

River Heights City

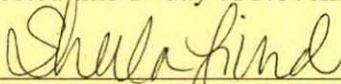
PLANNING COMMISSION AGENDA

Tuesday, November 6, 2018

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

- 7:00 p.m. Pledge of Allegiance and Adoption of Previous Minutes and Agenda
- 7:05 p.m. Public Hearing to Discuss a Rezone Request from Conservice to Rezone Property located at 350 E 800 S from Agricultural to Commercial Parking
- 7:20 p.m. Public Hearing to Discuss a Commercial Parking Request from Conservice at Property Located at 350 E 800 S
- 7:45 p.m. Continued Discussion on a Conditional Use Permit Application from Brittany Cascio for Additional Uses at her Photography Studio Located at 594 South 400 East
- 8:15 p.m. Adjourn

Posted this 1st day of November 2018



Sheila Lind, Recorder

Meeting attachments, drafts of previous minutes and audio recordings can be found on the State's Public Notice Website (pmn.utah.gov)

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

River Heights City Planning Commission
Minutes of the Meeting
November 6, 2018

Present: Commission members: Cindy Schaub, Chairman
Noel Cooley
Heather Lehnig
Lance Pitcher
Councilmember Blake Wright
Recorder Sheila Lind

Others Present See attached roll

Motions made during the Meeting

Motion #1

Commissioner Lehnig moved to “approve the minutes of the October 16, 2018 Commission Meeting, with one change.” Commissioner Pitcher seconded the motion, which carried with Cooley, Lehnig, Pitcher and Schaub in favor. No one opposed. Milbank was absent.

Motion #2

Commissioner Pitcher moved to “recommend the City Council approve a rezone request from Conservice for property located at 350 E 800 S, from agricultural to commercial parking.” Commissioner Cooley seconded the motion, which carried with Cooley, Pitcher and Schaub in favor. Lehnig opposed. Milbank was absent.

Motion #3

Commissioner Pitcher moved to “present to the City Council the parking lot request from Conservice for property located at 350 E 800 S, with the recommendation that Conservice participate (material and labor) in the completion of the 800 South roadway, heading east for a complete thoroughfare.” Commissioner Cooley seconded the motion, which carried with Cooley, Pitcher and Schaub in favor. Lehnig opposed. Milbank was absent.

Motion #4

Commissioner Cooley moved to “approve the Cascios request for a CUP for the events listed on the application and that the following statement be included on the CUP: ‘There is no street parking located at Station Studio’s property. Refrain from parking in front of local residents’ homes. If additional parking is required above the six available, the Studio manager is to be contacted to make arrangements.’ In addition, a maximum of three events are allowed per week.” Commissioner Lehnig seconded the motion, which carried with Cooley, Lehnig, Pitcher and Schaub in favor. Milbank was absent. No one opposed.

Proceedings of the Meeting

The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie Council Chambers on November 6, 2018.

Pledge of Allegiance: Commissioner Pitcher led in the Pledge of Allegiance.

Adoption of Prior Minutes and Agenda: Minutes for the October 16, 2018 Planning Commission Meeting were reviewed. Commissioner Cooley asked for Pat Blauers' address to be inserted into line 88.

Commissioner Lehnig moved to "approve the minutes of the October 16, 2018 Commission Meeting, with one change." Commissioner Pitcher seconded the motion, which carried with Cooley, Lehnig, Pitcher and Schaub in favor. No one opposed. Milbank was absent.

Public Hearing to Discuss a Rezone Request from Conservice to Rezone Property located at 350 E 800 S from Agricultural to Commercial Parking: Commissioner Schaub read from the application and asked for comments.

Ravi Kanda asked if a commercial parking zone could eventually be a commercial zone. Commissioner Schaub informed, the zone is strictly for parking, no buildings will be allowed.

Rocky Ricks asked if 800 South will go all the way through. He was told it will eventually.

Commissioner Pitcher moved to "recommend the City Council approve a rezone request from Conservice for property located at 350 E 800 S, from agricultural to commercial parking." Commissioner Cooley seconded the motion, which carried with Cooley, Pitcher and Schaub in favor. Lehnig opposed. Milbank was absent.

Commissioner Lehnig explained her opposition was for the fact that Conservice didn't plan ahead when they initially built their building.

Public Hearing to Discuss a Commercial Parking Request from Conservice at Property Located at 350 E 800 S: Commissioner Schaub briefly discussed the landscaping plan and asked the Commission if they had any concerns.

