

# River Heights City

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## PLANNING COMMISSION AGENDA

**Tuesday, June 23, 2020**

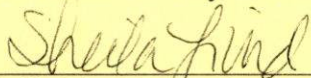
Notice is hereby given that the River Heights Planning Commission will hold its regular meeting beginning at 6:30 p.m., anchored from the River Heights City Office Building at 520 S 500 E.

The meeting will be held electronically. Public will be admitted on site, up to 20 people in the council room. Those not in attendance who wish to provide comment on any of the agenda items can do so by email to [office@riverheights.org](mailto:office@riverheights.org) (must be received by noon on the date of the meeting). To view the live broadcast, see below.

- 6:30 p.m. Adoption of Previous Minutes and Agenda
- 6:35 p.m. Public Hearing to Discuss a Conditional Use Permit Request from CKC Properties, to Run the Business of "Photo Loft" at 594 S 400 E
- 7:00 p.m. Adjourn

To connect to the live Zoom meeting dial: 1 669 900 6833, Meeting ID: 851 8109 9689  
Password: 677516

Posted this 19<sup>th</sup> day of June 2020

  
\_\_\_\_\_  
Sheila Lind, Recorder

Attachments for this meeting and previous meeting minutes can be found on the State's Public Notice Website ([pmn.utah.gov](http://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

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River Heights City Planning Commission  
Minutes of the Meeting  
June 23, 2020

Present: Commission members: Cindy Schaub, Chairman  
Noel Cooley (online Zoom)  
Heather Lehnig  
Lance Pitcher  
Levi Roberts  
Councilmember Blake Wright

Others Present: Elise Reeder, Rocky Ricks, Zach Champlin, Tony Johnson, Dallas Heaton, Bryan and Brittany Cascio, Chad Meyerson, Nicole Wood, Sydney and Paul Grigg, Marsha Webb

## Motions Made During the Meeting

### Motion #1

Commissioner Lehnig moved to “approve the minutes of the May 12, 2020 Commission Meeting.” Commissioner Roberts seconded the motion, which carried with Cooley, Lehnig, Roberts, Pitcher and Schaub in favor. No one opposed.

### Motion #2

Commissioner Pitcher moved to approve a conditional use permit for CKC properties with the following conditions for the Historic Landmark Overlay property located at 594 South 400 East.

1. The provisions of the Historic Landmark Overlay Zone Ordinance 10-11-6; a full copy of which has been read, approved, and signed by Permittee herein.
2. Approved events, as established by city code 10-11-6: Onsite photography studio, instructional classes, workshops by creatives and small businesses, parties for events and family gathering.
3. No street parking will be allowed at the “Photo Loft” property or in front of local resident’s homes. If additional parking is required above the six available, the “Photo Loft” manager is to be contacted to make arrangements.
4. A maximum of three events (classes, workshops, parties, family gatherings) are allowed per week. There are no restricted number of events per week for photo shoots.
5. Maximum of 20 people at any time or event.
6. Thirty-minute buffer between appointments and/or events, to cut down on traffic congestion.
7. Visual monitoring of interior and exterior of the premises by Permittee during appointment times, via internal and external cameras.
8. Timed self-locking door and a posted website and business phone number to call if there is a problem or question.

44 Commissioner Roberts seconded the conditional use permit. With Commissioners Lehnig, Schaub,  
45 Pitcher, Roberts and Cooley (using Zoom), voting yes.

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## 48 Proceedings of the Meeting

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50 The River Heights City Planning Commission met at 6:30 p.m. in the Ervin R. Crosbie Council  
51 Chambers on June 23, 2020. The meeting was conducted through Zoom. In the absence of Recorder  
52 Lind, Commissioner Lehnig took minutes.

53 Pledge of Allegiance: Commissioner Roberts led in the Pledge of Allegiance.

54 Adoption of Prior Minutes and Agenda: Minutes for the May 12, 2020 Planning Commission  
55 Meeting were reviewed.

56 **Commissioner Lehnig moved to “approve the minutes of the May 12, 2020 Commission  
57 Meeting.” Commissioner Roberts seconded the motion, which carried with Cooley, Lehnig,  
58 Roberts, Pitcher and Schaub in favor. No one opposed.**

59 Public Hearing to Discuss a Conditional Use Permit Request from CKC Properties, to Run the  
60 Business of “Photo Loft” at 594 S 400 E: Commissioner Schaub read the application from CKC  
61 Property out loud, and discussed the background of the Historic Overlay of the property being  
62 discussed. Schaub also read two emails that were forwarded to the committee regarding the  
63 application. Cascio family at one time requested up to thirty people, but the 10-11 city code states up  
64 to twenty people are permitted.

