

1 River Heights City Planning Commission  
2 Minutes of the Meeting  
3 January 6, 2015  
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5 Present: Commission members: Rex Davidsavor, Chairman  
6 Nina Knowles  
7 Danny Petersen  
8 Jim Royle  
9 Patti Seeholzer

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11 Mayor James Brackner  
12 Councilmembers: Blake Wright  
13 Dixie Wilson  
14 Recorder Sheila Lind  
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16 Others Present: Engineer Craig Rasmussen, William Carson, Bracken  
17 Atkinson, Brent Skinner, Christian Wilson, Ray  
18 Hunsaker  
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20 Motions made During the Meeting  
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22 Motion #1

23 Commissioner Petersen moved to “approve the minutes of the December 16, 2014  
24 Commission Meeting.” Commissioner Royle seconded the motion, which carried.  
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26 Motion #2

27 Commissioner Royle moved to “table the William Carson Conditional Use Review topic  
28 until the next meeting.” Commissioner Seeholzer seconded it, which carried with all in favor.  
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31 Proceedings of the Meeting  
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33 The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie  
34 Council Chambers on January 6, 2015. Commissioner Davidsavor welcomed new Commissioner  
35 Nina Knowles.

36 Adoption of Prior Minutes: Minutes for the December 16, 2014 Planning Commission  
37 Meeting were reviewed.

38 **Commissioner Petersen moved to “approve the minutes of the December 16, 2014**  
39 **Commission Meeting.” Commissioner Royle seconded the motion, which carried.**

40 Recognition of Nina Knowles as a New Commissioner and Re-Appointment of Patti  
41 Seeholzer: Councilmember Wright explained that Commissioner Seeholzer’s term was up in  
42 2013. She agreed to stay on for another term, which will go until 2018. Nina Knowles has  
43 agreed to serve for a five year term.

44 Election of Commission Chair and Vice-Chair for 2015: Commissioner Seeholzer  
45 nominated Commissioner Davidsavor to continue serving as chairman. Commissioner Royle  
46 seconded the nomination, which carried. Mr. Davidsavor accepted the position as chair but,  
47 reminded he has his home for sale and will most likely move before the end of the year.

48 Commissioner Royle nominated Commissioner Petersen as vice-chair. Commissioner  
49 Knowles seconded the nomination, which carried.

50 Review of William Carson’s Conditional Use Permit: Commissioner Davidsavor stated  
51 the reason for the review: Pedro Arreola applied for a Conditional Use Permit to work out of  
52 Bill Carson’s storage bays. During his hearing, Mr. Carson’s conditions were brought up, which  
53 followed with a discussion on whether or not they were all being met.

54 Commissioner Davidsavor reviewed each condition with Mr. Carson. Mr. Carson stated  
55 that he and Mr. Arreola have business licenses. Mr. Davidsavor asked Mr. Carson if he informs  
56 new tenants of their need to apply for a permit from the city. Mr. Carson said he does. He  
57 explained that Mr. Arreola wanted to try out his business to see if it would work before he  
58 came in to apply.

59 Commissioner Davidsavor reviewed the other items, which Mr. Carson said were being  
60 complied with. Commissioner Royle said there was a noise problem, brought up during Mr.  
61 Arreola’s hearing. Mr. Carson would like to know, from the neighbors, when the noise is  
62 happening so he can check it out for himself. He explained that before, when his property was  
63 in the county, everything was great. Now that he’s in the city and there are neighbors, he has  
64 to deal with more regulations and complaints. He sees his property as a grandfathered use.  
65 Commissioner Royle suggested Mr. Carson talk to the neighbors to find out what is bothering  
66 them. Mr. Carson said he will.

67 Mr. Carson was asked what other tenants are using his storage bays. He replied Ray  
68 Hunsaker makes toys, a lady (Ruth) and her children cut rocks to make fossils, Pedro Arreola  
69 fixes cars and there is a guy that stores parts and sells them on the internet. There is also a guy  
70 that just works on his own truck. The rest of his bays he rents for storage only. Councilmember  
71 Wright suggested that those in the east building may need Conditional Use Permits. Mr.  
72 Hunsaker stated he asked about this a few years ago and Mr. Wright told him he didn’t need  
73 one. Mr. Wright said this may need to be revisited to make sure the city is aware of what types  
74 of activities are going on. Mr. Carson affirmed there was no noise being generated in the west  
75 building.

76 Ray Hunsaker handed out toys he's made. He explained that he makes toys for  
77 orphanages, children's shelters and many other places. What he does is non-profit. If he is part  
78 of the noise problem then it irritates him because everything he does is donated. It costs him  
79 about 50 cents a toy to make. Without Bill Carson allowing him to make these toys in his  
80 storage bay, 200,000 people wouldn't have received toys. Mr. Carson charges them only  
81 \$50/month. The only thing that makes very much noise is the chop saw and they use it only  
82 once week, or so. They have never made noise after 10:00 pm. He has been located there  
83 since September 10, 1996. He'd like the people who complained about the noise to come see  
84 what they do in their shop. Commissioner Royle encouraged him to talk to the Mickelsons.  
85 Commissioner Davidsavor commended Mr. Hunsaker for the great service he is doing and  
86 suggested he continue.

