

River Heights City Planning Commission  
Minutes of the Meeting  
February 4, 2014

|                 |              |
|-----------------|--------------|
| Council Members | Blake Wright |
|                 | Dixie Wilson |
| Recorder        | Sheila Lind  |

**Others Present:** Kevin Opsal, Karl and Barbara Bindrup

## Motion #1

18 Commissioner Seeholzer moved to “approve the minutes of the January 21, 2014  
19 Commission meeting.” Commissioner Royle seconded the motion, which carried.

## Proceedings of the Meeting

The River Heights City Planning Commission met at 6:30 p.m. in the Ervin R. Crosbie Council Chambers on February 4, 2014.

26           Adoption of Prior Minutes: Minutes for the January 21, 2014 Planning Commission  
27       Meeting were reviewed.

28 Commissioner Seeholzer moved to "approve the minutes of the January 21, 2014  
29 Commission meeting." Commissioner Royle seconded the motion, which carried.

30 Discuss the Use of the city's Property, Located North of the Providence Cemetery:

31 Commissioner Davidsavor said 48 people have now taken the on-line survey. Forty-four  
32 percent would rather see another park. Twenty-five percent would like a cemetery. Another  
33 twenty-five percent want a combined cemetery/park. He has heard from some who attended  
34 the hearing that they changed their minds since then (he's not sure in what way).

35 Councilmember Wright suggested the Commission hire a consultant to help lay out a  
36 plan for the area. Keith Christensen was recommended by Cathy Wood, since he has worked  
37 with her on cemetery projects in Brigham City. They also need to talk with Providence to see if  
38 they are willing to work with River Heights in any way, regarding the property. Councilmember

39 Wright and Commissioner Royle met with the sexton and city manager recently, who didn't  
40 seem very interested, at this point. Mr. Wright said next time they talk with Providence they  
41 need to bring a plan. Then they could start putting some numbers together and discuss  
42 phasing.

43 Commissioner Zollinger supports doing half cemetery and half park. He agrees costs  
44 need to be discussed before a decision is made. Councilmember Wright isn't as worried about  
45 the initial cost because the project can be phased. The construction may take 50 years, as the  
46 city feels it's affordable. He'd rather do the right thing than worry about costs.

47 Commissioner Petersen is supportive of a cemetery. He doesn't oppose part of it as a  
48 park, in the beginning. Commissioner Davidsavor agreed with this idea.

49 Commissioner Royle had a few ideas. The City could sell part of the property to  
50 Providence City and negotiate a better plot rate for River Heights' residents. This would give  
51 River Heights some money to fund the rest of the property as a park. He doesn't feel River  
52 Heights would have the needed leverage to work with Providence in a combined cemetery  
53 effort. Another idea would be to sell some of the property for building lots, which would help  
54 fund the park/cemetery. He figured five lots (8,500 square feet/each). If the city gained money  
55 to put towards a park, they might have a better chance to get RAPZ money. Councilmember  
56 Wright doesn't feel the main focus should be about money. Commissioner Royle feels it's all  
57 about money because River Heights residents pay more to be buried in the Providence  
58 Cemetery. If this weren't the case, they wouldn't be entertaining the idea of a cemetery. The  
59 Commission agreed.

60 Councilmember Wright said once property is sold the city will NEVER get it back. He'd  
61 rather they hold onto the property for future generations to decide what to do with it.  
62 Commissioner Royle reminded the city doesn't have the funds to develop it. Mr. Wright feels  
63 the city does have the money to develop, if they decide to. He'd rather develop a portion of it  
64 and let the rest sit in weeds until a future time.

65 Commissioner Royle suggested the city could sell brow lots, which could bring in a fair  
66 amount of money. Councilmember Wright reminded that Johnson's, in Logan, own the actual  
67 brow of the hill.

68 Commissioner Royle said people are worried about having their taxes raised to pay for  
69 the property development and maintenance. Commissioner Zollinger said, at this stage, it's all  
70 assumptions. The cost is unknown.

71 Commissioner Royle reminded that Steve Coppieters (developer) wanted to offer the  
72 city \$140,000 for building lots.

73 Commissioner Zollinger agreed the city should keep the property for open space.

74 Councilmember Wright doesn't see a need to wait to develop. The city has some money  
75 now, but agrees it shouldn't all be done right away. He'd like to get a plan in place for the  
76 whole property so the city will know which direction to plan.

77 Commissioner Zollinger suggested incorporating a niche wall which would cater to  
78 cremations or the addition of an infant burial area, which might compliment the Providence  
79 Cemetery. Commissioner Royle said they discussed these ideas with Providence and they didn't  
80 seem too impressed.

81 Councilmember Wright suggested Keith Christensen (he helped design the Brigham City  
82 Cemetery) or Mike Kelly as consultants to help the Commission come up with a design. After  
83 they have a couple different plans, with associated cost projections, they'll pass the ideas on to  
84 the Council. Councilmember Wright said he's been keeping the Council updated on what the  
85 Commission is working on.

86 Commissioner Davidsavor will get a hold of Mike Kelly and Councilmember Wright will  
87 talk with Keith Christensen. They will each be asked to bid for their consultation services to  
88 help come up with a master plan for 3 ½ acres of park that could eventually become cemetery.

Once a consultant is selected, they will bring in a preliminary sketch as a starting point for discussion with the Commission.

91           Update on the Process to Change the General Plan: Commissioner Davidsvor went to  
92   www.utah.gov and did a search and couldn't find anything. Councilmember Wright will give  
93   Mr. Davidsvor the state code number so it will be easier to find.

94 The meeting adjourned at 7:05 p.m.

95  
96  
97  
98

## Sheila Lind, Recorder

100 \_\_\_\_\_  
101 Rex Davidsavor, Chairman