

River Heights City

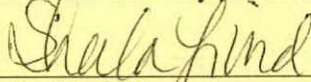
PLANNING COMMISSION AGENDA

Tuesday, October 16, 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 Conditional Use Permit Application from Brittany Cascio for Additional Uses at her Photography Studio Located at 594 South 400 East
- 7:30 p.m. Preapplication Meeting for a Commercial Parking Lot East of the Conservice Property Located at 800 South 100 East
- 8:15 p.m. Adjourn

Posted this 11th day of October 2018



Sheila Lind, Recorder

Meeting attachments, drafts of previous minutes and audio recordings can be found on the State's Public Notice Website (pnn.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
October 16, 2018

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Present: Commission members: Cindy Schaub, Chairman
Noel Cooley
Heather Lehnig
Chris Milbank

Recorder Sheila Lind

Excused Commissioner Lance Pitcher
Councilmember Blake Wright

Others Present Brian and Brittany Cascio, Jessica and son Tenny, LaVar Rasmussen, David and Lucia Rhodes, Barbara Farris, Marykaye Peterson, Rocky, Karma and Anita Ricks, Mark and Mandy Blauer, Kit Stevens, Dena Rae Sparrow, Donnie Davis, Elise Reeder, Marilyn Blauer, Dale and Linda Huffaker, Councilmember Dixie Wilson and Lance Anderson

Motions made during the Meeting

Motion #1

Commissioner Milbank moved to “approve the minutes of the October 2, 2018 Commission Meeting.” Commissioner Cooley seconded the motion, which carried with Cooley, Lehnig, Milbank and Schaub in favor. No one opposed. Pitcher was absent.

Proceedings of the Meeting

The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie Council Chambers on October 16, 2018.

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

Adoption of Prior Minutes and Agenda: Minutes for the October 2, 2018 Planning Commission Meeting were reviewed.

Commissioner Milbank moved to “approve the minutes of the October 2, 2018 Commission Meeting.” Commissioner Cooley seconded the motion, which carried with Cooley, Lehnig, Milbank and Schaub in favor. No one opposed. Pitcher was absent.

43 Public Hearing to Discuss a Conditional Use Permit Application from Brittany Cascio for
44 Additional Uses at her Photography Studio Located at 594 South 400 East; Commissioner Schaub
45 read Ms. Cascio's request as listed on her Conditional Use Permit application.

46 Ms. Cascio stated she was willing to answer questions from the public. She pointed out, she
47 has held six photography workshops in the last year, which didn't seem to be a big deal to the
48 neighborhood. They try really hard to be respectful to the community and work with those who rent
49 their building.

50 Commissioner Schaub read from written comments submitted prior to the meeting by Jessica
51 and Joe Tenny (in favor), Jim and Kit Stevens (against), Dena Rae Sparrow (against), and Evelyn Ellis
52 (in favor). (Comments are included with the minutes). She then opened the meeting for public
53 comment.

54 LaVar Rasmussen of 428 E 600 S, has lived across the street from the service station for 57
55 years. Tony Johnson owns the station and the house next door to him. The people who live there
56 have 3 - 4 cars and now Mr. Johnson is putting in more parking for the Cascios overflow. Tony
57 Johnson told him he isn't going to add a downstairs apartment but, one of his construction workers
58 showed him how it was going to be an apartment. Tony Johnson outright lied about it to him. If he
59 really adds an apartment in the basement that would add more vehicles and there wouldn't be any
60 space left for the service station overflow. Mr. Rasmussen continued by stating he likes the Cascios
61 and the new look of the service station but, he is concerned about the parking.

62 Don Davis agreed Tony Johnson has done a really good job cleaning up the property. He
63 pointed out, by extending the use of the building (allowing more than 15 people at a time), it puts it
64 at a different level of use and adds a number of additional state code building requirements they will
65 need to follow, such as two separate restrooms and ADA requirements, to name a few.

66 Rockie Ricks of 574 S 400 E, appreciates what the Cascios have done with the property. He is
67 concerned about parking. There is a no parking sign in one area, but an additional one has been
68 taken down. He remembered they were approved for six parking spaces. He is also concerned with
69 the noise that may accompany parties and would like a time limit on events.

