

1 River Heights City Planning Commission  
2 Minutes of the Meeting  
3 January 20, 2015  
4

5 Present: Commission members: Rex Davidsavor, Chairman  
6 Nina Knowles  
7 Danny Petersen  
8 Jim Royle  
9 Patti Seeholzer  
10  
11 Mayor James Brackner  
12 Councilmember Blake Wright  
13 Recorder Sheila Lind  
14

15 Others Present: See attached roll  
16

17 Motions made During the Meeting  
18

19 Motion #1

20 Commissioner Seeholzer moved to “approve the minutes of the January 6, 2015  
21 Commission Meeting, with change.” Commissioner Royle seconded the motion, which carried.  
22  
23

24 Proceedings of the Meeting  
25

26 The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie  
27 Council Chambers on January 20, 2015.

28 Adoption of Prior Minutes: Minutes for the January 6, 2015 Planning Commission  
29 Meeting were reviewed. A clarification was made on line 126.

30 **Commissioner Seeholzer moved to “approve the minutes of the January 6, 2015  
31 Commission Meeting, with change.” Commissioner Royle seconded the motion, which  
32 carried.**

33 Commissioner Davidsavor reported he left a message with Bill Carson about his tenants  
34 needing their own Conditional Use Permit. Recorder Lind has talked verified this with Mr.  
35 Carson. At this point, they haven’t come in to apply.

36 Public Hearing to Discuss a Preliminary Layout and Design for Conservice by Wasatch  
37 Development Group: Commissioner Davidsavor reminded that the property is already zoned  
38 commercial. Conservice has purchased it and will construct their business at this location,

39 within the city code. This meeting will be to discuss how to best do this within the  
40 neighborhood. Councilmember Wright's firm has the building design contract for Conservice.  
41 He has recused himself from discussions, as a council member. However, Mr. Wright's firm is  
42 not involved in the landscaping of the property. Mr. Davidsavor is interested in using Mr.  
43 Wright's design expertise in regards to the landscaping, if needed.

44 Commissioner Davidsavor stated, by ordinance, 73 trees are required on the property.  
45 The Planning Commission has had some discussion on whether this is too many, specifically in  
46 the parking lot and in the park strip on the south side of 800 South. They are interested in input  
47 from the neighbors

48 Marilyn Adams is on the HOA board at Cobblestone. She said, regarding the south park  
49 strip on 800 South, there will be a number of trees that won't make it because the ground is  
50 clay. She recommended the soil be looked at. Commissioner Davidsavor asked, if they found a  
51 tree that would work, would the neighbors oppose. Ms. Adams said the neighbors would  
52 prefer something that didn't interfere with a drain that is in this area. Brent Skinner said they  
53 are aware of the drain and its location. This property will most likely be dedicated to the city as  
54 part of the 800 South right of way.

55 Tess Guy asked what the options were for a retaining wall on the north side of the  
56 property. Brent Skinner said they will run their irrigation ditch along the north. There will be  
57 some type of fencing, perhaps rod iron or chain link. The first five feet will be an open ditch,  
58 lined with cobblestone to capture some of the drainage from above, as well as spring run-off.  
59 After the ditch they will have shrubs and a sidewalk. Bracken Atkinson clarified they are fully  
60 aware of taking care of the water so it doesn't get put back on other properties. They are  
61 evaluating which will be the best options in regards to a fence in this area.

62 Rich Guy asked if the water will drain to the west. Brent Skinner explained how they  
63 plan to capture the storm water in underground storage tanks. They will use pumps to utilize it  
64 for watering the property.

65 Boyd Humpherys represents Providence Pioneer Irrigation Company. He explained the  
66 drainage history. With development on this property, they aren't sure where the overflow or  
67 drainage will occur. All irrigation companies are responsible for any contamination going into  
68 their system. They can't tolerate any run-off from parking lots with asphalt surfaces. Bracken  
69 Atkinson explained there will be a catch basin for the water before it goes onto the pavement.  
70 Brent Skinner said any water from the parking lot will go into its own storm system. Their own  
71 water will be maintained on site, as well as water from above the property. Mr. Humpherys  
72 said they are not sure how much their ditch can handle, in regards to a larger flow than has  
73 been typical.

74 Rod Vaughn, of Cobblestone, asked if they have provisions in case there is a larger than  
75 usual rain storm, so they won't get flooded. Commissioner Davidsavor said there is already a  
76 drain on 800 South. Brent Skinner stated that the codes demand them to take care of their

77 water. Because they are laying a hard surface, they have run calculations to make sure their  
78 water will not cross 800 South.

79 Marion Vaughn asked if their calculations were based on the water impact they already  
80 deal with in Cobblestone. Will their system handle the existing water flow, as well as the water  
81 from the property? Brent Skinner explained how this property has historically been the  
82 dumping ground for excess water. They are considering all aspects of water from this property:  
83 1) parking lot, 2) spring run-off and 3) irrigation water. Bracken Atkinson explained that the  
84 high water table has nothing to do with what they do on their property.

85 Engineer Craig Rasmussen asked the Cobblestone residents where their current water  
86 problems stem from; ground or surface. They answered it is groundwater issues. He said they  
87 are not obligated to address this problem, although they are discussing it as a precautionary  
88 measure. The overland flow will be taken care of.