Commissioner Pitcher asked if they had plans with the northeast corner. Commissioner Cooley remembered they were going to leave it so they could have access to the shed. There was some concern that this portion may become a parking area in the future.

Lance Anderson (Conservice representative) arrived. He was asked about the northeast corner. He responded that they plan to screen (with a fence) the north and west edges of the parking lot, which will benefit adjacent property owners. They plan for low vegetation, such as grass, in the northeast corner.

Ravi Kanda asked if the lights will be screened. Commissioner Schaub said the development will need to adhere to the city's lighting ordinance. Commissioner Lehnig said they will be using lights similar to the ones at USU's Fine Arts Center. Ms. Schaub said the poles will be limited to 20 feet. They want to make sure residents are protected.

Commissioner Schaub asked if the trees planned along 800 South will impede traffic. Discussion was held on the types of trees.

Lance Anderson explained their current plan for fencing is solid precast concrete. They are trying to come up with something else that will match the area better and work on the slopes.

Brian Cascio asked how many parking stalls. Lance Anderson said their net is 115. Mr. Cascio asked how they will handle the additional traffic on 800 South and felt one exit from the lot might not be sufficient. He'd like to see no left turns allowed onto 100 East since there is already a traffic

89 problem in this area. He was informed there are already cars parking on this property so the traffic
90 won't become worse than it currently is.

91 Commissioner Schaub asked if the city should be concerned with the cost of their half of
92 developing 800 South. Mayor Rasmussen said they haven't discussed this yet. Councilmember
93 Wright felt the city should install their portion when Conservice does theirs to prevent half a road.

94 Commissioner Lehnig doesn't like the one exit onto 100 East from 800 South, in case there is a
95 fire.

96 Recorder Sheila Lind informed she received a call from Ken Sorensen, who was out of town
97 and couldn't attend the hearing. He asked her to state his opposition to lighting that would be higher
98 than the elevation of the adjacent properties along 700 South. Lance Anderson said the lights they
99 have planned are 18 feet high. They figured the slope is about the same. He reminded the lighting
100 will face south. When they cut in the north end of the parking lot it will lower the lights another two
101 to three feet.

102 Commissioner Schaub asked if there was a way to require Conservice to contribute to 800
103 South going all the way through, which would allow another exit besides 100 East. It would only be
104 an additional 75 yards to pave. Councilmember Wright said they could recommend the city council
105 pursue this.

106 Commissioner Pitcher asked if they had plans to improve the existing shed. Lance Anderson
107 said they will leave it as is, but, clean it up. If they do more, they will come back to the city for
108 permission.

109 Ravi Kanda asked if residents had any recourse if the parking lot lights don't end up lower than
110 700 South. He is concerned there might be light pollution in their yards. Councilmember Wright
111 assured the city engineer and public works director will be on the project and make sure it's done per
112 their plans and the code. They won't sign off on it until it's right. Mr. Kanda is also very concerned
113 about only one exit onto 100 East. He said opening up 800 South would be very beneficial to the
114 residents in the area. Conservice employees are only there during work hours. He suggested
115 Conservice consider contributing more to open 800 South in an effort to help the neighborhood have
116 better accessibility.

117 Brian Cascio expressed concern with the bus stop at the bottom of the 700 South hill, near
118 100 East. It causes traffic backup and is dangerous. He asked why the stop was placed in this
119 location. He was told to call Wayne Rees at the Cache County School District.

120 **Commissioner Pitcher moved to "present to the City Council the parking lot request from
121 Conservice for property located at 350 E 800 S, with the recommendation that Conservice
122 participate (material and labor) in the completion of the 800 South roadway, heading east for a
123 complete thoroughfare." Commissioner Cooley seconded the motion, which carried with Cooley,
124 Pitcher and Schaub in favor. Lehnig opposed. Milbank was absent.**

125 Lance Anderson suggested money could be put in escrow for the development of 800 South
126 and that the city, through Mayor Rasmussen, could apply for Cache County Council of Government
127 (COG) funding.

128 Continued Discussion on a Conditional Use Permit Application from Brittany Cascio for
129 Additional Uses at her Photography Studio Located at 594 South 400 East: Commissioner Schaub
130 asked for Commissioner thoughts. Commissioner Cooley felt Ms. Cascio's requests (listed on her
application) fall within the intent of the code. The issue is how to deal with parking. The code allows
6 parking spaces. Due to the inconvenience of street parking for the neighborhood, if the request

133 were approved, he suggested they only allow four or five cars on the street. If they exceed this
134 amount they will need to figure out how to deal with it. He also felt limiting to 20 people or less for
135 most events is important. He didn't see a need to restrict times per week.