70 David Rhodes of 455 E 600 S, explained that residents worked really hard a number of years
71 ago to get this property zoned back to residential because of the many problems associated with
72 commercial. He guessed if this was happening on the commissioner's streets they may be up in arms
73 about it. He admitted the station looks great but, its only fit for a small business, not an event
74 destination. There is not sufficient parking. It will become a commercial district. The intersection
75 will get busier and it may affect property values. He hopes the commission considers this is a
76 residential area and denies their request.

77 Marilyn Blauer of 439 E 600 S, pointed out the state road (600 South) allows 5 more mph than
78 other neighborhood streets. There is a lot of traffic on this road, more than anywhere else in River
79 Heights. She loves the Cascios and the improvements of the gas station but, she doesn't feel their
80 request is the right use for this building.

81 Jessica Tenny of 436 E 600 S, pointed out that everyone loves the way the station looks, but it
82 doesn't come free. It needs to be profitable in some way. If it is rented out as residential, it would
83 look a lot worse. Because the Cascios have a stake in it, it looks good. Even if there were 15 cars,
84 they could be spaced out along the road. Maybe some cars could park at the Old Church and be
85 shuttled. The four-way stop may be busier than it used to be but, it isn't that busy compared to other

87 four way stops in Logan. If residents want River Heights to be revitalized, they need to open their minds.

88 Mark Blauer spoke in behalf of his mother, Pat Blauer of 423 E 600 S, who could not attend.
89 It's a very busy street used by River Heights and Providence residents. There has been additional
90 building by the school which has added even more traffic. When Ms. Blauer has cars parked in front
91 of her home, it's difficult to pull out of her driveway.

92 Karma Ricks of 574 S 400 E, said she also loves the Cascio family but, she doesn't like all the
93 cars parked in front of her house. Its hard for her to pull out of her driveway. She understood there
94 were going to be trees planted on their property or a fence but, it hasn't happened yet.

95 Lucia Rhodes expressed concern about the Cascios subleasing to people who don't have a
96 vested interest in the area. Who will monitor if there's drinking or smoking and the problems that go
97 along with it?

98 Brittany Cascio read a letter of support submitted by Jeremy and Darcie Ward (included with
99 minutes).

100 Marykaye Peterson of 391 E 600 S, read a letter of support from her husband, who couldn't be
101 in attendance. He was very much in favor of the way the property looks and the uses the Cascios
102 were requesting. He expressed concern about needing a time limit so events don't go too late. Ms.
103 Peterson also said she is thrilled to have a young family, with a commitment to River Heights, in the
104 building. The Cascios have put their heart and soul into this project. She realizes parking can be a
105 problem, which needs to be addressed. She would like to see them allowed to have additional
106 smaller events which would help offset their expenses.

107 Elise Reeder lives on Stewart Hill Drive and explained she loves what the building has become.
108 She remembers that Tony Johnson planned to turn the building into a residential rental if the Cascios
109 didn't use it. She liked the idea of shuttling from another parking area, having a time limit in the
110 evenings and having someone look after the events. The Cascios are not making it financially and she
111 hoped the community could help.

112 Mark Blauer clarified the building is already being rented to the Cascios. He was informed the
113 previous comments pertained to renting it as an apartment.

114 Commissioner Cooley explained he has looked over the uses requested by the Cascios. They
115 are not restricted by the code but, they aren't allowed either. He felt the commission should decide
116 on whether their request meets the intent of the code. Parking needs to be addressed and how late
117 the events would go. He wouldn't have an issue with 35 cars at an event every so often but, not on a
118 regular basis. Three times a week is far too much. He would be in favor if the parking was restricted.

119 Ms. Cascio stated she was very open to bringing the number of people down, limiting the
120 hours and not having parties. She was open to compromise.

121 Commissioner Milbank pointed out, her application request states a maximum of 35 people,
122 which seems to be stirring up the neighbors.

123 Commissioner Schaub said the historical zone was created for low impact. She felt between
124 30-35 people was outside the limit. She would be in favor of not more than 20 people, no more than
125 three events a week, only six cars at a time, and not longer than eight hours.

