

1 River Heights City Planning Commission
2 Minutes of the Meeting
3 November 17, 2014
4

5 Present: Commission members: Rex Davidsavor, Chairman
6 Danny Petersen
7 Lorin Zollinger
8 Councilmember Blake Wright
9 Recorder Sheila Lind
10 City Engineer Craig Rasmussen
11

12 Excused Commissioners Jim Royle
13 Patti Seeholzer
14

15 Others Present: Dan Hogan, Dan Turner, Christian Wilson, Brent
16 Skinner, Bracken Atkinson, Joe and Jessica Tenny,
17 Katie Larsen
18

19 Motions made During the Meeting
20

21 Motion #1

22 Commissioner Petersen moved to “approve the minutes of the November 4, 2014
23 Commission Meeting.” Commissioner Zollinger seconded the motion, which carried.
24
25

26 Proceedings of the Meeting
27

28 The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie
29 Council Chambers on January 21, 2014.

30 Adoption of Prior Minutes: Minutes for the November 4, 2014 Planning Commission
31 Meeting were reviewed.

32 **Commissioner Petersen moved to “approve the minutes of the November 4, 2014
33 Commission Meeting.” Commissioner Zollinger seconded the motion, which carried.**

34 Review Saddlerock Subdivision Phases 2-6 Preliminary Plat: Engineer Dan Turner stated
35 he has addressed each of Engineer Rasmussen’s comments except the storm water concern on
36 1000 East.

37 Commissioner Davidsavor asked if they have an irrigation agreement yet. Mr. Turner
38 said it will be the same as in Phase One. Mr. Davidsavor felt that would be fine, but there

39 needs to be a right-of-way agreement so the landowners will know what is on their property.
40 Engineer Rasmussen suggested the irrigation easements be listed on the final plat. He said to
41 make sure the widths will be acceptable for the irrigation company.

42 Recorder Lind was in receipt of the letter from Chuggs, granting permission for Dan
43 Hogan to subdivide the property. Mr. Hogan said he also has an agreement from the Luu's,
44 regarding a boundary adjustment along their property.

45 Engineer Turner answered questions regarding lots 60 and 61. Lot 61 doesn't have the
46 required frontage, so he plans to move the setback for the home back to where it would be in
47 compliance. Engineer Rasmussen agreed to this. They plan to have a private driveway on lot
48 60.

49 Commissioner Davidsavor reiterated the need for specific language addressing the
50 irrigation easement. Engineer Rasmussen feels there needs to be more research done on the
51 storm drainage along 1000 East to see if there will be an impact on the 1000 East lots. Engineer
52 Turner suggested placing some Peedo tubes along this area since they won't be built on for a
53 number of years, to determine ground water levels. They informed that they don't plan to use
54 any of the irrigation ditches for storm water. They will have an underground pipe retention
55 system, as well as drainage ponds.

56 Engineer Rasmussen appreciated the redesign of 400 South. The street curve is much
57 more preferable than the previous designs. There are some fire marshal approvals that need to
58 be worked out with Public Works Director Clayten Nelson. This should be a condition upon
59 approval.

60 Discussion was held on lot 75 accessing 400 South versus 1000 East. Because the lot has
61 been reconfigured, there is plenty of room for a driveway on 400 South or a pull front on to
62 1000 East.

63 Councilmember Wright reminded that the council desired a buffer along 1000 East.
64 Although the details don't need to be figured out at this time, he feels the concept needs to be
65 addressed on the final plat. He suggested a dense landscape.

66 Engineer Turner explained they have received written approval from Rocky Mountain
67 Power, Questar, and Comcast. Century Link doesn't think it will be a problem, their approvals
68 just take longer.

69 Jessica Tenny asked if the Commission would be approving all of the phases or just one.
70 Commissioner Davidsavor explained the request is for preliminary approval on all of the phases.
71 Councilmember Wright explained the process. Once preliminary approval is given by the
72 Commission, the developer can come in for final plat approval for separate phases. The city felt
73 it was useful to see the whole plan before they approve each phase individually. Dan Hogan
74 said they are planning to develop 15-20 lots at a time, depending on the economy. He is hoping
75 to start phases 2 and 3 in the spring. Ms. Tenny asked about basement restrictions. She was
76 answered there won't be any in this remaining area.

77 Dan Hogan informed they found a pipe when they were digging on lot 4. Based on this
78 and what they've done to remedy it, they don't feel there will be a problem with groundwater
79 anymore.

80 Councilmember Wright discussed the lot size differences; some are 10,000 square feet
81 and others 12,000, based on zoning.

82 Commissioner Zollinger moved to "conditionally approve the Saddlerock Preliminary
83 Plat Phases 2-6, based on the comments of the city engineer, dated November 13, 2014, being
84 satisfactorily addressed, including the 1000 East landscape buffer and that the irrigation
85 easement be specifically identified on the plat." Commissioner Petersen seconded the motion,
86 which carried. Davidsavor, Petersen and Zollinger were in favor. Royle and Seeholzer were
87 absent. No one opposed.

88 Discuss Changes to the City Code: Engineer Rasmussen discussed the setback table in
89 section 10-11-2B. He explained that Conservice is looking at a building design that would go
90 slightly above the 40 foot height restriction, listed in the city code under nonresidential uses.
91 They would be able to have more usable space and be more comfortable if the city would
92 consider raising the height restriction from 40 feet to 45 or 46. Logan City, which is adjacent to
93 this property, allows 45 feet. Mr. Rasmussen doesn't feel it's an unreasonable request since
94 this commercial area is on the edge of River Heights and likely won't be setting a precedence
95 for future commercial buildings (commercial space is limited). They are looking at constructing
96 a three story building. The first floor would be higher and include shops, eateries, etc. The next
97 two floors would be used as office space and wouldn't need to be as high. Engineer Rasmussen
98 explained the building would also include a parapet wall which would be in addition to the roof
99 height.

100 Councilmember Wright explained he is recusing himself from discussions dealing with
101 Conservice because the firm he belongs to is doing their building design. Prior to his company
102 getting the bid, he asked the council if they would consider relaxing the height restriction if
103 Conservice would give it their best effort to put in a retail component. The council was willing
104 to give them some leeway. He believes their design is coming in lower than the council was
105 willing to accommodate. Bracken Atkinson said they are designing their retail section to be
106 more visible on the south side, in an effort to help River Heights. Engineer Rasmussen
107 recommended the code change to benefit River Heights and Conservice.

108 Commissioner Davidsavor asked how Conservice plans to protect the neighbors. Brent
109 Skinner said the natural grade will be a buffer as well as the trees in the area. Engineer
110 Rasmussen said the 30 foot building setback will also help. There will be a landscaping plan
111 that could include screening. The east side of the building will be primarily parking, which will
112 follow state and city regulations.

113 Bracken Atkinson discussed types of retail they have considered trying to attract.
114 Commissioner Davidsavor informed if they have a restaurant it will be busy until 2:00 am. They

115 will be aware of this. They are planning on a cafeteria to feed their employees. There's a
116 chance that other eateries may desire to locate there, as well.

117 Councilmember Wright said other 'clean up' code changes will be forthcoming and
118 wondered if they could wait a few months for this to go through. The Conservice employees
119 prefer to move as quickly as possible.

120 A public hearing for a change in the nonresidential height requirement to the city code
121 (10-11-2) will be held on December 2.

122 The meeting adjourned at 8:05 p.m.

123

124

125

Sheila Lind, Recorder

126

127

128

R. Rex Davidsavor, Chairman