136 Commissioner Lehnig didn't feel they could restrict the number of times they use the building
137 per week. They discussed the sale of goods. It was pointed out they need only discuss the uses
138 requested.

139 Commissioner Schaub felt their requests could fit in with the allowed uses in the ordinance
140 and would be low impact. Her concern was the number of people and cars which affect the
141 neighborhood.

142 Brian Cascio shared some answers to questions that came up at the last meeting. He handed
143 out and reviewed a copy of the rules and information they hand out to everyone who rents their
144 building. He reminded, his family lives in the neighborhood too, and they don't want to upset it. The
145 additional use requests are just to supplement what they are doing and feel these uses will fit in with
146 the historic overlay zone.

147 Commissioner Cooley suggested adding the parking rules listed on the Cascios' rental
148 information to the conditions of their permit.

149 Brittany Cascio discussed hours. She said 9:00 p.m. may not be late enough for certain events.
150 They could reasonably be finished up by 10:00 p.m.

151 **Commissioner Cooley moved to "approve the Cascios request for a CUP for the events listed**
152 **on the application and that the following statement be included on the CUP: 'There is no street**
153 **parking located at Station Studio's property. Refrain from parking in front of local residents'**
154 **homes. If additional parking is required above the six available, the Studio manager is to be**
155 **contacted to make arrangements.' In addition, a maximum of three events are allowed per week."**
156 **Commissioner Lehnig seconded the motion, which carried with Cooley, Lehnig, Pitcher and Schaub**
157 **in favor. Milbank was absent. No one opposed.**

158 Commissioner Schaub informed that Mayor Rasmussen has asked that two commissioners
159 attend Providence's council meeting next Tuesday at 6:15 p.m. He would like them to take notes and
160 report to the River Heights Council at their meeting two weeks later. She can go. Commissioner
161 Lehnig will go if Commissioner Milbank cannot.

162 Commissioner Schaub announced, at the next commission meeting they will pick up their
163 discussions on the general plan revisions. Commissioner Lehnig will look into landscaping.

164 Recorder Lind informed, a public hearing for a boundary adjustment is also scheduled for the
165 next meeting.

166 The meeting adjourned at 8:25 p.m.

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Cindy Schaub, Commission Chair



Sheila Lind, Recorder

RIVER HEIGHTS CITY

520 South 500 East * 435-752-2646

Application for Project Review

Type of Application

Subdivision Minor Subdivision Flag Lot X Rezone Boundary Adjustment Commercial Development Commercial Parking

Conservice c/o Dave Jenkins

djenkins@conservice.com

Applicant

Phone Number

email address

760 S 100 E, River Heights, Utah, 84321

Mailing Address, City, State, Zip

Conservice Holdings II, LLC

Property Owner of Record

Phone Number

595 S Riverwoods Pkwy Ste 300, Logan, Utah, 84321

Mailing Address, City, State, Zip

Conservice Parking Lot Expansion

Project Name

760 S Gateway Drive

Property Address

02-027-0046 & 0047

County Parcel ID Number

Size of Lot

Size of Building

Number of Dwellings/Units/Lots

Parking Lot

Describe the proposed project

REZONE EXISTING AG PARCEL 02-027-0046 & 02-027-0047 TO COMMERCIAL PARKING

We certify we are the developer and record owner of this property and we consent to the submittal of application.

James Anderson Developer

10/23/18 Date

Property Owner

Date

RIVER HEIGHTS CITY
520 South 500 East * 435-752-2646

Application for Project Review

Type of Application

Subdivision Minor Subdivision Flag Lot Rezone Boundary Adjustment
 Commercial Development Commercial Parking

ConService c/o Dave Jenkins djenkins@conservice.com
Applicant Phone Number email address