126 Ms. Cascio pointed out some photography workshops go eight hours but, other events don't
127 need to be that long. She has had photography sessions of 20 people before and she doesn't think
neighbors have been impacted so far. She was willing to limit hours. Their contract for subleasing
states no alcohol or smoking. Parties would be for families and children. They feel the people who

130 they would rent to would have respect. They are under a huge financial strain in this building so they
131 are needing to look at other options.

132 Commissioner Schaub asked Ms. Cascio if she is always on site when other events occur. Ms.
133 Cascio said she lets them in the building and helps set up, then locks up when they are finished.
134 Often she is upstairs in the office during an event.

135 Commissioner Cooley reminded that a conditional use permit goes with the property.
136 Commissioner Schaub suggested placing a condition that wouldn't allow the uses once the Cascios
137 were no longer using the building. Commissioner Milbank pointed out this would set a precedence.

138 Commissioner Lehnig said she doesn't enjoy her neighbor's cars parked in front of her home
139 but, has realized this area is not her property.

140 Marilyn Blauer remembers a city letter that stated cars couldn't park in front of properties
141 other than their own.

142 Dena Rae Sparrow said there isn't room on their street for extra cars because of the
143 mailboxes.

144 Dave Rhodes said this was initially going to be a small business, now the Cascios want to
145 expand the use.

146 Dale Huffaker of 547 S 400 E, stated they have lived in their home through many stages of the
147 gas station. They feel it's been wonderful to see the recent changes. He felt in the beginning that a
148 photo studio wouldn't make it there and that they would need to add some other things to make it
149 work. He would like to see a balance. If we want the nice change, we need to help them balance
150 financially. The mess that occurred in the building years ago was due to economics. Deals can't be
151 reached unless each gives up a little.

152 Commissioner Schaub thanked the public for their input and explained the commission will
153 table making a decision until their next meeting. They would like to have Commissioner Pitcher and
154 Councilmember Wright in attendance for their input. They also need to get information on other
155 parking options. She stated the main issues are parking, noise and the desire for low impact
156 businesses. She pointed out that the Cascios are doing the right thing by coming to the city to get
157 permission.

158 Preapplication Meeting for a Commercial Parking Lot East of the Conserve Property Located
159 at 800 South 100 East: Lance Anderson handed out copies of two proposals and explained the only
160 difference is the entrance on 800 South from the parking lot. He explained the drawings and
161 answered questions regarding the terracing. The lighting will be shown on the next drawing.

162 There was discussion on the pros versus cons with the egress onto 800 South. Mr. Anderson
163 said it's a minor change to him. The two accesses (one in the new lot and the other in the existing)
164 are as close as they ever would want them.

165 He has shown they would build half of 800 South, which would restrict to right turn only. The
166 road would be paved whether or not the second entrance went in.

167 Commissioner Lehnig asked if there had to be lights on the east side, next to the residential
168 zone. Lance Anderson said the lights would be designed to shine only to the west. He pointed out
169 the cut-off lights on the 400 North parking lot, toward the island. Arrangements can be made on
170 height and cut off-off light. He explained the difference between parking lot and pedestrian lighting
171 and the reasons for each. He said they will be careful where they place trees in relation to lights.

172 Lance Anderson preferred Concept Plan 2 because they will gain four parking stalls. He
173 pointed out there are already three entrances in the existing lot.

Commissioner Milbank asked about fire safety. Lance Anderson explained how this plan meets the code.

Commissioner Cooley preferred Concept Plan 1 because drivers are going to be anxious to get out quicker and he thinks it makes better sense. Commissioner Schaub agreed.

Commissioner Schaub asked Mr. Anderson if he'd had a chance to discuss the plans with Councilmember Wright. He said he hadn't yet, but he will.

Lance Anderson felt torn about fencing. The installation of the north fence would tear out a bunch of existing trees and make the parking lot more visible to surrounding property owners. He asked if he could do more vegetation screening. Discussion was held on other fence options. His next plan will show trees and bushes.

The Commission agreed for Mr. Anderson to proceed with Concept Plan 1.

The meeting adjourned at 8:30 p.m.


Cindy Schaub, Commission Chair


Sheila Lind, Recorder

River Heights City Conditional Use Application

For office use	
Date Received	10/3/18
Receipt #	
Hearing Date	10/16/18
Approved	Denied

Please fill out all applicable information.

