

River Heights City

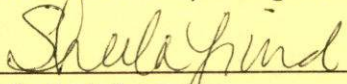
River Heights City PLANNING COMMISSION AGENDA

Tuesday, August 23, 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 Proposed Changes to the River Heights City Code, Regarding Dwelling Definitions
- 7:30 p.m. Adjourn

Posted this 18th day of August 2022



Sheila Lind, Recorder

To join the Zoom meeting:

<https://us02web.zoom.us/j/83380290142?pwd=VEZLT0lWa05wdy9kMWlxcVMxZ1BoZz09>

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 23, 2022

Present: Commission members: Noel Cooley, Chairman
Heather Lehnig
Lance Pitcher
Cindy Schaub

Recorder: Sheila Lind
Tech Staff: Councilmember Chris Milbank

Excused: Commissioner: Troy Wakefield
Councilmember: Blake Wright

Others Present: None

Motions Made During the Meeting

Motion #1

Commissioner Pitcher moved to "approve the minutes of the August 9, 2022, Commission Meeting, as well as the evenings agenda." Commissioner Schaub seconded the motion, which carried with Cooley, Lehnig, Pitcher, and Schaub in favor. No one opposed. Wakefield was absent.

Motion #2

Commissioner Schaub moved to "send the proposed changes to the River Heights Codes, dated August 23, 2022, definitions under 10-2-1, to the City Council for approval." Commissioner Pitcher seconded the motion, which carried with Cooley, Lehnig, Pitcher, and Schaub in favor. No one opposed. Wakefield 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 23, 2022.

Pledge of Allegiance

Adoption of Prior Minutes and Agenda: Minutes for the August 9, 2022, Planning Commission Meeting were reviewed.

Commissioner Pitcher moved to "approve the minutes of the August 9, 2022, Commission Meeting, as well as the evenings agenda." Commissioner Schaub seconded the motion, which carried with Cooley, Lehnig, Pitcher, and Schaub in favor. No one opposed. Wakefield was absent.

Public Comment on Land Use: There was none.

45 Public Hearing to Discuss Proposed Changes to the River Heights City Code, Regarding
46 Dwelling Definitions: Commissioner Cooley had heard from Councilmember Wright who said one of
47 the proposed developers had some questions about the definition changes. Mr. Cooley had hoped to
48 hear from the developer before their meeting but hadn't. At this point he will need to take his
49 questions to the City Council since the Commission needed to move ahead.

50 Commissioner Cooley reviewed the proposed changes and additions, brought on by the need
51 for more specificity to the PUD code. They discussed examples of each, to get a firm understanding.

52 **Commissioner Schaub moved to "send the proposed changes to the River Heights Codes,**
53 **dated August 23, 2022, definitions under 10-2-1, to the City Council for approval." Commissioner**
54 **Pitcher seconded the motion, which carried with Cooley, Lehnig, Pitcher, and Schaub in favor. No**
55 **one opposed. Wakefield was absent.**

56 Commissioner Cooley informed that the Boys and Girls Club lease to rent the Old School was
57 signed last week.

58 Councilmember Milbank said he brought up allowance of dogs in the Hillside Park to the City
59 Council. PWD Nelson had interpreted the code to mean, dogs were allowed on sidewalks, which
60 would include the one through Hillside Park. However, Mr. Milbank felt he still didn't get a clear
61 answer and will ask again.

62 The meeting adjourned at 6:45 p.m.

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Sheila Lind, Recorder

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Noel Cooley, Commission Chair

Proposed Changes to River Heights Codes

August 23, 2022

10-2-1: DEFINITIONS

DWELLING, SINGLE-FAMILY ATTACHED: A dwelling joined to another dwelling at one or more sides by a party wall or abutting separate walls, each dwelling designed for occupancy by one family upon a separate lot of record.

DWELLING, SINGLE-FAMILY DETACHED: A building containing one dwelling unit which is designed and constructed for occupancy by one family and located on a lot or separate building tract, and having no physical connection to a building located on any other lot or tract.

DWELLING, TWO-FAMILY (DUPLEX): A building containing two (2) separate dwelling units under a single roof on one lot of record, each unit of which is designed and constructed for occupancy by one family.

~~DWELLING, MULTIPLE-FAMILY: A building containing three (3) or more separate dwelling units, each of which is designed and constructed for occupancy by one family. Any building or portion thereof, which is designed, built, rented, leased, or let to be occupied as three (3) or more dwelling units under a single roof on one lot of record, each unit of which is designed and constructed for occupancy by one family.~~

DWELLING, MULTIPLE-FAMILY (TOWNHOUSE): Any building or portion thereof, which is designed and built to be occupied as three (3) or more dwelling units as a home or place of residence by three (3) or more families living in independent dwelling units. Each unit is located on a separate lot of record.