760 S 100 E, River Heights, Utah, 84321
Mailing Address, City, State, Zip

Conservice Holdings II LLC
Property Owner of Record Phone Number

595 S Riverwoods Pkwy Ste 300, Logan, Utah, 84321
Mailing Address, City, State, Zip

Conservice Parking Lot Expansion
Project Name

760 S Gateway Drive 02-027-0016 3 0047
Property Address County Parcel ID Number

Size of Lot Size of Building Number of Dwellings/Units/Lots

Parking Lot
Describe the proposed project

- A NEW PARKING LOT EAST OF THE
EXISTING CONSERVICE PARKING LOT

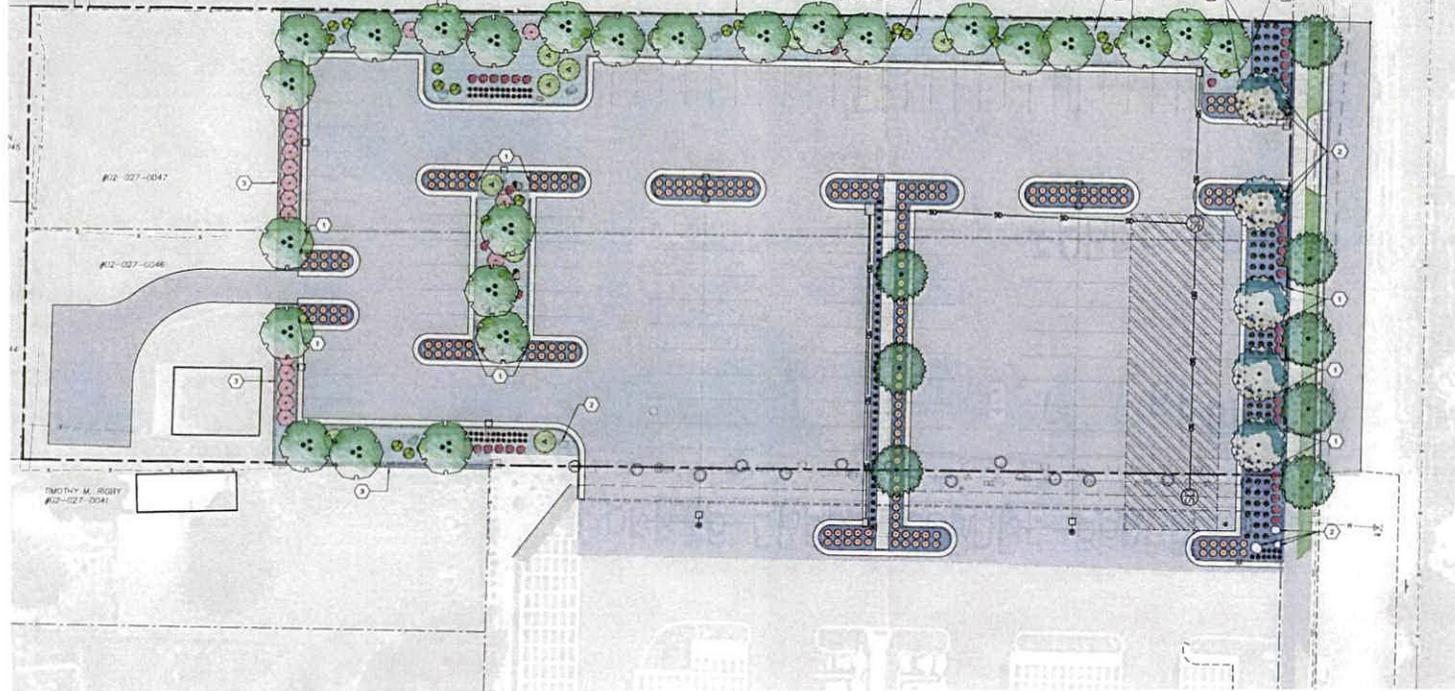
We certify we are the developer and record owner of this property and we consent to the submittal of application.

Jance Jenkins 10/23/18 [Signature]
Developer Date Property Owner Date

T. BRADY &
JEAN HENT,
27-0049

NIKON & NIXON, INC.
#02-027-0050

H. RANDALL &
DEBRA H. TOL, INC.
#02-027-0051



PLANTING PLAN
SCALE 1"=20'



PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	CONT.	QTY.
ACER RUBRUM 'COLLARIARE'	COLLARIAR RED MAPLE	15 GAL	5
BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	16 GAL	25
PYRUS CALLERYANA 'CLEVELAND SELECT'	CLEVELAND SELECT PEAR	15 GAL	5
ZELKOVA SERRATA 'WIRELESS'	WIRELESS ZELKOVA	15 GAL	5
BOTANICAL NAME	COMMON NAME	SIZE	QTY.
Berberis thunbergii 'CRIMSON PYRAM'	CRIMSON PYRAM BARBERRY	5 GAL	42
Calamagrostis x acutiflora 'OVERDAM'	OVERDAM FEATHER REED GRASS	5 GAL	86
CORNUS SERICEA 'ARTIC FIRE'	ARTIC FIRE DOGWOOD	3 GAL	31
EUONYMUS ALATUS	WINGED EUONYMUS	5 GAL	19
HEMEROCALLIS x 'STELLA DE ORO'	STELLA DE ORO DAYLILY	3 GAL	110
PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	5 GAL	202
RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	14

AL 101
FOR SLOPE PLANTING
SEE SL 101

BL 101
FOR SLOPE PLANTING
SEE SL 101

PLANT SCHEDULE CONT.

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT.	QTY.
	4" DEEP DARK GREY PEA GRAVEL - TO MATCH EXISTING		4" DEEP	3,432 SF
	4" DEEP 2"-3" FRACTURED STONE MULCH - TO MATCH EXISTING		4" DEPTH	8,890 SF
	TURF TO BE LOCAL GROWN DROUGHT TOLERANT FESCUE BLEND			828 SF
	EXISTING LANDSCAPE BOULDERS TO BE REUSED			14
	3" - 6" LANDSCAPE BOULDERS TO MATCH EXISTING REUSED BOULDERS.			21

PLANTING KEYED NOTES

- 1 METAL EDGING, SEE G1 101
- 2 RELOCATED EXISTING BOULDERS
- 3 6" HIGH 4" WIDE PRECAST CONCRETE PANEL FENCE

PLANTING GENERAL NOTES

1. ALL PLANT MATERIALS SHALL MEET OR EXCEED SIZE IN SCHEDULES. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY AS DEFINED IN ANSI Z 60 AMERICAN STANDARDS FOR NURSERY STOCK.
2. AMENDED PLANT BACKFILL MATERIAL SHALL BE A MIXTURE OF THREE (3) PARTS TOPSOIL TO ONE (1) PART PEAT MOSS AND SHALL BE MIXED ON-SITE.
3. ALL PLANTINGS SHALL RECEIVE TWENTY-ONE (21) GRAM TABLETS OF "AGRIFORM" PLANT FERTILIZER (OR APPROVED EQUAL) TO BE PLACED AS SHOWN IN DETAILS AND PER MANUFACTURERS RECOMMENDATIONS.
4. TREES PLANTED ADJACENT TO PUBLIC ROADS AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED TO SEVEN (7) FEET HEIGHT CLEARANCE ABOVE PAVEMENT.
5. ALL PLANTER BEDS TO RECEIVE 4" STONE BALCH OVER WEED BARRIER FABRIC AS SHOWN IN DETAIL G-1 SHEET L101. SEE PLAN FOR MULCH TYPE & LOCATION.
6. AUTOMATIC IRRIGATION PLAN AND SYSTEM REQUIRED. CONTRACTOR TO PROVIDE.

PLANTING PLAN

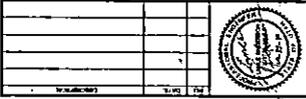
CONSERVACE PARKING LOT
EXPANSION
760 S GATEWAY DRIVE
RIVER HEIGHTS, UTAH, 84321

CL
Catcher • Landmark
Engineers
Surveyors
Planners

95 Golf Course Rd.
Suite 100
Englevale, UT 84321
435.713.0099

DATE: 22 OCTOBER 2018
SCALE: 1"=20'
DESIGNED BY: J. HANCOCK
CHECKED BY: R. HANCOCK
APPROVED BY: L. HANCOCK
PROJECT NUMBER: 17000001

