River Heights City Planning Commission

Minutes of the Meeting

August 19, 2014

Present: Commission members: Rex Davidsavor, Chairman

Jim Royle

Lorin Zollinger

Councilmember Blake Wright

Recorder Sheila Lind

Excused Commissioners: Danny Petersen

Patti Seeholzer

Others Present: Greg Cole

Motions made during the Meeting

Motion #1

Commissioner Zollinger moved to “approve the minutes of the August 5, 2014 Commission meeting.” Commissioner Royle seconded the motion, which carried.

Motion #2

Commissioner Zollinger moved to, “recommend to the city council that they approve the amended ordinance changes to Title 10 Zoning Regulations, Chapter 7 Commercial Zone, 10-7-4 D., Title 10 Zoning Regulations, Chapter 14 Parking, 10-14-19 and Title 11 Subdivision Regulations, Chapter 6 Design Standards, 11-6-7 C.” Commission Royle seconded the motion, which carried.

Proceedings of the Meeting

The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie Council Chambers on August 19, 2014.

Adoption of Prior Minutes: Minutes for the August 5, 2014 Planning Commission Meeting were reviewed.

**Commissioner Zollinger moved to “approve the minutes of the August 5, 2014 Commission meeting.” Commissioner Royle seconded the motion, which carried.**

Public Hearing to Discuss Changes to the River Heights City Code: Commissioner Davidsavor opened the hearing. Councilmember Wright presented the proposed changes which included the allowance of a soft surface parking area, to allow temporary parking up to one year. Commissioner Davidsavor asked when the one year would start. Greg Cole, of Conservice, suggested the city issue a permit for 365 specific days.

The second change was the addition of a proposed section to address temporary off-street parking.

The third item addressed was lighting in a new subdivision. Historically, Rocky Mountain Power has taken care of installation and maintenance. With LED lighting now available and the option of the city to take over street lights, the city’s ordinance would specify that subdividers would install their own street lighting.

Greg Cole discussed lighting, in relation to their temporary parking area, which would be near 100 East (west end of their property). They plan to start construction for the building in the spring, at which time they’d put in a hard surface parking lot on the east side. They want to know what they need to install for lighting in the temporary parking area. Councilmember Wright said it would be to everyone’s advantage for them to supply ‘reasonable’ lighting for their employees. Mr. Cole agreed they are concerned about the safety of their employees. Mr. Wright suggested having their electrical engineer design their temporary lighting to coincide with the permanent lighting later.

Councilmember Wright pointed out the time frame for a temporary parking lot is one year or as extended by the council. He noted the intent of the extension would be for a short time.

Commissioner Davidsavor asked if Conservice would need a permit for their temporary lot and for the permanent lot before it is finished. Mr. Cole explained they will finish off the east permanent lot before they use it.

Councilmember Wright reminded this new code language will only be in the commercial section. Although, it could spill into the multi-use zone so he suggested making sure they get the intent spelled out.

Commissioner Zollinger felt ‘temporary’ and ‘permanent’ should be defined.

Discussion was held on their need to take care of storm water on their property. Commissioner Davidsavor informed that this property receives quite a bit of irrigation water at the end of the line.

Greg Cole assured they will be aware of the water situation. He took leave of the meeting.

Councilmember Wright pointed out the granting of a temporary parking permit would be done through the conditional use permit procedure. This is the one area of authority the commission has. It makes sense to him that the commission would be the body to grant an extension, rather than the council.

Councilmember Wright said Engineer Rasmussen has reviewed the lighting ordinance addition and is fine with it. He also suggested the city needs to update the full lighting ordinance. He has asked Shane Swenson if he would consider advising the city on this. He hasn’t heard back.

**Commissioner Zollinger moved to, “recommend to the city council that they approve the amended ordinance changes to Title 10 Zoning Regulations, Chapter 7 Commercial Zone, 10-7-4 D., Title 10 Zoning Regulations, Chapter 14 Parking, 10-14-19 and Title 11 Subdivision Regulations, Chapter 6 Design Standards, 11-6-7 C.” Commission Royle seconded the motion, which carried.**

Discuss Updating the City’s Moderate Income Housing Report: Commissioner Davidsavor will work on the report and bring it back to the next meeting.

The meeting adjourned at 8:00 p.m.

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Sheila Lind, Recorder

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R. Rex Davidsavor, Chairman