

River Heights City

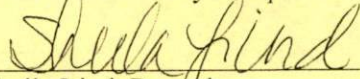
RIVER HEIGHTS CITY PLANNING COMMISSION AGENDA

Tuesday, April 21, 2015

Notice is hereby given that the River Heights City Planning Commission will hold their regular meeting beginning at 7:00 p.m. in the River Heights City Office Building at 520 S 500 E.

- 7:00 p.m. Adoption of Prior Minutes
- 7:05 p.m. Public Hearing to Discuss the Orchard Heights Minor Subdivision, Submitted by Casey McFarland
- 7:20 p.m. Discuss Councilmember Wilson's Request to Amend the General Plan to Label the Old Church Property as 'Parks and Rec'
- 7:25 p.m. Public Hearing to Announce Upcoming Amendments to the General Plan
- 7:35 p.m. Solar Ordinance Discussion
- 7:55 p.m. Elect a New Commission Chair and Vice-Chair
- 8:00 p.m. Adjourn

Posted this 16th day of April 2015



Sheila Lind, Recorder

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

1 River Heights City Planning Commission

2 Minutes of the Meeting

3 April 21, 2015

4
5 Present: Commission members: Rex Davidsavor, Chairman
6 Nina Knowles
7 Mark Malmstrom
8 Danny Petersen
9 Jim Royle
10 Patti Seeholzer

11
12 Mayor James Brackner
13 Councilmembers Blake Wright
14 Dixie Wilson
15 Geoff Smith
16 Recorder Sheila Lind

17
18 Others Present: Alvin Southard, Joyce Crocket, Cindy Schaub,
19 Annette Eliason, Heather Lehnig, Milt Andersen
20

21 Motions made During the Meeting

22
23 Motion #1

24 Commissioner Seeholzer moved to “approve the minutes of the April 7, 2015
25 Commission Meeting, with changes.” Commissioner Petersen seconded the motion, which
26 carried.
27

28 Motion #2

29 Commissioner Malmstrom moved to “approve the Orchard Heights Minor Subdivision
30 submitted by Casey McFarland, as submitted.” Commissioner Royle seconded the motion,
31 which carried.
32

33
34 Proceedings of the Meeting

35
36 The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie
37 Council Chambers on April 21, 2015.

38 Adoption of Prior Minutes: Minutes for the April 7, 2015 Planning Commission Meeting
39 were reviewed with changes discussed.

40 **Commissioner Seeholzer moved to “approve the minutes of the April 7, 2015**
41 **Commission Meeting, with changes.” Commissioner Petersen seconded the motion, which**
42 **carried.**

43 Public Hearing to Discuss the Orchard Heights Minor Subdivision, Submitted by Casey
44 McFarland: Commissioner Davidsavor pointed out he received one letter, in favor. He opened
45 the public hearing. Cindy Schaub asked Casey McFarland if he planned to build on the new lot
46 that was being created. He plans to sell it eventually. The buyers will find a builder. The
47 question was raised on if the home could be two stories or not. After checking, it was
48 determined there were no height restrictions in the original subdivision covenants.

49 Annette Eliason asked what the setbacks would be if a home was built on the property.
50 Councilmember Wright explained the lot has plenty of square feet for the R-1-8 zone and he
51 told her what the setbacks were.

52 Al Southard was aware there are height restrictions on dwellings. Councilmember
53 Wright said it is 35 feet, minus the chimney.

54 Casey McFarland asked if he could sell to whoever he wants. He was told this is true. He
55 discussed the problem he has had with the water line to water the property. Councilmember
56 Wright informed he is obligated to get water and sewer stubbed to the lot, since he is the
57 subdivider. Mr. McFarland asked if he could do this just before the lot gets built on.
58 Councilmember Wright wasn't sure. The city engineer would know the answer to this and can
59 let him know when he reviews the plan.

60 Commissioners Petersen and Malmstrom wondered if the buyer could be responsible to
61 put in the improvements.

62 **Commissioner Malmstrom moved to “approve the Orchard Heights Minor Subdivision**
63 **submitted by Casey McFarland, as submitted.” Commissioner Royle seconded the motion,**
64 **which carried.**

65 Councilmember Wright informed Casey McFarland his next step will be to move on to
66 the final plat. His engineer should get with City Engineer Craig Rasmussen, to make sure his
67 plan follows the ordinance. He should also discuss the question about improvements with
68 Engineer Rasmussen.