SHEET: **L100**

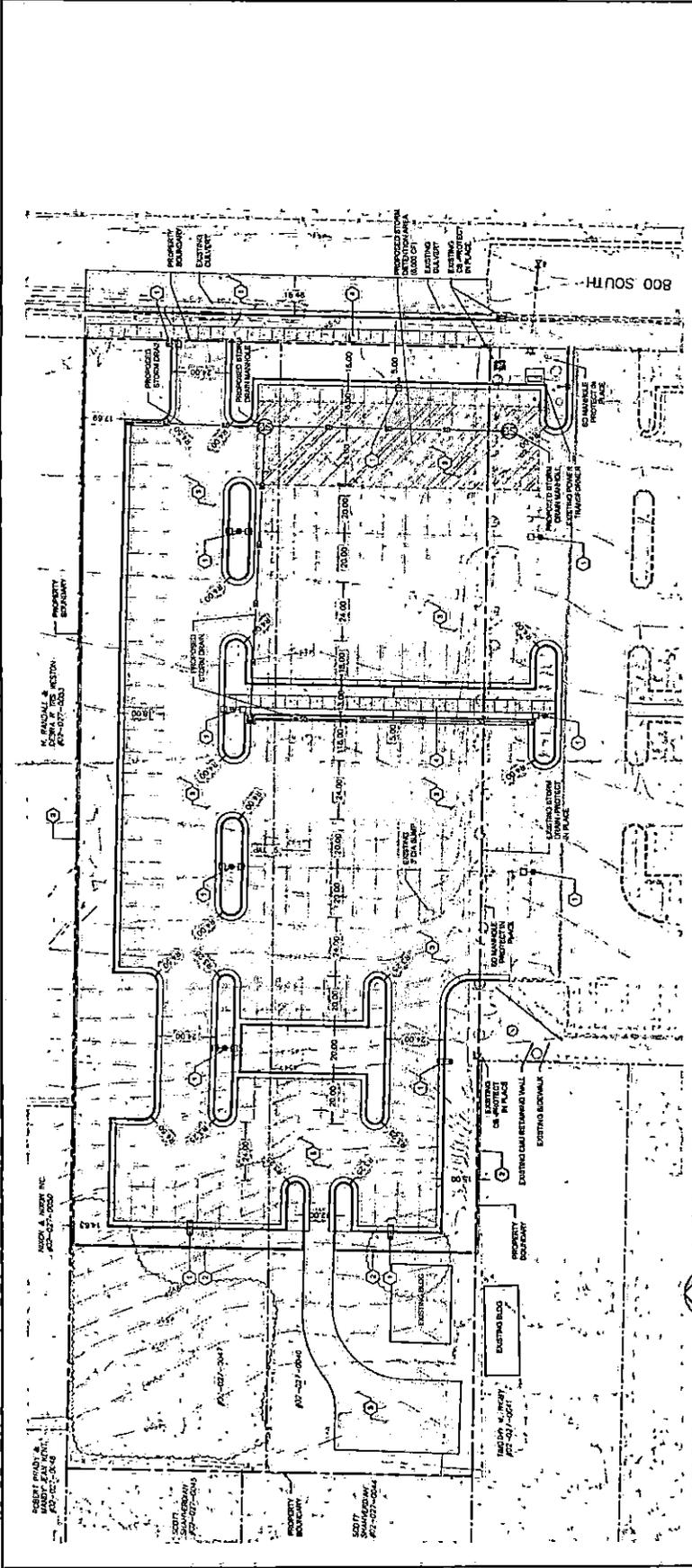


SITE PLAN

CONSERVIVE PARKING LOT
 EXPANSION
 760 S GATEWAY DRIVE
 RIVER HEIGHTS, (TVAH, 8420)



Project: CONSERVIVE HOLDINGS LLC
 95 Canal Center Blvd
 #1000
 Falls Church, VA 22044
 Date: 12/15/11
 Scale: 1/8" = 1'-0"
 Sheet: C100



HATCH LINE & SYMBOL LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- EXISTING CONCRETE
- EXISTING LOT/STORM DRAIN LINES
- EXISTING WATER LINE
- EXISTING FENCE
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- NO SIGN
- EXISTING LIGHT POLE
- EXISTING LANDSCAPE BOLLARD
- EXISTING TREE

SITE KEYED NOTES

- 1 PROPOSED LIGHTING
- 2 PROPOSED PRECAST CONCRETE PANEL FENCE
- 3 PROPOSED ASPHALT
- 4 PROPOSED FINE CONCRETE SIDEWALK

SITE STATS

TOTAL AREA: 10,230 SQ FT 0.23 AC
 PARKING AREA: 81,138 SQ FT 1.86 AC
 OTHER USE: 15,162 SQ FT 0.35 AC
 PARCELS: 10
 TOTAL LOT/STORM DRAIN LINES: 115
 TOTAL SIGN: 0
 TOTAL LIGHT POLES: 0
 TOTAL FENCE: 0
 TOTAL TREES: 0
 TOTAL CONSERVIVE HOLDINGS LLC: 0



SITE PLAN

SCALE: 1/8" = 1'-0"

GRAPHIC SCALE: 1" = 20'

River Heights City
Conditional Use Application

For office use	
Date Received	<u>10/3/18</u>
Receipt #	_____
Hearing Date	<u>10/16/18</u>
Approved	_____ Denied _____

Please fill out all applicable information.

