

River Heights City

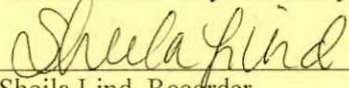
RIVER HEIGHTS CITY PLANNING COMMISSION AGENDA

Tuesday, February 3, 2015

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. Discussion of Conservice Preliminary Layout and Design
- 7:45 p.m. Discuss the Creation of a Solar Panel Ordinance
- 7:55 p.m. Discuss the Stewart Hill Park/Cemetery Property
- 8:10 p.m. Adjourn

Posted this 29th day of January 2015



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 February 3, 2015
4

5 Present: Commission members: Rex Davidsavor, Chairman
6 Nina Knowles
7 Danny Petersen
8 Jim Royle
9 Patti Seeholzer
10

11 Recorder Sheila Lind
12 Public Works Director Clayton Nelson
13

14 Excused Councilmember Blake Wright
15
16

17 Others Present: Dave Harris, Tessa Guy, Kate Pitcher, Bracken
18 Atkinson, Ted Wilson
19

20 Motions made During the Meeting
21

22 Motion #1

23 Commissioner Seeholzer moved to "approve the minutes of the January 20, 2015
24 Commission Meeting." Commissioner Knowles seconded the motion, which carried.
25

26 Motion #2

27 Commissioner Petersen moved to "approve and pass the Conservice preliminary layout
28 and design to the Council, with the conditions that they follow the city engineer's
29 recommendation on lighting and landscape design." Commissioner Royle seconded the
30 motion, which carried.
31

32 Proceedings of the Meeting
33

34 The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie
35 Council Chambers on February 3, 2015.

36 Adoption of Prior Minutes: Minutes for the January 20, 2015 Planning Commission
37 Meeting were reviewed.

38 **Commissioner Seeholzer moved to “approve the minutes of the January 20, 2015**
39 **Commission Meeting.” Commissioner Knowles seconded the motion, which carried.**

40 Discussion of Conservice Preliminary Layout and Design: Bracken Atkinson reported
41 they are still working with Engineer Rasmussen on their plan for a fence on the north side.
42 They have also been discussing it with property owners.

43 Commissioner Davidsavor prefers not having trees in the park strip along the curve of
44 100 East to allow a straight line of site. Bracken Atkinson said they have made this adjustment.
45 Discussion was held on the first floor lighting and the type of lights they would be using. They
46 won’t use more than 18,000 lumens. The parking lot will have 13,000 lumens (more for safety
47 than to light the lot). Mr. Atkinson said Councilmember Wilson has copies of the lighting plans
48 to file with the city.

49 Ted Wilson asked how high the lights will be set. Mr. Atkinson doesn’t know the actual
50 height but explained how they will stagger. They are working with the city’s rough draft lighting
51 ordinance so they can comply. PWD Nelson reminded that the lights won’t be allowed to shine
52 into neighboring property. They will only be directed onto the Conservice property. If there is
53 overflow, the lights can be redirected.

54 Commissioner Davidsavor asked about the design on the south side of the 800 South
55 park strip. Bracken Atkinson said they are working to minimize the amount of trees and
56 probably use smaller ones, per the city’s request.

57 Dave Harris stated that he owns the five foot park strip along the south side of 800
58 South. He has kept it in his name, knowing he would deed it to River Heights one day. He has
59 a responsibility to the Cobblestone residents to make sure their infrastructure and atmosphere
60 are preserved. They don’t want anyone to be negatively impacted by the development. He
61 hopes their plan includes a good drainage system and that the storm water will be well taken
62 care of. Commissioner Davidsavor said he believes they will be improving the situation, not
63 making anything worse. Mr. Harris explained how the current drainage system works. Mr.
64 Davidsavor stated, from the irrigation company side of things, it looks like it will be a huge
65 improvement. Bracken Atkinson said they are constantly reworking water issues and designs
66 they feel will work the best. They have worked with the city and have met with the
67 Cobblestone HOA president. City Engineer Rasmussen has been very protective of the
68 Cobblestone catch basins. He will also help facilitate the donation of the Harris property.

69 **Commissioner Petersen moved to “approve and pass the Conservice preliminary**
70 **layout and design to the Council, with the conditions that they follow the city engineer’s**
71 **recommendation on lighting and landscape design.” Commissioner Royle seconded the**
72 **motion, which carried.**

73 Commissioner Davidsavor suggested they get the fence heights figured out.

74 Discuss the Creation of a Solar Panel Ordinance: Commissioner Davidsavor explained
75 the need for a solar panel ordinance, as they continue to increase in popularity. He has asked

76 Commissioner Knowles to come up with a draft that can be presented to the Commission. Ms.
77 Knowles reported on the work she has done and her discovery of the three different types of
78 panels. Bracken Atkinson stated the pole mount style is not needed anymore since solar panels
79 have become more efficient and pole mounts are an eyesore. He said Utah has the best sun
80 surface for solar panels. It doesn't matter anymore which way they face. New technology
81 allows rebates from the state and Rocky Mountain Power for solar roof mounts. They can be
82 seamless and look almost like a shingle. The size and quantity aren't as great as they used to be
83 because they are so much more efficient. He suggested calling a solar company to request a
84 presentation, which would give valuable information before decisions are made on the
85 ordinance. They have been working with Solar Tech and have been impressed. They are aware
86 of other city's ordinances and could make some good recommendations.

