

1 River Heights City Planning Commission
2 Minutes of the Meeting
3 December 16, 2014
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5 Present: Commission members: Rex Davidsavor, Chairman
6 Danny Petersen
7 Jim Royle
8 Patti Seeholzer
9 Lorin Zollinger
10 Recorder Sheila Lind
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12 Excused Councilmember Blake Wright
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14 Others Present Engineer Craig Rasmussen, Ted Wilson, Bracken
15 Atkinson, Brent Skinner, Christian Wilson
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18 Motions made During the Meeting

19 Motion #1

20 Commissioner Seeholzer moved to “approve the minutes of the December 2, 2014
21 Commission Meeting.” Commissioner Petersen seconded the motion, which carried.
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23 Motion #2

24 Commissioner Zollinger moved to “recommended to the City Council to change the
25 Principle Uses (maximum height in feet) in Table 3, Nonresidential Space Requirement Chart, of
26 Section 10-12-2 from 40 to 45 feet.” Commissioner Royle seconded the motion, which carried
27 with all in favor.
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30 Proceedings of the Meeting
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32 The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie
33 Council Chambers on December 16, 2014.

34 Adoption of Prior Minutes: Minutes for the December 2, 2014 Planning Commission
35 Meeting were reviewed.

36 **Commissioner Seeholzer moved to “approve the minutes of the December 2, 2014
37 Commission Meeting.” Commissioner Petersen seconded the motion, which carried.**

38 Discuss and Decide on Changes to the City Code Regarding Non-Residential Height
39 Restrictions: Commissioner Davidsavor reminded that the Conservice building shouldn't impact
40 their decision. Commissioner Royle feels the River Heights code should reflect Logan and
41 Providence requirements of 45'.

42 **Commissioner Zollinger moved to "recommended to the City Council to change the**
43 **Principle Uses (maximum height in feet) in Table 3, Nonresidential Space Requirement Chart,**
44 **of Section 10-12-2 from 40 to 45 feet." Commissioner Royle seconded the motion, which**
45 **carried with all in favor.**

46 Review of Preliminary Layout and Design Submitted by Wasatch Development Group
47 LLC: Commissioner Davidsavor asked the Conservice representatives if they had a chance to
48 review Engineer Rasmussen's comments. They answered in the affirmative. Mr. Davidsavor
49 reported they (Conservice) are set up to meet with the irrigation board on Thursday of this
50 week.

51 Commissioner Davidsavor asked how they were going to water their landscaping. Brent
52 Skinner explained how they will use the irrigation shares. They are aware they are fully
53 responsible for the irrigation water on their property. They will leave the ditch open to take
54 care of the overflow. Mr. Davidsavor reminded that the city uses the ditches for their flood
55 service, as well. Bracken Atkinson informed they have met with Boyd Humpherys (Logan
56 Irrigation Co.) who explained how the system works.

57 Covered bike parking was discussed.

58 Brent Skinner asked for and received clarification from Engineer Rasmussen on #6, in
59 regards to 3 foot wide planter areas around the building.

60 Clarification was given on #8, regarding parking lot islands. Conservice will go back and
61 review the city landscape ordinance with their landscape designer.

62 Discussion was held on grading, as addressed in #16. Engineer Rasmussen said if the
63 property were city maintained it would need to be a 4:1 slope. If the Commission is
64 comfortable that Conservice will maintain a 3:1 slope, they can go ahead and accept it.
65 Commissioner Davidsavor doesn't feel the commission can dictate how they do their landscape.

66 Discussion was had on #9. Engineer Rasmussen explained he was going off of fire
67 department width requirements, rather than city code.

68 Brent Skinner said the comments are easily fixable. They will get with their civil
69 engineer and go through them all.

70 Engineer Rasmussen asked about the irrigation line that runs through the property.
71 They clarified it is a land drain that has been there for a number of years.

72 Commissioner Zollinger asked about the retail space facing 800 South, rather than 100
73 East. It was clarified that ingress/egress would be from 800 South.

74 Engineer Rasmussen reiterated he has listed many minor concerns but there are some
75 major things dealing with landscaping that need to be addressed. He acknowledged that some

76 of his comments will be addressed in the building part of it. If they decide that addressing
77 some of the items are problematic, they can come back to the Commission for more discussion.
78 Mr. Rasmussen didn't recommend the Commission approve their plan, based on the number of
79 items that need to be reviewed, although, he is comfortable that there isn't anything they can't
80 work out. He'd like the Commission to have time to review his comments (which they just
81 received at the meeting) before they approve it. Commissioner Davidsavor suggested they
82 discuss the preliminary plat again on January 6, which would give Conservice time to make
83 amendments. On January 20th they could be ready to hold a public hearing. Mr. Rasmussen
84 offered to review and answer questions from the Commission on any of his comments.

85 Brent Skinner agreed they would be able to work through all the comments by January
86 6. Bracken Atkinson said they have spoken with their engineers today, who have assured all
87 but a couple items are easy to deal with.

88 Engineer Rasmussen suggested the Commission review, in detail, the architectural
89 building and elevation since this is where the planning commission has wide latitude on what
90 they can ask for.

91 Commissioner Davidsavor suggested the back side of their property should to be as
92 appealing as the front, based on discussion with the property owners on the north side.
93 Christian Wilson said they are still in the rigid stages of design and will show more details in the
94 future. Mr. Davidsavor said the neighbors would appreciate if someone from Conservice asked
95 if they could take a look from their backyard to visualize what might be seen from their
96 properties. Bracken Atkinson said they are happy to work with the neighbors. Mr. Wilson
97 reminded that everyone they talk to will want something different. Mr. Davidsavor said they
98 don't need to go to everyone, but he expects them to do their homework by taking a lot of
99 pictures. Mayor Brackner suggested a neighborhood meeting to answer all the questions at
100 once. Mr. Davidsavor reminded this is what the public hearing is for. Mr. Atkinson reiterated
101 that anyone can come to them and ask questions anytime. Brent Skinner reminded that they
102 may change things based on opinions but the neighbors can't dictate what they do with their
103 property and how they design it.

104 The Commission will review Engineer Rasmussen's comments before they meet again.

105 Commissioner Davidsavor announced that, after 5 plus years serving as a commissioner,
106 Lorin Zollinger has turned in his resignation so he can go on a service mission. Appreciation was
107 expressed for his service and they wished him well.

108 The meeting adjourned at 7:50 p.m.

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Sheila Lind, Recorder

R. Rex Davidsavor, Chairman