69 Discuss Councilmember Wilson’s Request to Amend the General Plan to Label the Old
70 Church Property as ‘Parks and Rec’: Councilmember Wilson said she has requested this
71 amendment because she feels the Parks and Rec zone fits naturally with the surrounding area
72 and the city owns it. Councilmember Wright explained this amendment to the General Plan
73 would not change the current zone, until someone requested it. Ms. Wilson sees it as a
74 formality, for the future. She envisions leaving the parking lot, and planting grass where the

2

75 building now stands. She would like to see this in the near future. She doesn't like the idea of
76 the city selling property.

77 Public Hearing to Announce Upcoming Amendments to the General Plan: It was
78 determined that the city building and old school are labeled as 'residential' in the General Plan.
79 Councilmember Wilson suggested changing these properties as well. The Commission agreed
80 to consider changing all city owned property on the city block to 'parks and rec,' including the
81 school district property.

82 Commissioner Davidsavor discussed another possible change, which was talked about
83 last year, to Section 2.4.8, in regards to pedestrian and bicycle paths.

84 The Commission thanked Councilmember Wilson and agreed with her amendment idea.

85 Solar Ordinance Discussion: Commissioner Knowles asked for clarification on which
86 ordinance she should use. Commissioner Davidsavor suggested a combination of the two they
87 had looked at. He mentioned some items that need to be addressed, such as; the right-of-the
88 solar panel owner versus the right of tree owners and, a professional certified solar installer
89 should be required. It needs to be comply with state solar codes. The house and roof should
90 face the right angle.

91 Commissioner Malmstrom understands the property rights ~~for a solar panel~~ go to the
92 sky. A huge tree should be okay if it doesn't encroach over into the neighbor's space (roots or
93 branches). Commissioner Knowles said there are such things as solar easements.
94 Commissioner Davidsavor recommended seeking the advice of the city attorney in dealing with
95 property rights.

96 Heather Lehnig suggested there should be someone following up to make sure a
97 licensed installer actually installs the panels.

98 Councilmember Wilson feels solar panels are unattractive. Commissioner Davidsavor
99 said new technology looks better; they blend in roofs. Commissioner Petersen said the
100 ordinance could state the panel has to stay with the slope of the roof, facing the proper
101 direction. Ms. Wilson stated that residential restrictions would be different than commercial.

102 Commissioner Davidsavor asked Commissioner Knowles to combine the two ordinances
103 to come up with what she feels River Heights is looking for in a solar ordinance. A permit would
104 need to be required.

105 Commissioner Knowles will try to have a rough draft ready for the next meeting, in two
106 weeks.

107 Elect a New Commission Chair and Vice-Chair: Due to the recent resignation of
108 Commissioner Davidsavor, the appointment of a new chairman was in order. Commissioner
109 Knowles nominated Commissioner Malmstrom. Commissioner Petersen seconded the
110 nomination. Councilmember Wright informed that Mr. Malmstrom had previously served on
111 the Providence Commission for three years and believed he'd do a fine job. Mr. Wright stated

112 he had talked with the other Commissioners and none were interested in serving as chairman.
113 Mr. Malmstrom said he would give it a try. All commissioners were in favor of the nomination.
114 Commissioner Seeholzer nominated Commissioner Petersen as vice chair.
115 Commissioner Malmstrom seconded the nomination, with all in favor.
116 The meeting adjourned at 8:00 p.m.

117
118 
119 _____
120 Sheila Lind, Recorder

121
122 _____
123 R. Rex Davidsavor, Chairman

PH Apr 21, 2015

RIVER HEIGHTS CITY

520 South 500 East * 435-752-2646

Application for Project Review

Type of Application

Subdivision Minor Subdivision Flag Lot Rezone Boundary Adjustment Commercial Development

Applicant: Steven "Casey" McFarland Phone Number: 435-881-9795 Email address: sageworld@gmail.com

Mailing Address, City, State, Zip: 921 Orchard Dr River Heights

Property Owner of Record: Steven Casey McFarland Phone Number: " "

Mailing Address, City, State, Zip: " "

Project Name: Parcel A

Property Address: 935 Orchard Dr County Parcel ID Number: 03-083-0010

Size of Lot: .234 Acres Size of Building: unknown Number of Dwellings/Units/Lots: 1

Describe the proposed project: Minor Subdivision of lots 10 & 11 1 to be dividing in 2

My property will be divided into 2 lots. The east lot will be a building lot and the west lot will remain my home and property. The east lot will have almost 85 feet of frontage and will be 120 feet deep and will be .234 acres.