87 Commissioner Davidsavor said Councilmember Wright will research and determine if  
88 Mr. Hunsaker and the others need a Conditional Use Permit. He suggested Mr. Carson notify  
89 his tenants that they may need to apply for a Conditional Use Permit, which has an application  
90 fee of \$100.

91 **Commissioner Royle moved to "table the William Carson Conditional Use Review topic**  
92 **until the next meeting." Commissioner Seeholzer seconded it, which carried with all in favor.**

93 Continued Review of Preliminary Layout and Design Submitted by Wasatch

94 Development Group LLC: Engineer Craig Rasmussen pointed out that a lot of his comments will  
95 be taken care of on the final drawings. He reviewed the items and when and how they would  
96 be taken care of. Some things have already been addressed on the revised site plan. He hasn't  
97 seen anything to address item 10, dealing with fencing. Bracken Atkinson said the type of fence  
98 hasn't been determined yet. Mr. Rasmussen reminded that it's part of the city's ordinance that  
99 it needs to be decided. They have more parking stalls than is required. They will have covered  
100 bicycle parking. They haven't indicated the number of bikes they can accommodate. Item 15  
101 discusses a shade structure but there weren't any sketches. Their revision shows it as solar  
102 panels. He suggested some discussion on whether the solar panels can be counted as a nature  
103 structure. He hasn't seen a revised landscape plan yet. Mr. Atkinson said each of the circles  
104 indicate a tree. He asked for a little leniency so they can make the design look pleasing, rather  
105 than cramming in an additional 10-15 trees. Mr. Rasmussen said he could agree but, his job is  
106 to make sure they comply with the ordinance. Commissioner Davidsavor said he'd rather have  
107 them reuse energy with solar panels, even though trees are prettier than panels. Brent Skinner  
108 said they can find a place for the extra trees, even though it won't look as good. They don't  
109 want to place them where they'll block the solar panels.

110 Councilmember Wright said they can force the ordinance, but if they force more trees  
111 than the land can take, they will just die anyway. Commissioner Davidsavor suggested they  
112 have the plan they want and another back up plan that shows all the required trees, in case

113 they need it. The Commission was leaning towards leniency on the number of trees in the  
114 parking lot. Conservice will have colored renderings a little later.

115 Commissioner Davidsavor explained that Conservice met with ProLog Irrigation  
116 Company. They know they will be ultimately responsible for the irrigation laterals. They have  
117 some good ideas on how to reuse and recycle the water. They have also met with Pioneer  
118 Irrigation Company.

119 Engineer Rasmussen discussed fire hydrant locations. Conservice shows the required  
120 ones on the property. They are working to coordinate a hydrant on 100 East in a general  
121 location. Nyman Mortuary had one in their design (on the west side of the 100 East) but it isn't  
122 installed yet. This was a good location for both sides of the road to have access. Since they  
123 aren't building yet, Conservice may need to consider installing one on the west side with the  
124 idea they'll get reimbursed when a business on the west goes in. Conservice is open to what he  
125 feels is best.

126 Engineer Rasmussen discussed the 800 South park strip (south side). By ordinance, it  
127 needs to have trees. Public Works Director Nelson isn't in favor of so many trees. Mr.  
128 Rasmussen wonders how the Cobblestone residents would feel about having leaves dropping  
129 into their yards. The city will be required to maintain the park strip since Providence vacated  
130 the property a few years ago. He suggested the Planning Commission should address this.  
131 Commissioner Royle suggested xeriscaping. Commissioner Davidsavor suggested letting the  
132 Cobblestone residents know, if they plant trees. They may want the trees, once they find out  
133 the road will go through. Engineer Rasmussen reminded that Providence City hasn't always let  
134 River Heights know what their plans are. Bracken Atkinson suggested the city will be the entity  
135 dealing with maintenance of the park strip so they should determine what they want. Mr.  
136 Davidsavor suggested having PWD Nelson involved in the discussion about the 800 South park  
137 strip.

138 Brent Skinner asked about lighting in the park strips. Discussion was held on LED lights,  
139 which they are planning on.

140 Commissioner Royle asked Conservice what their plans were for a revenue source and  
141 how much would there be. Bracken Atkinson said they have set aside 5,000 square feet for  
142 retail. They don't know what business they will have in there yet. They are still in discussions  
143 about it.

144 Engineer Rasmussen discussed the elevation drawings. He pointed out the earth tone  
145 colors are in compliance and look nice. They've done some jogs on the north to help with  
146 elevations. He plans to take a cross section between this property and 700 South to show the  
147 transition of the building height to the comparison of what 700 South residents will be looking  
148 at from their property.

149           Conservice will tidy up with Engineer Rasmussen and be ready for the public hearing at  
150 the next meeting. They will submit a colored landscaping plan 10 days prior, along with any  
151 other changes, for public review.

152           Councilmember Wright determined that Bill Carson’s other businesses (run by  
153 individuals, out of his storage bays) need to have their own CUP. Commissioner Davidsavor will  
154 let Mr. Carson know that he needs to have them come in to the city to apply. It was suggested  
155 that the Council could decide if they want to waive the application fee for non-profit  
156 businesses. Mr. Davidsavor recommended, if an individual tenant wants to ask for an  
157 exception, they could put in their own request to the Council.

158           The meeting adjourned at 8:25 p.m.

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Sheila Lind, Recorder

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R. Rex Davidsavor, Chairman