1. APPLICANT

Name: Brittany Cascio

Mailing Address: [REDACTED]

Phone #: [REDACTED] Fax #: [REDACTED] 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 birthdays / 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.

3. SUBMITTAL REQUIREMENTS

- Completed and signed application form
- \$100 application fee *rt # 644*
- N/A* 8 1/2" x 11" copy of plans
- N/A* List of property owners names and addresses within 300 feet of the property lines, not the location of the request. This list must be obtained from the County Recorder (179 N Main).

Already have Provide to River Heights City a Fire Protection evaluation from the County Fire Chief.

4. ACKNOWLEDGMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action to the City, and I am responsible for complying with all City requirements in regard to this request. I realize in order to do any construction on the property, I will be required to obtain a Zoning Clearance Permit from River Heights City and a County Building Permit. I will also meet the ordinances and standards of River Heights City for any improvements. The documents and/or information I have submitted are true and correct. I understand that my application is not deemed complete until the Planning Commission has reviewed the application and has given their approval in the form of a permit. I understand additional fees may be charged for the City's review of the proposal. I agree to reimburse River Heights City for any costs of enforcement including reasonable attorney fees, and/or any other costs of enforcement incurred by the City resulting from my failure to comply with the Land Use Ordinance and terms of this Conditional Use Permit.

Signature of Applicant:

[Handwritten Signature]

Sign

Brittany Cascio

Print

10/3/18

Date

5. AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm I am the fee title owner of the above described property or I have written authorization from the owner to pursue the described action with a copy of the authorization attached.

[Handwritten Signature]

Sign

10/3/18

Date

River Heights City Council,

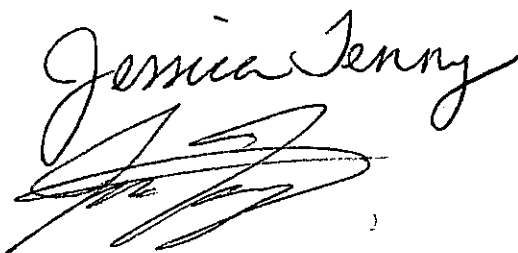
Tuesday, October 2, 2018

We are writing in favor of the Station Studio bringing more business to its building. We love the Station Studio! What a great addition to River Heights it has been. It has been so beautifully restored. The Cascios have taken such good care of the building and grounds. We smile every time we see high schoolers taking Homecoming and Prom photos out by the gas pumps. We are happy when we see the building being put to use by groups or for photo shoots. It has become an icon in our little city, and in Logan in general.

We live across the street from the Station Studio. We have never had an instance where the traffic or parking due to an event at the studio has been a concern or negatively affected us. Family reunions often create more traffic and parking issues!

We are glad that there is a business in River Heights. We are glad that people drive by this older section of River Heights and see all it has to offer. We hope that as the Station Studio increases business and as responsible homeowners in this older section of River Heights take care of and beautify their properties, that there will be a draw to this quaint and beautiful, but sometimes run down, section of River Heights City. We need to champion and promote people like the Cascios who are taking care of and improving River Heights as homeowners, as well as business owners.

Sincerely,
Joe and Jessica Tenny
436 E 600 S

A handwritten signature in cursive script that reads "Jessica Tenny". Below the name is a stylized, overlapping signature that appears to be "Joe Tenny".



520 South 500 East
River Heights, Utah 84321
Phone & Fax (435) 752-2646

October 8, 2018

Dear Resident,

Brittany and Bryan Cascio, of 660 South 400 East, have applied for a Conditional Use Permit from River Heights City to increase the uses of their on-site photography studio building at 594 South 400 East.

They are requesting to use their building for instructional classes and workshops by creatives and small businesses. They would also like to rent it out for parties, such as; birthday, graduation, holidays, bridal and baby showers, baptism and blessing events, luncheons and family gatherings. The maximum number of people at a time would be 30-35 with a maximum of three events per week, each event lasting between two to eight hours.

Because you live within 300 feet of this property, you are invited to a public hearing, scheduled for October 16, 2018 at 7:05 p.m., at which time the Planning Commission will discuss the Cascio's request. The meeting will be held in the River Heights City Building located at 520 South 500 East. Written comment, addressed to Commissioner Cindy Schaub, will be accepted up until noon on the date of the meeting.