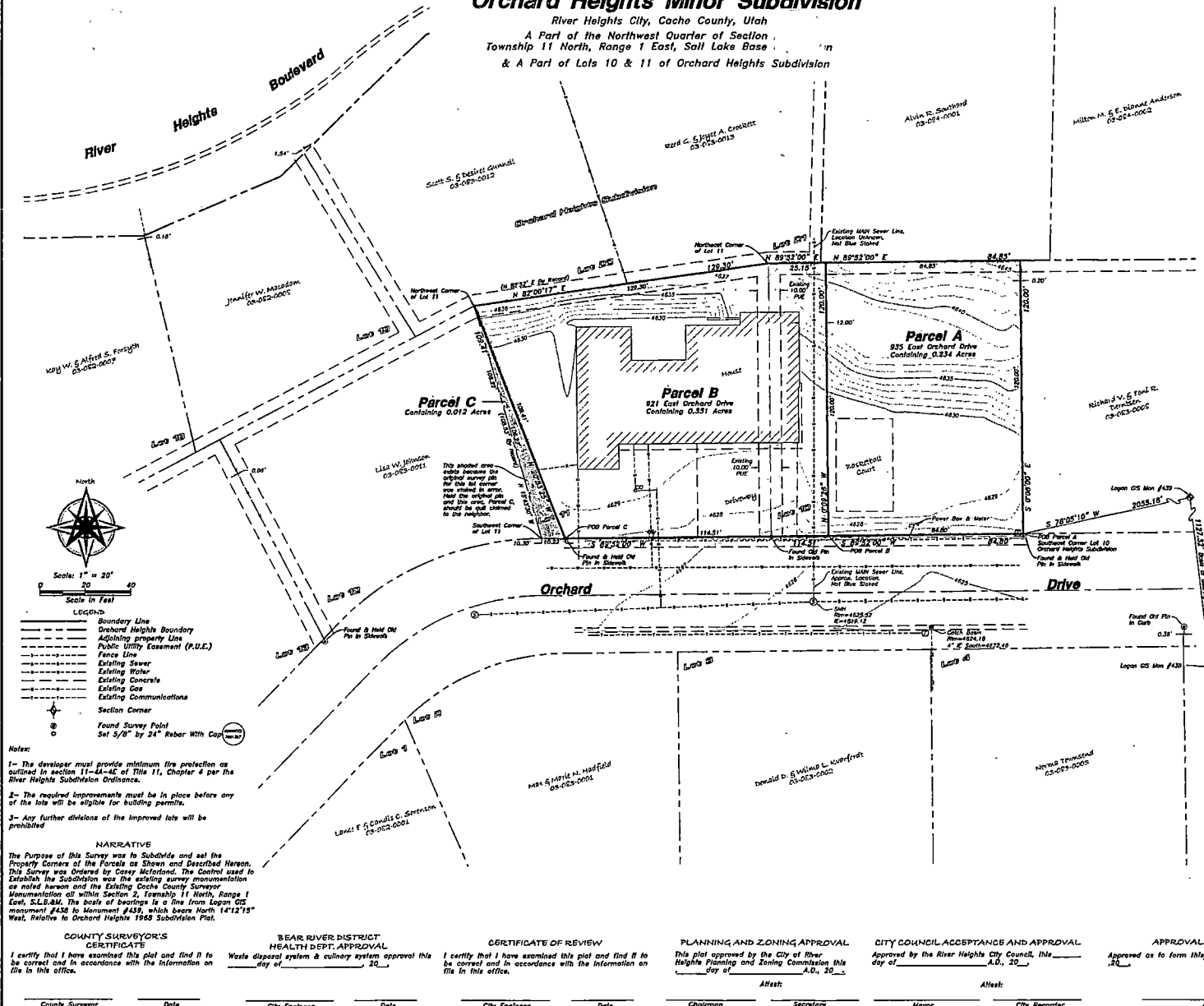
I certify we are the developer and record owner of this property and we consent to the submittal of application.

