

1 River Heights City Planning Commission
2 Minutes of the Meeting
3 May 20, 2014
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5 Present: Commission members: Rex Davidsavor, Chairman
6 Danny Petersen
7 Jim Royle
8 Patti Seeholzer
9 Lorin Zollinger

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11 Council Member Blake Wright
12 Recorder Sheila Lind
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14 Others Present: Mike Kelly
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16 Motion #1

17 Commissioner Zollinger moved to “approve the minutes of the April 29, 2014
18 Commission Meeting.” Commissioner Royle seconded the motion, which carried.
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21 Proceedings of the Meeting
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23 The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie
24 Council Chambers on May 20, 2014.

25 Adoption of Prior Minutes: Minutes for the April 29, 2014 Planning Commission
26 Meeting were reviewed. On line 81; “raised” was changed to “razed.”

27 **Commissioner Zollinger moved to “approve the minutes of the April 29, 2014
28 Commission Meeting.” Commissioner Royle seconded the motion, which carried.**

29 Public Hearing to Begin Discussion on General Plan Revisions: Commissioner Davidsavor
30 stated verbiage will be added to the Plan which would lead to city sidewalks becoming ADA
31 compliant. They will also consider changing the zoning on the old church and old school
32 property from ‘residential’ to ‘parks and recreation.’ There was no public in attendance to
33 comment on the topic.

34 Update on the Stewart Hill Parks/Recreation Property: Commissioner Royle reported he
35 had talked briefly with Dick Sacket last week concerning the question of whether LeGrand
36 Johnson Construction would consider selling a portion of their property, located on the brow of
37 the hill. Mr. Sacket has been too busy to meet. Mr. Royle sent him copies of the draft plans, by
38 Mike Kelly. Mr. Royle will continue to try to get a hold of him.

39 Councilmember Wright reported meeting with Cathy Wood and Mike Kelly. They
40 walked through portions of the Brigham City Cemetery, especially the columbarium and the
41 baby areas. Ms. Wood suggested they stop in Tremonton to see their veteran's memorial,
42 which they did. They agreed it was a nice feature of their cemetery. They discussed with Ms.
43 Wood the number of plots River Heights might target. She wasn't able to give them a
44 projection. The city can control how fast a cemetery fills up by the prices charged for plots and
45 associated fees. Mr. Wright suggested basing the number of plots on the amount of land that is
46 available. He hopes part of it remains as park in the end. Ms. Wood informed them there are
47 avenues for grants, which she will look into and get back to them about. Commissioner Royle
48 suggested applying for a RAPZ grant. Mr. Wright reminded they won't fund for cemeteries, but
49 they will for parks.

50 Councilmember Wright has talked with Skarlet Bankhead from Providence. She seemed
51 agreeable to meet with him and the Providence mayor to discuss cemetery sharing. Mr. Wright
52 will bring either Commissioner Davidsavor or Royle with him, when they get a meeting set up.

53 Mike Kelly handed out copies of a third concept he has come up with. This one
54 eliminated the parking lot and added more cemetery area.

55 Discussion was held on the need for a maintenance shed. It would depend on whether
56 Providence agrees to join in maintenance efforts. River Heights may want to sketch a shed in
57 the draft, just in case.

58 Mike Kelly discussed his second page which showed some columbarium ideas. They are
59 made of brick, granite or stone. The placards are about 18"x18" and made of granite. There is
60 the option of having a standalone column with niches on two sides. Or, the city could consider
61 a wall-type that would run along the edge of the property and have access only to one side.
62 The group leaned more toward the standalone type with niches on both sides and benches
63 around it.

64 Mike Kelly explained he didn't design an infant area because it could be incorporated
65 anywhere in the cemetery. The difference would be plots placed tighter together.

66 Discussion was held on Johnson's property on the brow of the hill. Commissioner Royle
67 wasn't sure what the city would be willing to offer them for it. Councilmember Wright said the
68 city is willing to pay a fair price for it. It would really enhance the park property. Mr. Royle will
69 keep trying to get with Mr. Sacket. Councilmember Wright will follow up with Providence next
70 week. Councilmember Wright will contact Bob Davis about his protection strip. They have
71 heard he still wants \$10,000 for it.

72 They discussed the center of the round-about would be an ideal place for a veteran's
73 memorial.

74 Discuss Changes to the Subdivision Ordinance: Councilmember Wright informed that
75 the Council passed a moratorium last week to hold off subdivision applications until the code is
76 updated. It is their desire to include verbiage requiring developers apply a final seal coat on

77 their roads 6 – 18 months after they install them. Dan Hogan is ready to apply for phases 2-6 of
78 his Saddlerock Subdivision (he has purchased the Chugg property on the east end of the
79 property). Mr. Hogan’s engineer, Dan Turner has recently asked if they can apply for
80 preliminary plat approval for all the remaining phases at once. They would still come in for the
81 individual phases for the final plats. The Commission suggested they look at his proposal
82 before they answer him.

83 Councilmember Wright informed that Dan Hogan attended the hearing and is fine with
84 the new road requirements. Mr. Wright told him the city wouldn’t hold up his subdivision
85 process. They just wouldn’t give any approvals until the code is changed.

86 Engineer Rasmussen and PWD Nelson have come up with some verbiage for the code.
87 Councilmember Wright reviewed it. The city is going to try a high density mineral bond seal on
88 their roads this year. PWD Nelson has heard it holds up very well and is suggesting this type of
89 sealant be required for developers. Commissioner Zollinger suggested adding a warranty
90 period before the bond is released to make sure the work holds up. Councilmember Wright will
91 ask Engineer Rasmussen about this. He suggested a public hearing at the next meeting for this
92 ordinance change. Councilmember Wright feels it would go into the street improvement area
93 of the subdivision ordinance.

94 Councilmember Wright informed he has been dealing with a lighting dispute between
95 neighbors in the Riverdale area. He hired Shane Swenson, an engineer from Sine Source
96 Engineering, to help him with some light readings. Mr. Swenson pointed out that the city’s
97 outdoor lighting ordinance is a bit outdated. Mr. Wright asked him to suggest some revisions to
98 bring it up to date. These changes won’t be ready for the hearing in two weeks.

99 Councilmember Wright said a couple people have expressed a desire to see a buffer
100 between the Saddlerock Subdivision on the east side and 1000 East. Dan Hogan has suggested
101 a large highway fence. Mr. Wright was envisioning something green. He asked the Commission
102 to think about how it could be done esthetically.

103 The meeting adjourned at 8:10 p.m.

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Sheila Lind, Recorder

R. Rex Davidsavor, Chairman