89 Rich Guy had a question about the parking lot lights. Commissioner Davidsavor said the  
90 city code specifies low lighting LED lights so light pollution will be as minimal as possible. Brent  
91 Skinner said they will not go over what the code allows, or under. They need a certain amount  
92 based on safety. Marion Vaughn asked if the lights would be on for 24 hours. She was told it  
93 will only be during business hours; 7:00 am until 6:00 p.m. A smaller shift may work until 8:00  
94 p.m. Brent Skinner reminded there will be 5,000 square feet of retail space that could have  
95 lights on later. They are unsure what business(s) will be located there at this point. They guess  
96 it will be destination businesses since it's off Main Street. They are advertising now and will  
97 build to suit.

98 Kate Pitcher pointed out that Conservice (on 700 South) has their lights on late and  
99 asked if the new building will be lit up like the current one. She also wondered if it was  
100 necessary to have so many windows on the north side. They don't have tall trees and she is  
101 worried about privacy. Brent Skinner said they are planning on trees along this side. They are  
102 also planning motion sensor lights that won't be lit up all at once. She asked if the fence would  
103 be for privacy. Mr. Skinner said they will probably only use a retaining wall if a grade change  
104 demands it. He said the current building has cleaners that come in after they get off work,  
105 which is why there are lights on in the evening.

106 Ted Wilson reminded, at the first meeting he attended the Conservice people were  
107 advised to meet with residents. He hasn't heard this happened and wondered why not.  
108 Engineer Craig Rasmussen said meeting with other property owners is not in the code and isn't  
109 required. They have property rights as property owners to do as they please, within the code.  
110 They have always said they are willing to meet with property owners but, they don't have to  
111 initiate going to the neighbors. Thus far, they have worked very well with the city in following  
112 the code. Brent Skinner said several of the neighbors stayed after one of the meetings and  
113 talked with them and took their card so they could contact them anytime. They are always  
114 approachable for those that have questions. Mr. Wilson said the fencing isn't as important to

115 him, but it seems they don't know what they're doing and hopes it doesn't end up hodge  
116 podge. Bracken Atkinson assured it won't be. They are still working things through to make  
117 sure they produce the best result. He also pointed out that he has answered questions from  
118 any of the residents that have contacted him, including giving Councilmember Wilson  
119 information she has requested.

120 Marion Vaughn said they plan to be good neighbors, as well. She wonders if they could  
121 leave a phone number of their HOA so they could be updated on changes that might affect  
122 them. Bracken Atkinson said that would be fine, but pointed out that they may not realize their  
123 changes will be a concern to them. Residents can contact them at any time.

124 Ted Wilson said River Heights hasn't dealt with commercial before so they are stumbling  
125 through trying to do the best to make it work. He's sure that once they build, there will be  
126 water problems.

127 Bracken Atkinson stated they have spent about \$20,000 to evaluate the ground. They  
128 are trying to be extremely sensitive to the area. They are doing their best to design a building  
129 that fits the needs of the business, as well as the neighbors. They are preparing a property that  
130 will house this business for the next 20-30 years. They are going to take great care.

131 Commissioner Davidsavor informed this isn't the first company to approach the city with  
132 an idea for this property. He's glad Conservice is able to make it work to fit their needs.

133 Tess Guy asked what kind of trees they plan to put in. She has farm animals and doesn't  
134 want anything poisonous. Brent Skinner wasn't sure of the names, but is willing to get her a list  
135 and would welcome her feedback.

136 Commissioner Davidsavor informed that the solar panels in the parking lot have taken  
137 up some of the tree space.

138 Marion Vaughn asked about security. Can the city handle the security problems that  
139 may occur in an empty parking lot? Brent Skinner said they will have cameras, but they won't  
140 have a patrol person. They haven't had problems since they've installed security systems at  
141 their other building. Mayor Brackner explained that the city contracts with the Cache County  
142 Sheriff's Department. They can be asked to patrol this area during their rounds. Bracken  
143 Atkinson pointed out that the residents are very observant in keeping an eye on things and  
144 would be likely to report suspicion activity. Ms. Vaughn stated they are a gated community but  
145 she feels the north side of Cobblestone is very vulnerable. It wouldn't be too hard for an  
146 intruder to scale the fence.

147 Engineer Craig Rasmussen explained there is a 66 foot right of way on 800 South. A  
148 number of years ago Providence vacated the whole road. It was agreed, at that time, there  
149 would be an eight foot strip north of Cobblestone that would be dedicated to River Heights. He  
150 asked the residents their thoughts on what they prefer in the park strip. Street trees are  
151 required by ordinance, but the Planning Commission has latitude on this. Marion Vaughn asked  
152 if they can get back to them after a HOA board meeting scheduled for Thursday.

153           Engineer Craig Rasmussen asked if the residents on the north prefer an open fence or  
154 closed. Tess Guy said chain link is not ideal for horses because they can get their hooves stuck.  
155 Kate Pitcher prefers closed and private since she has small children. Bracken Atkinson pointed  
156 out there may be a risk of a horse knocking over their fence. He suggested Ms. Guy may  
157 consider an additional fence inside her property to protect her horse from falling through the  
158 fence and down the hill.

159           Commissioner Davidsavor thanked the public for their input and invited them to call the  
160 developers if they had more questions.

161           The meeting adjourned at 8:00 p.m.

162

163

164

165

---

Sheila Lind, Recorder

166

167

168

---

R. Rex Davidsavor, Chairman