Developer: S Casey McFarland Date: 4/7/15

Property Owner: S Casey McFarland Date: 4/7/15

Orchard Heights Minor Subdivision

River Heights City, Cache County, Utah
 A Part of the Northwest Quarter of Section 2,
 Township 11 North, Range 1 East, Salt Lake Base
 & A Part of Lots 10 & 11 of Orchard Heights Subdivision



I, Clinton G. Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with the Professional Engineers and Land Surveyors Act and I have Surveyed the Property Described on this Plat in Accordance with the Act and have Verified all Measurements, and have as Represented on this Plat, and have Hereby Subdivided into Two (2) Lots, know Hereafter as ORCHARD HEIGHTS MINOR SUBDIVISION, Coche County, Utah, and has been Correctly Done in the Original Scale and in True and Correct Representation of the Herein Described Lands Included in said Subdivision, Based Upon Data Compiled from Records in the Coche County Recorder's Office and from said Survey made by me on the Ground. I further hereby certify that the Requirements of all Applicable Statutes and Ordinances of the City of River Heights, Utah, Concerning Zoning, Planning and Measurements have been Complied with.

Signed this _____ day of _____ 20____



Clinton G. Hansen P.L.S.
 Utah Land Surveyor License No. 7881357

PARCEL DESCRIPTIONS

PARCEL A
 A Part of the Northwest Quarter of Section 2, Township 11 North, Range 1 East of the Salt Lake Base and Meridian and a Part of Lot 10 of Orchard Heights Subdivision, Coche County Entry #347794

Beginning of the Southeast Corner of said Lot 10 and Running Thence South 89°32'00" West 84.60 Feet Along the South Line of said Lot 10; Thence North 0°00'26" West 120.00 Feet to the North Line of said Lot 10; Thence Along the Perimeter of said Lot 10 the Following: (1) North 89°32'00" East 84.83 Feet; (2) South 00°08'26" East 120.00 Feet to the Point of Beginning, Containing 0.234 Acres.

PARCEL B
 A Part of the Northwest Quarter of Section 2, Township 11 North, Range 1 East of the Salt Lake Base and Meridian and a Part of Lots 10 & 11 of Orchard Heights Subdivision, Coche County Entry #347796

Beginning of a Point Located 84.80 Feet South 89°32'00" West Along the South Line of said Lot 10 from the Southeast Corner of said Lot 10 and Running Thence South 89°32'00" West 114.51 Feet Along the South Line of said Lot 10 and said Lot 11; Thence North 20°33'23" West 100.41 Feet to the Northwest Corner of said Lot 11; Thence North 82°00'17" East 129.30 Feet (North 82°32' East 130.00 Feet by Record) to the Northeast Corner of said Lot 11; Thence North 89°32'00" East Along the North Line of said Lot 10 23.15 Feet (23.00 Feet by Record); Thence South 00°09'26" East 120.00 Feet to the Point of Beginning, Containing 0.351 Acres.

PARCEL C (To be Acquit claimed to Lisa Johnson or Current Adjoiner)
 A Part of the Northwest Quarter of Section 2, Township 11 North, Range 1 East of the Salt Lake Base and Meridian and a Part of Lot 11 of Orchard Heights Subdivision, Coche County Entry #347798

Beginning of a Point Located 189.31 Feet South 89°32'00" West Along the North Right-to-Way Line of Orchard Drive from the Southeast Corner of Lot 10 said Subdivision and Running Thence South 89°32'00" West 10.22 Feet Along said North Line to the Southwest Corner of said Lot 11; Thence North 19°43'00" West 108.22 Feet (108.83 Feet by Record) to the Northwest Corner of said Lot 11; Thence South 20°33'23" East 100.41 Feet to the Point of Beginning, Containing 0.012 Acres or 523 Square Feet.

OWNER'S DEDICATION

Know all men by these presents that we, the undersigned owners of the above described tract of land, having caused the same to be subdivided into lots to be hereafter known as ORCHARD HEIGHTS MINOR SUBDIVISION.