1. APPLICANT

Name: Brittany Cascio

Mailing Address: [REDACTED]

Phone #: [REDACTED] Fax #: _____ e-mail: [REDACTED]

Please check one of the following: owner buyer renter agent other

2. PROJECT INFORMATION

Name: Brittany Cascio (Station Studio)

Address/Location: 594 S. 400 E.

Property Tax ID: _____ Existing zone: Historic Overlay zone

What is the current use of the property? Photography Studio

How many employees will be working at this location including applicant, immediate family members, and non-family members? 2

How many vehicles will be coming and going daily, weekly, or monthly? _____

I agree to abide by the River Heights City Parking Ordinance (10-13). Initial BC

I agree to abide by the River Heights City Sign Ordinance (10-14). Initial BC

Description of Request: To use space for instructional classes / workshops by creatives and small businesses. Also as a small event space for birthday / graduation / holiday parties, bridal / baby showers, baptism / blessing luncheons and family gatherings. Number of people would be 30-35 max, with max of 3 events per week and a min. of 2 hrs - 8 hrs max.



Rules & Info

Station Studio is a natural light studio located at 594 S 400 E River Heights, UT 84321. It's on the main floor of the building. The studio should be unlocked for you, but if you are unable to enter please call 435.512.5675

Studio Rules:

- All food and drink are to be kept to a minimum and not to be consumed on studio furniture.
- No smoking whatsoever is permitted in the building or within 25 feet of any entrance.
- No alcoholic beverages or non-prescription or illegal drugs are permitted on the property.
- No one will be admitted who is drunk or under the influence of illegal substances.
- Music/voices are to be kept at reasonable levels and not contain vulgar or offensive language.
- No pets allowed without prior consent from the studio's manager.
- No more than 20 people may be in the renter's party. Special permission must be granted by the studio manager with at least a 48 hour notice for any larger groups.
- Only one photographer is to be permitted for the contracted time. Additional photographers will result in additional fees. Exceptions may be made for workshops/events with Studio Manager.
- No nude or partially nude photography is permitted in Station Studio, which includes boudoir/pin-up photography due to the residential nature of the area and River Heights City ordinances. Photographing individuals in swimming attire needs the approval of the studio before being permitted to be photographed.
- Changing of clothes is to take place in the bathroom provided and not in the main studio areas.

Parking:

There are six designated parking spaces available for Station Studio. Unfortunately, there is no street parking located on Station Studio's property. Please refrain from parking in front of local residents' homes. If you require additional parking ^{at} above the six available, please contact the studio manager to make arrangements. Any vehicle not parked in a designated parking space may be towed. Station Studio may not be held liable; all towed vehicles are at owner's expense.

is to be contacted

Food/Drink:

When renting the studio please keep food and drink to a minimum and please do not eat on the furniture. Please dispose of any food or open drink containers in the garbage. Once you are done using the studio please take your trash to the outside dumpsters and replace all garbage liners.

Props/Furniture:

You are welcome to use the air mattress and white linens, couches, chairs, etc. If you need to move around the furniture that's fine just be careful to not damage or scratch anything. When leaving the studio please put everything back just as it was when you arrived and clean up after yourself. If anything needs cleaning (eg: floors, bathroom, kitchenette) or is damaged during your shoot please let studio manager know ASAP!

Social Media:

We would love for you to tag your images you create at Station Studio. Tag and Follow us on Instagram @stationstudio

Scheduling/Rescheduling:

Rentals are subject to availability and will only be reserved after your invoice has been paid. If for any reason you are not able to use your reserved time at the studio after giving a 24 hour cancellation notice. Then you have the option to reschedule your reservation within 30 days or be refunded 50% of the rental fee. Please be sure to keep an eye on the time and have everything cleaned up and ready to go by the end of your allotted studio time.

Lockup/Liability:

Once you are done using the Studio please make sure you lock all exterior doors. You are liable for the studio during your rented time, please take care of it. Any complaints from other renters after your rented time do to cleanliness or occupying the studio past your designated time can and may revoke your ability to use the studio in the future.

Thank you for using Station Studio

Bryan Cascio
Studio Manager