Sincerely,

Sheila Lind
Recorder

To River Heights City Commission:

Both Jim & I are TOTALLY against the "party plan" -
The Cascio promised they would restrict the use of that building when it was put in. We oppose it ① noise factor ② parking spaces ③ increased traffic - ④ 4E 600 So is a dangerous way as it is. I do NOT want a party going on in front of my house day + night. I feel Cascios + River Heights have lied in setting this up. This is a RESIDENTIAL area, not a commercial one.

Jim Stevens
Kit Stevens



520 South 500 East
River Heights, Utah 84321
Phone & Fax (435) 752-2646

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Sincerely,

Sheila Lind
Recorder

Dear Cindy
My vote is "NO"
Where would the cars park?
This is a business in a residential

neighborhood — If they want a building that can accommodate 30-35 guests — They need to go to a commercial area —

Dena Rae Sparrow
378 East 600 South
435-754-6504

Memo

To: Planning Commission
From: Sheila Lind
Date: October 15, 2018
Re: Cascios CUP request

Evelyn Ellis (521 S 400 E) called in and left a message regarding the Cascios CUP request:
She said she is NOT OPPOSED at all and supports what they would like to do.

15 October 2016

Cindy Schaub, Commissioner
River Heights Planning and Zoning
River Heights City
River Heights, Ut 84321

Re: Cascio Request

Dear Commissioner Schaub and colleagues:

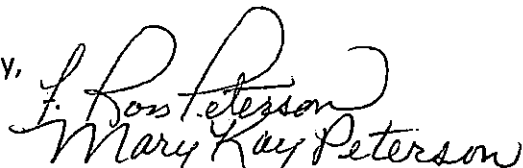
Thank you very much for your service to River Heights and its citizens. We are fully aware that the decisions you make impact River Heights and careful consideration is an essential ingredient of the process.

We are in close proximity to the Studio under consideration. Again, we are thrilled with the changes that have taken place in the physical appearance of the former service station as well as the area around it. We have also been impressed by the manner in which the Cascio family have attempted to maintain the exterior attractiveness of the area. In our forty-seven years on the corner of 400 East and 600 South, this is the best it has been cared for and we are fortunate for the change. Tony Johnson consulted with us prior to making an investment in the site and we told him the history of the building and we supported his plan and even tried to help him get some of the material that now is part of the project.

Our only concern presently is the reference in the letter we received that some of the events may last up to eight hours. We do not have a problem with the proposed expanded uses of the facility, but feel it is in the best interests of the Cascios if events are somewhat shorter. There may be an explanation, but that is a concern. We understand that it is hard to articulate every possible use of the building, but by restricting the number of people and the time of occupation, it should enable them to create a business with a positive revenue. In our section of the community, we are thrilled to have young vital families and we want them to stay in River Heights and enjoy this community as we have.

Thanks again for your service and we just reiterate that we have confidence that River Heights city and the Cascios can find a way to allow this idea to fulfill its potential with a mutually beneficial result.