In witness we have hereunto set our signature this _____ day of _____ 20____

Steven C. McFarland Melonie McFarland

ACKNOWLEDGMENT

State of Utah _____
 County of _____

On this _____ day of _____, 2015, Steven C. McFarland and Melonie McFarland, Husband and Wife as Joint Tenants, Personally Appeared before me, the Undersigned Notary Public in and for said County of _____, in the State of Utah, the Signers of the Attached Owners Dedication, two in Number, who duly Acknowledged to me they Signed it Freely and Voluntarily and for the Purpose Therein Mentioned.

Notary Public _____



COUNTY RECORDER'S NO. _____

State of Utah, County Coche, Recorded and Filed at the Request of _____ Time _____ Fee _____

Abstracted _____

Index _____

Filed in: File of Plats _____

County Recorder _____

COUNTY SURVEYOR'S CERTIFICATE
 I certify that I have examined this plat and find it to be correct and in accordance with the information on file in this office.
 County Surveyor _____ Date _____

BEAR RIVER DISTRICT HEALTH DEPT. APPROVAL
 Waste disposal system & sanitary system approval this _____ day of _____ 20____
 City Engineer _____ Date _____

CERTIFICATE OF REVIEW
 I certify that I have examined this plat and find it to be correct and in accordance with the information on file in this office.
 City Engineer _____ Date _____

PLANNING AND ZONING APPROVAL
 This plat approved by the City of River Heights Planning and Zoning Commission this _____ day of _____ A.D. 20____
 Chairman _____ Secretary _____

CITY COUNCIL ACCEPTANCE AND APPROVAL
 Approved by the River Heights City Council, this _____ day of _____ A.D. 20____
 Mayor _____ City Recorder _____

APPROVAL AS TO FORM
 Approved as to form this _____ day of _____ 20____
 Attorney _____

Dear Mr. Davidson,

Very well and

I am writing in being a "passive" relay of Carey McFarland's notes home,

I believe his idea of too steep for a a minor subdivision relay yard. The property is

at his address is I am in favor the correct one.

The property he of Mr Farland's request wants to have in for the minor a building lot in subdivision. I perfect for a home

Sincerely
Kathryn Dunbar

P&Z:

The Old Church Property:

Having requested the old church property to be part of the master plan as part of the River Heights City parks system, I would like to give you some reasons for my request.

1. We have very little land in the center of the city available for open space. This piece of property would fit that need in and around the city office and park.
2. As our city grows and the Olsen/Ryans park becomes busier, the need for open space and off street parking becomes a need and an issue.
3. On the area where the church now stands, I would like to plant grass and leave the parking lot as it is at this time.
4. I believe that the old school property is already designated as park and this would connect the two pieces of property in the park system. (Blake is that right)
5. Planning for future open space in our city becomes necessary as we grow and especially in the center of River Heights where available space is almost nonexistent.
6. This property is owned by River Heights City therefore we would not have to buy property and that is another positive factor for including it in the park system master plan for open space and future planning.

Thank you for your consideration of this request.

Dixie Wilson
River Heights City Council
Parks and Recreation

This was discussed
one year ago as
a possible change
to the General Plan.

Proposed Amendment to the General Plan, River Heights City.

Reads:

2.4.8 Goal: Plan Pedestrian and Bicycle paths

-SL

Policies:

1. Ensure Safe pedestrian traffic to and from River Heights Elementary School and other traffic crossing zones.
2. Plan for a pedestrian/bicycle path where possible.
3. Require that pedestrian and bicycle movement across any new roads be central to the design of any new road project.

Amended to read:

2.4.8 Goal: Plan Pedestrian and Bicycle paths.

Policies:

1. Ensure Safe pedestrian traffic to and from, River Heights City Offices, River Heights Elementary School and other traffic crossing zones.
2. Plan for a pedestrian/bicycle path where possible.
3. Require that pedestrian and bicycle movement across any new roads be central to the design of any new road project.
4. ~~Require compliance~~ with Title II standards of the Americans with Disabilities Act concerning sidewalk accessibility design standards.
 - a. ~~Require an assessment~~ of all ADA sidewalk deficiencies within the city.
 - b. Create a plan and project priority list for sidewalk rehabilitation and new construction.
 - c. Establish a reasonable timeline for achieving all ADA compliant upgrades to sidewalk infrastructure.

Comply