

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

5 Present: Commission members: Rex Davidsavor, Chairman
6 Danny Petersen
7 Jim Royle
8 Patti Seeholzer
9

10 Mayor James Brackner
11 Recorder Sheila Lind
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13 Excused Councilmember Blake Wright
14 Commissioner Lorin Zollinger
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16 Others Present: Engineer Craig Ramsussen, Ted Wilson, Tessa Guy,
17 Bracken Atkinson, Brent Skinner, Christian Wilson,
18 Helen and Paul Hale, Lance Pitcher, Rich and Teri
19 Guy, Rob Astle, Jesse Pace and Scout Troop 340
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22 Motions made During the Meeting
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24 Motion #1

25 Commissioner Petersen moved to “approve the minutes of the November 17, 2014
26 Commission Meeting.” Commissioner Royle seconded the motion, which carried.
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29 Proceedings of the Meeting
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31 The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie
32 Council Chambers on December 2, 2014.

33 Adoption of Prior Minutes: Minutes for the November 17, 2014 Planning Commission
34 Meeting were reviewed.

35 **Commissioner Petersen moved to “approve the minutes of the November 17, 2014
36 Commission Meeting.” Commissioner Royle seconded the motion, which carried.**

37 Public Hearing to Discuss Changes to the City Code Regarding Non-Residential Height
38 Restrictions: Commissioner Davidsavor explained that the Commission is considering changing

39 the height restriction for non-residential buildings from 40 to 45 feet. He opened the public
40 hearing. Teri and Rich Guy asked for details on the Conservice building. Mr. Davidsavor
41 explained they haven't seen a plan yet.

42 Ted Wilson asked who requested the change, when and how the hearing was
43 advertised.

44 Engineer Rasmussen explained the process: Conservice would like to construct a
45 building with two floors of office space and one floor of retail. Currently, the code allows
46 commercial buildings at 40 feet. Logan City, which is across the street allows 45 feet. The
47 developer asked if the city would entertain changing the code to 45 feet which would allow
48 them more efficient construction and better use of space. Mr. Rasmussen informed that none
49 of the other parts of the ordinance are in discussion to be changed. Conservice will adhere to
50 current lighting, parking and other building codes. Last commission meeting included a
51 discussion to see how the commission felt about their request.

52 Helen Hale asked how tall the current Conservice building is. They guessed 28 feet (it
53 has two floors).

54 Engineer Rasmussen said he has seen some sketches but there hasn't been anything
55 submitted to the city.

56 Teri Guy is concerned because this building would be abutting to residential property.
57 She wondered how the commission could vote when they hadn't seen any plans for the
58 building.

59 Engineer Rasmussen said Conservice is in the process of working through the city's
60 requirements for parking, light restrictions, etc. The parking will be on the east side of the
61 property. There will be retaining structures. Irrigation has been discussed. There are buffer
62 requirements as well as setbacks.

63 Teri Guy asked what the property was zoned. She was told it has been zoned
64 commercial. Rich Guy suggested the Commission get the plans before they make a decision
65 concerning the height changes.

66 Ted Wilson said it is ridiculous to zone this property commercial and throw a 3 story
67 building in a residential area. He can see a horrid parking and congestion problem that the city
68 will have to deal with.

69 Brent Skinner of Wasatch Property said they (Conservice) are requesting 45 feet
70 because they would like extra space on the retail floor. People prefer higher ceilings in these
71 types of establishments. At the request of the city, they are adding a floor for retail space.
72 There are only 3 parcels in River Heights for commercial areas and the city is interested in some
73 kind of tax base. The height of 40 feet is lower than standard for commercial buildings. They
74 aren't asking for anything outrageous.

75 Paul Hale asked what kind of retail they are looking at putting in. Brent Skinner said
76 they anticipate a cafeteria to accommodate their employees. The other portion they aren't

77 sure about. They will create the space and the city will decide what to allow. The Hales are
78 concerned because they are next to this property on the north. Bracken Atkinson informed
79 they plan to put the retail space along 800 South. They are going to great lengths to protect
80 and respect the residential area with appropriate landscape and buffers. Mr. Hale asked if he
81 would need to cost share on a fence. Mr. Atkinson said their company will bear the cost of the
82 barriers and are interested in communicating with neighbors.

83 Commissioner Davidsavor informed that the city will hold another public hearing after
84 the plans are submitted.

85 Tess Guy asked where the 45 feet starts. Engineer Rasmussen said it's from the average
86 grade up to roof height.

87 Terri Guy discussed the terrible traffic situation on 700 South and hopes this will be
88 addressed. She complimented Conservice on the beautiful buildings they have. But, she
89 cringes at the thought of walking out to see a parking lot or a big building behind her property.
90 She asked that they design something that fits with the community. She suggested the
91 Commission not support the height change.

92 Helen Hale feels the traffic congestion should be addressed right now.

93 Rich Guy encouraged Conservice to come up with a design that will fit within the 40
94 feet.

95 Paul Hale asked if Conservice could extend their footprint and lower the height. Brent
96 Skinner said they can't afford to lose parking space. The 45 feet will accommodate the retail
97 space better, which they are doing at the city's request.

98 Ted Wilson said their current building does not look good and they don't have enough
99 parking as it is.

100 Commissioner Davidsavor explained the Commission doesn't know what decision they
101 will make. He lives in this area, as well. They will look at the benefits to the city now and later.

102 Rich Guy said when Wastach Properties bought the property he reached out to them
103 and they never called him back. He wondered if this is how they work. Brent Skinner said he
104 didn't receive the message but would love to have discussions with them. He felt the neighbors
105 have valid concerns. He pointed out that some of the existing trees are 60 feet and will shield
106 the building quite a bit.

107 Teri Guy asked how the city is looking at the project – esthetic or tax base.

108 Commissioner Davidsavor said the two go hand in hand. He said they want to reach out to
109 those businesses that will work in River Heights. Ms. Guy said River Heights could be a show
110 piece and asked the architects to come up with a design that is wonderful.

111 Bracken Atkinson informed that when Wasatch Properties bought the property it was
112 already zoned commercial. If they don't build at this location someone else will. They are
113 coming in with a successful and secure business. They will have an esthetically pleasing

114 building, that won't be left vacant after a few years. In order to do this, they need the extra 5
115 feet. Empty buildings are those that weren't designed properly.

116 Ted Wilson feels the height limit is Conservice's concern. He thinks they can live with
117 the current ordinance.

118 Commissioner Davidsavor closed the public hearing.

119 This item will be on the agenda for a decision by the Commission at the next meeting.

120 The meeting adjourned at 7:45 p.m.

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Sheila Lind, Recorder

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127 R. Rex Davidsavor, Chairman