

River Heights City

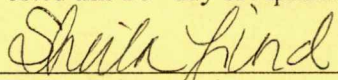
RIVER HEIGHTS CITY PLANNING COMMISSION AGENDA

Wednesday, May 4, 2016

Notice is hereby given that the River Heights City Planning Commission will hold their regular meeting beginning at 7:00 p.m. in the River Heights City Office Building at 520 S 500 E.

- 7:00 p.m. Adoption of Prior Minutes
- 7:05 p.m. Discuss Tony Johnson's Ideas for the Old Gas Station at 400 E 600 S
- 7:25 p.m. Clarify City Code Definitions
- 7:35 p.m. Discuss Solicitor Business Guidelines
- 7:45 p.m. Adjourn

Posted this 28th day of April 2016



Sheila Lind, Recorder

In compliance with the American Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Sheila Lind, (435) 770-2061 at least 24 hours before the meeting.

River Heights City

1 River Heights City Planning Commission

2 Minutes of the Meeting

3 May 4, 2016

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5 Present: Commission members: Mark Malmstrom, Chairman
6 Nina Knowles
7 Cindy Schaub

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9 Councilmembers Blake Wright
10 Dixie Wilson

11 Recorder Sheila Lind

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13 Excused Commissioners Danny Petersen
14 Jake Zollinger

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16 Others Present: Lucia Rhodes, Brian, Braden and Dennis Casio, Tony
17 Johnson, Kit Stevens, Logan Malmstrom

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19 Motions made during the Meeting

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21 Motion #1

22 Commissioner Schaub moved to “approve the minutes of the April 6, 2016 Commission
23 Meeting.” Commissioner Knowles seconded the motion, which carried with Knowles,
24 Malmstrom, and Schaub in favor. Petersen and Zollinger were absent.

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27 Proceedings of the Meeting

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29 The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie
30 Council Chambers on May 4, 2016.

31 Adoption of Prior Minutes: Minutes for the April 6, 2016 Planning Commission Meeting
32 were reviewed.

33 **Commissioner Schaub moved to “approve the minutes of the April 6, 2016
34 Commission Meeting.” Commissioner Knowles seconded the motion, which carried with
35 Knowles, Malmstrom, and Schaub in favor. Petersen and Zollinger were absent.**

36 Discuss Tony Johnson’s Ideas for the Old Gas Station at 400 E 600 S: Tony Johnson
37 informed that he has recently purchased the Old Gas Station from Bill Carson and is ready to fix
38 it up. He is focusing on historic preservation and explained how the National Parks Service

39 gives financial incentives for the renovation of historic buildings. He explained the process for
40 getting a building on the national register. He believes he will get the designation for the Gas
41 Station but intends to follow through with his plans whether he does or not.

42 Mr. Johnson is aware the building is located in a residential zone. He plans to remodel it
43 to look like an old 1940s gas station. He has reviewed old photos and is trying to make it look
44 as much like it used to as possible. The interior can be built for living quarters or a business.
45 The Cascios have approached him about having a photography studio in the building, which
46 would be a commercial use. In previous conversation he's had with Councilmember Wright, it
47 was suggested that he start his idea with the Planning Commission to find out what they would
48 allow him to do.

49 Commissioner Malmstrom felt Mr. Johnson's remodeling ideas would be a big
50 improvement to the neighborhood.

51 Commissioner Schaub asked when the zoning changed from commercial to residential.
52 Councilmember Wilson said when the building was no longer being used as a gas station
53 another business moved in, which was a disturbance to the neighborhood. When the
54 neighbors had had enough they went to court and got the tenant removed and the zoning
55 changed to residential. There have been other businesses interested in using the building, but
56 they have been told, 'No.'

57 Councilmember Wright informed that this retro idea has come up before. Personally,
58 he likes the idea of cleaning up the corner and he likes the retro look. He feels a photography
59 business would be low impact to the neighborhood.

60 Councilmember Wilson commended Mr. Johnson for cleaning up the building. It looks
61 better than it has for a long time.

62 Commissioner Malmstrom asked if there would be obstacles to turning the building into
63 a residence. Councilmember Wright explained that a single family dwelling would be allowed,
64 but not a duplex. (Although, there is a possibility of two residential units, if the owner is living
65 in one of them.) There's a good chance a home-based business would be approved, which
66 would be a much simpler process than strictly commercial, with no living quarters.

67 Councilmember Wright explained there was a possibility of two residential units, if the
68 owner is living in one of them.

69 Brian Cascio brought up the Old Church and how the Opera Company is allowed to have
70 their business inside without it being owner occupied. Councilmember Wright explained it has
71 to do with the use never being discontinued. They moved in right after it was a school and
72 began renting it under the school district. When River Heights City took over the building, the
73 renters came with it.