87 Commissioner Knowles handed out an ordinance draft, which she found online, for the
88 Commissioners to look over. Bracken Atkinson said he will be visiting with some
89 representatives from Solar Tech on Thursday and suggested they may be available to meet with
90 someone from the city in the afternoon on that day. He will give their contact information to
91 Recorder Lind, which she will pass on to Commissioners Knowles and Davidsavor to see if they
92 can meet with them.

93 Commissioner Davidsavor asked the commissioners to look over the information they
94 received from Commissioner Knowles. They will also plan on working with Engineer Rasmussen
95 on this ordinance.

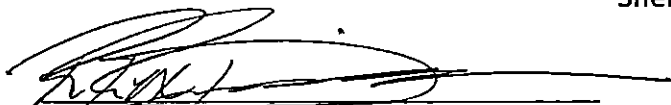
96 Discuss the Stewart Hill Park/Cemetery Property: Commissioner Davidsavor said
97 Councilmember Wright has met with LeGrand Johnson and Dick Sackett about the possibility of
98 the city acquiring part of their land to even off the brow of the hill. While they didn't give the
99 go ahead, they also didn't say, "No." Mr. Davidsavor suggested giving them another month or
100 so before moving ahead with their plan.

101 The meeting adjourned at 6:35 p.m.

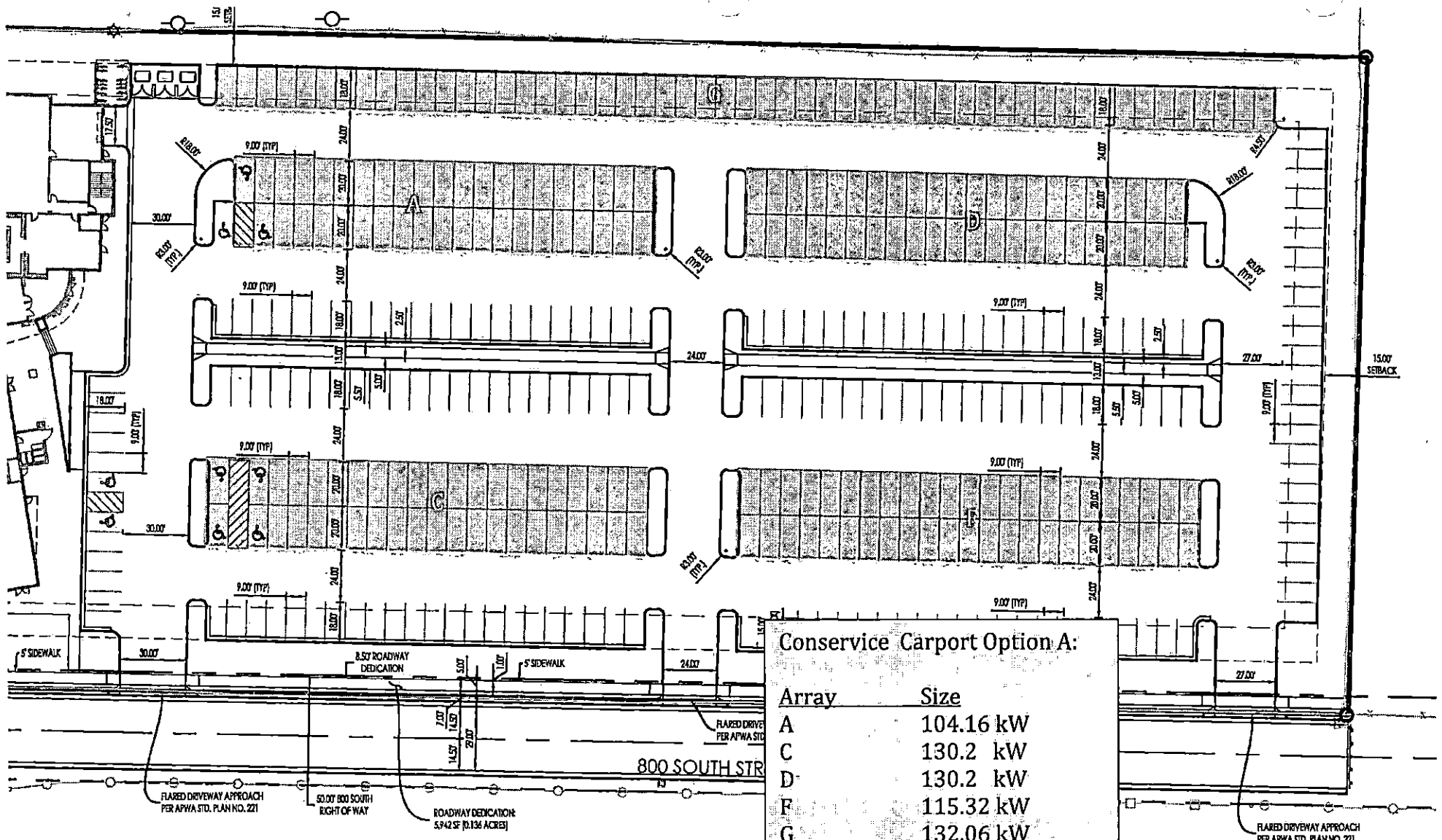
102
103
104
105
106
107
108



Sheila Lind, Recorder



R. Rex Davidsavor, Chairman



Conservice Carport Option A:

Array	Size
A	104.16 kW
C	130.2 kW
D	130.2 kW
F	115.32 kW
G	132.06 kW
Total 611.94 kW	