be parked off**
62 **street." Commissioner Cooley seconded the motion, which carried with Cooley, Lehnig, Roberts**
63 **and Schaub in favor. No one opposed. Pitcher was absent.**

64 Commissioner Cooley asked if the Commission would be revisiting the General Plan soon.
65 Councilmember Wright explained that the city attorney advised holding off on a public hearing until
66 people could attend in person. He suggested looking towards January.

67 Mayor Rasmussen asked about designating some of the Zollinger property as residential.
68 Councilmember Wright agreed this would need to be included in the General Plan changes.

69 Tyler Tolson joined the meeting through Zoom. He informed that the notice he received said
70 the hearing would start at 7:05pm. He was interested in giving his opinion for Mr. Clements request.
71 Commissioner Schaub reviewed what had taken place, along with the motion for approval. Mr.
72 Tolson pointed out that he shares a fence line with Mr. Clements. He was supportive of the request
73 and assured the Clements' are upstanding citizens and are very good business owners. He expressed
74 his opinion of the value in supporting home-based businesses, especially in the state of the world
75 right now.

76 The meeting adjourned at 7:15 p.m.

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78
79
80 
81 _____
82 Cindy Schaub, Commission Chair



Sheila Lind, Recorder

River Heights City Conditional Use Application

For office use	
Date Received:	11/9/20
Hearing Date:	11/24/20
Amount Paid:	100.00
Approved _____	Denied _____

APPLICANT

Name: DREW CLEMENTS, MANAGER FOR CLEMENTS CARPENTRY LLC

Mailing Address: 498 S. 750 E. RIVER HEIGHTS, UT 84321

Phone: _____ email: _____

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

PROJECT INFORMATION

Name: CLEMENTS CARPENTRY LLC

Address/Location: 498 S. 750 E. RIVER HEIGHTS, UT 84321

Property Tax ID: 02-181-0004 Existing Zone: SFR R-18

What is the current use of the property? PERSONAL RESIDENCE, HOME OCCUPATION

How many employees will be working at this location including applicant, immediate family, and non-family members? 2 (OWNER/APPLICANT and 1 W2 Employee).

How many vehicles will be coming and going daily, weekly, or monthly? 3: 2 @ RESIDENCE, 1 by Employee DAILY/week

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

I agree to abide by the River Heights City Sign Ordinance (10-16). Initial DC

Description of Request: I'VE BEEN OPERATING CLEMENTS CARPENTRY FOR A YEAR (SINCE 10/2019) AS A HOME OCCUPATION. MOST OF THE WORK IS DONE IN THE FIELD (CLIENTS HOMES), BUT SOME WOODWORK IS DONE ON-SITE AS PREPARATION. WITH THE ADDITION OF AN EMPLOYEE (PART TIME) A CUP IS NOW REQUIRED PURSUANT TO ORDINANCE 3-1-4: A.1.(a) & (c) NOTE; STREET PARKING NOT

NEEDED, ALL CARS FIT IN DRIVEWAY.

SUBMITTAL REQUIREMENTS

✓ Completed and signed application form

✓ \$100 application fee

N/A 8 1/2 x 11 copy of plans

N/A Provide a Fire Protection evaluation from the fire department.