74 Mr. Cascio explained that he and his wife have a photography home business right now.
75 It would be helpful to have a studio for indoor shoots that they would rent out to other
76 photographers, as well.

77 Mr. Johnson stated they would like to turn the whole building into a photography studio
78 if they could get through the zoning issue. Mr. Cascio assured it would be rented by
79 appointment only, during business hours. A shoot would take one to two hours and involve
80 few people.

81 Mr. Johnson said if the studio works and they move out at some point, he may want to
82 convert it to a café or to a residential unit. He would like the city to consider a re-zone.

83 Commissioner Wright said they could consider spot zoning, though it's not
84 recommended. He would like to stick to a use that is friendly to the neighborhood. He
85 suggested the creation of a specialized commercial zone, which would have a lot more
86 restrictions than a regular commercial zone. This would require someone to draft language and
87 then take it through the code change procedure.

88 Councilmember Wilson asked if he was suggesting a very strict commercial zone that
89 could happen anywhere in River Heights. Councilmember Wright would like to prevent it from
90 happening anywhere, through definition of the zone.

91 Councilmember Wilson asked Mr. Cascio if he would rent the building to other
92 photographers. He affirmed that others would schedule appointments and pay him for use of
93 the building. Mr. Cascio would then pay rent to Tony Johnson.

94 Commissioner Knowles suggested a historic restoration zone, which may prevent other
95 properties from trying to do the same thing.

96 Kit Stevens lives across the street. She exclaimed she would NOT like a café in this
97 building. It is a terrible location for a lot of cars.

98 Lucia Rhodes didn't feel an old fashioned gas station would enhance the value of her
99 property, regardless of the use.

100 Brian Cascio stated it currently looks like a rundown old gas station. One way to
101 improve the look is to make it look like a nice gas station.

102 Lucia Rhodes was not supportive of any changes to the corner unless it is for a
103 residence.

104 Commissioner Malmstrom suggested the idea of putting together some language that
105 will create a new zone, which may or may not work for this idea.

106 Tony Johnson suggested the new zone could stipulate that if the use changes it would
107 automatically go back to residential.

108 Commissioner Schaub volunteered to come up with some language that will address a
109 zone they have been talking about.

110 Commissioner Wright commented that he doesn't see a high impact café or other things
111 of this nature working in this building's location.

112 Clarify City Code Definition: In the absence of Commissioner Zollinger, this item was put
113 off to a future meeting.

114 Discuss Solicitor Business Guidelines: Commissioner Malmstrom stated Recorder Lind
115 brought up the fact that River Heights doesn't have anything in their code which addresses
116 door-to-door business licenses. She occasionally gets calls from summer sales businesses to see
117 what they need to do to get a license.

118 The Commission discussed if they felt the city/residents would benefit from this type of
119 license. Commissioner Malmstrom pointed out that regardless of whether a door-to-door
120 business is licensed, they will still come knocking.

121 Commissioner Knowles will check with other cities to see what they do.

122 Councilmember Wilson said recently a salesperson was arrested in Providence for not
123 having a license. She's heard some residents of River Heights say they have been inundated
124 with cleaning salespeople.

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

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Sheila Lind, Recorder

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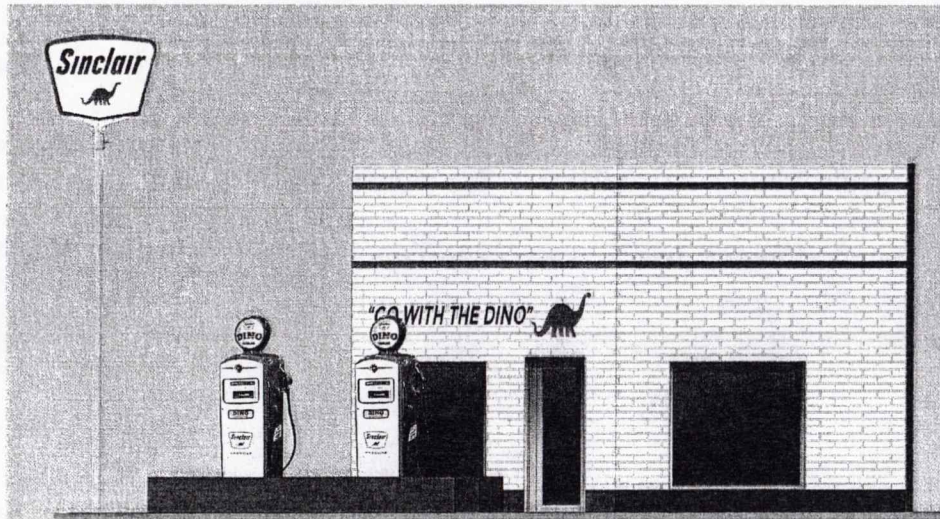
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Mark Malmstrom, Chairman



West Elevation



South Elevation