

River Heights City

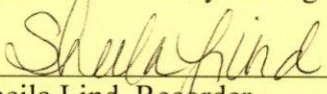
PLANNING COMMISSION AGENDA

Tuesday, August 25, 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.

- 6:30 p.m. Adoption of Previous Minutes and Agenda
- 6:35 p.m. Discuss Code Change Request to Allow Goats in Residential Zones
- 7:00 p.m. Adjourn

Posted this 20th day of August 2020



Sheila Lind, Recorder

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

August 25, 2020

Present: Commission members: Cindy Schaub, Chairman
Heather Lehnig
Lance Pitcher
Levi Roberts
Councilmember Blake Wright
Recorder Sheila Lind
Excused Councilmember Noel Cooley
Others Present Crystal Zimmerman (by FaceTime)

Motions Made During the Meeting

Motion #1

Commissioner Lehnig moved to "approve the minutes of the June 23, 2020 Commission Meeting with changes." Commissioner Roberts seconded the motion, which carried with Lehnig, Milbank, Pitcher and Schaub in favor. No one opposed. Cooley 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 August 25, 2020.

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

Adoption of Prior Minutes and Agenda: Minutes for the June 23, 2020 Planning Commission Meeting were reviewed with suggested changes.

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

Discuss Code Change Request to Allow Goats in Residential Zones: Crystal Zimmerman turned in a request for the code to be changed to allow goats in a residential zone if they are on a ½ acre or larger property and have a fenced yard. She was called to the meeting on FaceTime. Commissioner Schaub read her written request.

Crystal Zimmerman explained the options she presented to the Commission.

Commissioner Roberts had done some research and found that it's common for cities to allow chickens and fowl in residential zones. Some cities have allowed goats on larger lots, but are usually limited to miniature goats (pigmy). Half acre lots were the smallest properties he found goats were

45 allowed. He suggested, if they wanted to allow this, they should come up with regulations, such as
46 setbacks, fencing, etc. Providence specifies a 40-foot setback from another residential lot, and a
47 certain setback from the house, etc. He was considering impacts for neighbors, such as smells and
48 noise.

49 Commissioner Pitcher asked Ms. Zimmerman how she planned to feed the goats. She grew
50 up on a goat farm and explained the feed she intended to use, it is a cleaner feed which comes in
51 bags, not bales. She said she currently has 3 dogs and hasn't heard negative feedback from neighbors
52 about them. She thought goats were already allowed in the city since she knew of some a few
53 houses down.

54 Commissioner Lehnig asked Ms. Zimmerman how she would mitigate the goat waste and keep
55 them from eating everything in sight. Ms. Zimmerman explained that goat waste is tiny raisin-type
56 and isn't smelly. In the spring the feeding area would need to be mucked out. She would move the
57 manure to her garden area. She also planned to fence in such a way that her goats wouldn't be able
58 to reach other properties. She suggested adding these concerns into the code and Conditional Use
59 Permit.

60 Councilmember Wright asked what she planned to do with the goats. Ms. Zimmerman
61 explained she is interested in becoming self-sufficient in taking care of herself and her family. She
62 plans to rotate one out for meat and always have a nanny for milk and cheese.

63 Commissioner Schaub asked how many goats she plans to have. Ms. Zimmerman said she
64 would have two at a minimum, because they don't like to be alone. The most she would have is four,
65 if one had two babies, until she could sell them. She was asked where she would keep the goats. She
66 said she intends to divide her property and rotate them around to three sections, to maintain
67 cleanliness and the shrubbery.

68 Commissioner Schaub asked about the waste smell. Ms. Zimmerman explained they usually
69 only drop their waste in their feeding area. Commissioner Lehnig noted urine smell can also be a
70 problem. Ms. Zimmerman reminded she already has 3 dogs that waste all over her yard and she
71 doesn't think it bothers the neighbors.

72 Commissioner Schaub read Commissioner Cooley's recommendation which stated he wasn't
73 in favor of allowing goats on every ½ acre lot, but suggested allowing them under a Conditional Use
74 Permit.

75 Ms. Zimmerman asked how many residential lots in the city are actually ½ acre. She
76 wondered what the impact could be on the city. Commissioner Roberts replied there are quite a few
77 ½ acre lots, especially in the older part of town. Ms. Zimmerman asked if they thought it would be
78 overwhelming for the city if they allowed goats on ½ acre lots. Commissioner Schaub didn't feel
79 goats should be allowed in residential areas at all. Those who want them need to live in an
80 agricultural area.

81 Commissioner Roberts pointed out that Commissioner Cooley had a valid concern, although,
82 he didn't like the Conditional Use Permit idea because it's hard to say no. He felt the city is basically
83 obligated to grant one, based on conditions, which leaves a lot of subjectivity. He recommended
84 having standards in place inside the code. He would consider it on 1 acre lots, not half.

85 Commissioner Lehnig would want goats only allowed in a person's back yard.

86 Commissioner Roberts wondered if noise would be a concern. Commissioner Schaub said,
87 based on experience, yes, they make noise and they smell. Ms. Zimmerman said male goats are
88 smelly until they are neutered. They could state in the code that no males are allowed.

Commissioner Pitcher wasn't comfortable with livestock in a residential area.

Commissioner Roberts said enforcement will be a big issue. The city can write up a bunch of regulations, but then who is going to patrol all the stipulations.

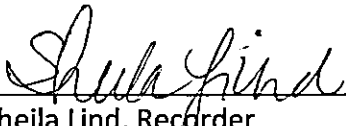
Commissioners Lehnig and Schaub wanted to see River Heights to stay residential. They thought goats should be in an agricultural zone.

Since no commissioners were in favor Councilmember Wright said he would check with the city attorney to see if Ms. Zimmerman could petition the city council on a land use issue. She asked if it would help if she got backing from other residents. Mr. Wright said she could do that, but he didn't know if it would get her the answer she wanted.

Crystal Zimmerman asked if she needed permission to do other things in her yard. She was told she could do what she wanted as long as it is within code.

Commissioner Pitcher suggested she could approach someone living in an agricultural zone to see if she can rent their property for goats. Ms. Zimmerman was aware of this option.

The meeting adjourned at 7:25 p.m.



Sheila Lind, Recorder

Cindy Schaub, Commission Chair

Written Request

To: River Heights City
From: Crystal Zimmerman

Request: code change for goats

I have been advised that Goats are considered livestock and are only allowed in the agricultural zone (10-12-1:A.19). Dogs and cats are allowed in residential, as well as indoor pets. I am currently not zoned for agricultural use but would like to have goats.

I am writing to request a change to this code. I would like the city to consider allowing homeowner within the city that are in residential areas that have at least a 1/2 acre lot or larger AND an enclosed fenced yard to be allowed to have up to 2 goats per 1/2 acre of land within city limits not zoned as agriculture.

Thank you.

8/13/2020

A handwritten signature in blue ink, appearing to be 'C. Zimmerman', with a large, stylized loop at the end.

602 S. 600 E River Heights.

Noel Cooley

12:25 PM (9
minutes ago)

to Levi, me, Blake, Cindy, Heather, Lance

Planning Commission:

I will not be able to attend tomorrow's planning meeting. I have been going through a medical conditions that makes it unadvisable to attend a group meeting. But I do have some opinion on the request.

I am not in favor of making a code change that would allow goats in every lot that meeting a ½ acre and fenced yard. I believe the only prudent way to make it a conditional use. That way the adjoining neighbors can either be for or against the request. The adjoining neighbors may or not like goats next to them. I know I would not be comfortable with my next door neighbors having goats.

I just do not believe a blanket allowance across the city is warranted.

Noel