65 Zach Champlin responded to questions of street parking, e.g., how many people, long term  
66 use, and loiterers. CKC property will have interior and exterior cameras on during all rental times.  
67 Parking slots will be managed. Office manager will oversee the reservations and buffer time slots.

68 Chad Meyerson talked about using the office space upstairs for business related needs.

69 Nicole Wood asked about giving back to the community, maintaining the space, and asked if  
70 the curb could be painted red to inhibit parking near the intersection. Can parking stalls be painted?

71 Rocky Ricks would like to see the landscaping finished.

72 Sydney Griggs asked about the number of people from the company at the studio. Will the  
73 pictures be modest?

74 Noel Cooley asked about retail sales on the property, and Zach said, “No”.

75 Elise Reeder asked if there is any interest long term? Zach answered, he has a “one-year  
76 lease”. If all goes well, they would like to renew the lease in a year, but they know the Cascio’s would  
77 also like to lease the building again in a year.

78 City council member Wright mentioned the second conditional use permit (CUP) issued to the  
79 Cascio’s: approved events are allowed 3 times a week. Restricting photography use to three times a  
80 week doesn’t seem reasonable. It was probably not the intent of that CUP to restrict photography  
81 use to three times a week, but it is not clear.

82 Open discussion regarding buffer time between events or sessions being thirty minutes and  
83 not one hour as requested by Commissioner Schaub.

84 Nicole Wood asked about ADA requirements at the historic property.

85 **Commissioner Pitcher moved to approve a conditional use permit for CKC properties with  
86 the following conditions for the Historic Landmark Overlay property located at 594 South 400 East.**

- 87 1. The provisions of the Historic Landmark Overlay Zone Ordinance 10-11-6; a full copy of  
88 which has been read, approved, and signed by Permittee herein.  
89 2. Approved events, as established by city code 10-11-6: Onsite photography studio,  
90 instructional classes, workshops by creatives and small businesses, parties for events and  
91 family gathering.  
92 3. No street parking will be allowed at the "Photo Loft" property or in front of local resident's  
93 homes. If additional parking is required above the six available, the "Photo Loft" manager is  
94 to be contacted to make arrangements.  
95 4. A maximum of three events (classes, workshops, parties, family gatherings) are allowed per  
96 week. There are no restricted number of events per week for photo shoots.  
97 5. Maximum of 20 people at any time or event.  
98 6. Thirty-minute buffer between appointments and/or events, to cut down on traffic  
99 congestion.  
100 7. Visual monitoring of interior and exterior of the premises by Permittee during appointment  
101 times, via internal and external cameras.  
102 8. Timed self-locking door and a posted website and business phone number to call if there is a  
103 problem or question.

104 Commissioner Roberts seconded the conditional use permit. With Commissioners Lehnig, Schaub,  
105 Pitcher, Roberts and Cooley (using Zoom), voting yes.

106 The meeting adjourned at 8:00 p.m.

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Heather Lehnig, Commissioner/Minute Taker

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Cindy Schaub, Commission Chair

Please print your name on the roll.

Nichole Wood

Sydney & Paul Grigg

Bryan & Brittany Cascio

Elise Reeder

Dallas Herten

Rockie Ricks

Jacary Champlin

Chad Meyerson

Marsha Webb

# River Heights City Conditional Use Application

For office use	
Date Received:	<u>6/1/20</u>
Hearing Date:	<u>6/23/20</u>
Amount Paid:	<u>100.00</u>
Approved _____	Denied _____

## APPLICANT

Name: CKC Properties, Chad Campbell

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ email: \_\_\_\_\_

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

## PROJECT INFORMATION

Name: \_\_\_\_\_ "Photo Loft"

Address/Location: 594 SOUTH 400 EAST RIVER HEIGHTS UT 843

Property Tax ID: \_\_\_\_\_ Existing Zone: \_\_\_\_\_

What is the current use of the property? PHOTO STUDIO

How many employees will be working at this location including applicant, immediate family, and non-family members? 1-6

How many vehicles will be coming and going daily, weekly, or monthly? same as current

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

I agree to abide by the River Heights City Sign Ordinance (10-16). Initial CC

Description of Request: Continued use as photo studio as per existing or previous conditional use permit primarily for use as photo studio, but request continuation of all previously allowed uses.

## SUBMITTAL REQUIREMENTS

- Completed and signed application form
- \$100 application fee
- 8 1/2 x 11 copy of plans
- Provide a Fire Protection evaluation from the fire department.