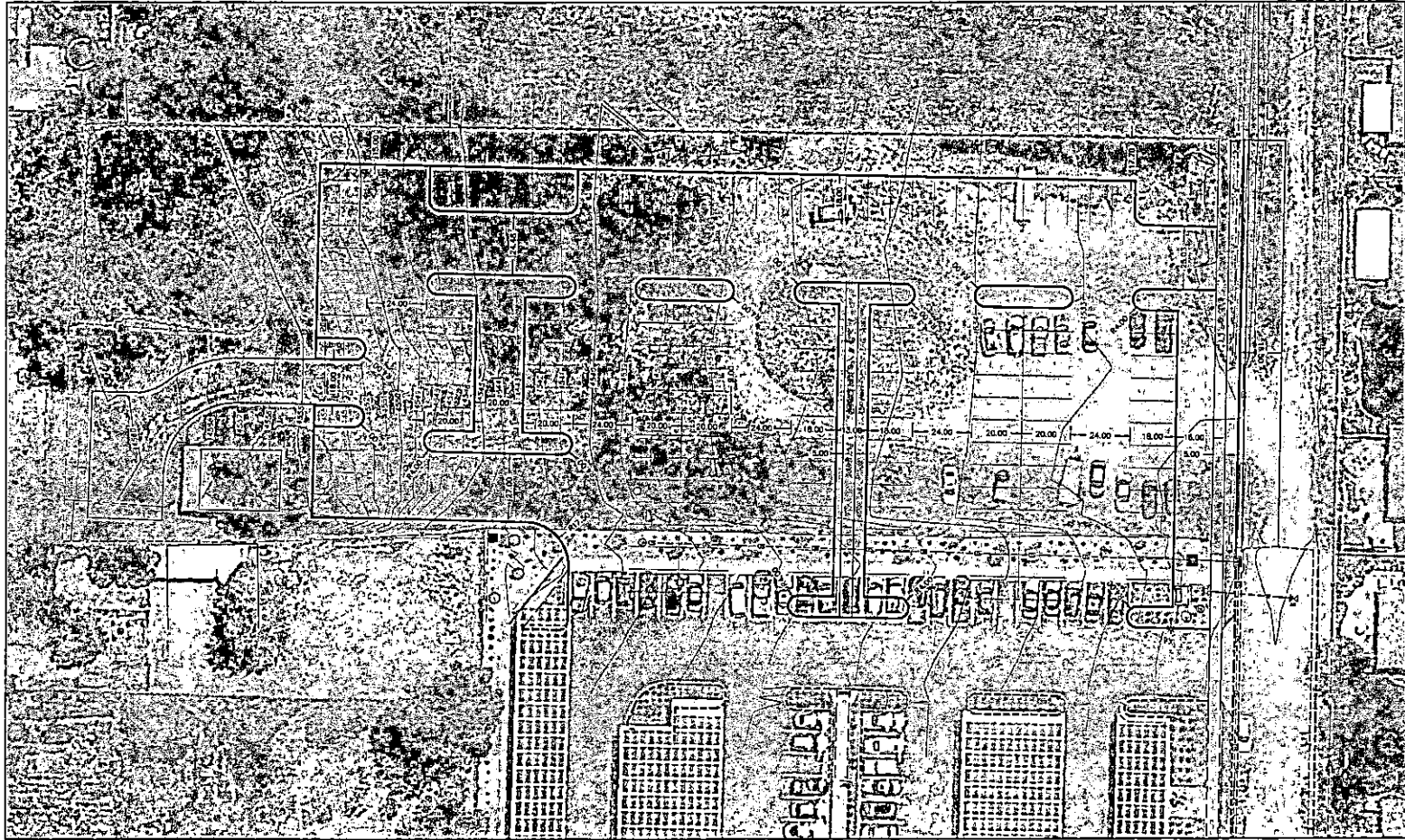
Sincerely,


F. Ross and Mary Kay Peterson

Commissioner Cindy Schaub,

We are pleased with the property that the Cassio's are renting for their business. Before they were occupying it, it was a run-down eyesore and not an asset to our community. When I give directions to people coming to my house, for the first time, I use it as a landmark. In these conversations people from all over the valley have commented on how much better it looks. Before it was remodeled it really did give a trashy feel to the neighborhood. I haven't had any problems with the Cassio's or their customers. I don't have any problem with people parking there and don't understand how that could be a bigger issue than the dilapidated building was. If they rent it out for parties and such it will provide a place for anyone in our community to use it for such things. I hope they will be given permission to rent it out.

Jeremy and Darcie Ward

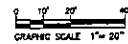



PARKING PROVIDED

NEW STALLS	139
STALLS REMOVED	25
NET STALLS PROVIDED	114



CONCEPT PLAN 1
SCALE: 1"=20'



DATE		CONCEPT PLAN 1
SCALE		
DRAWN BY		
CHECKED BY		
<p>CONSERVATIVE PARKING LOT EXPANSION 760 S GATEWAY DRIVE RIVER HEIGHTS, UTAH 84071</p>		
		
<p>Cache & Benchmark Engineering Services, Inc. 95 South Center Blvd. Salt Lake City, UT 84143 801-487-7133</p>		
<p>TITLE: 19 OCTOBER 2018 SCALE: 1"=20' DESIGNED BY: R. BARTLEY CHECKED BY: J. ANDERSON PROJECT NUMBER: 171000000 SHEET: 1/1</p>		

