

1 River Heights City Planning Commission
2 Minutes of the Meeting
3 August 5, 2014
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5 Present: Commission members: Danny Petersen, Vice Chairman
6 Jim Royle
7 Patti Seeholzer
8 Lorin Zollinger
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10 Mayor James Brackner
11 Councilmember Blake Wright
12 Recorder Sheila Lind
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14 Excused Commission Chair Rex Davidsavor
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16 Others Present: Dan Turner
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19 Motions Made During the Meeting
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21 Motion #1

22 Commissioner Royle moved to “approve the minutes of the July 15, 2014 Commission
23 meeting.” Commissioner Zollinger seconded the motion, which carried.
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25 Motion #2

26 Commissioner Zollinger moved to “recommend to the City Council that they approve
27 the sketch plan for the Saddle Rock Subdivision Phases 2-6 with the conditions that the
28 alignment of 400 South and Windsor Drive be worked out and that the plan be changed when
29 the property swap happens between Mr. Hogan and the Aleyda Montes property.”
30 Commissioner Seeholzer seconded the motion, which carried.
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32 Proceedings of the Meeting
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34 The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie
35 Council Chambers on August 5, 2014. In the absence of Chairman Davidsavor, Commissioner
36 Petersen chaired the meeting.

37 Adoption of Prior Minutes: Minutes for the July 15, 2014 Planning Commission Meeting
38 were reviewed.

39 **Commissioner Royle moved to “approve the minutes of the July 15, 2014 Commission**
40 **meeting.” Commissioner Zollinger seconded the motion, which carried.**

41 Review of the Saddle Rock Sketch Plan Phases 2–6: Engineer Turner explained the few
42 items he was requested to add to the sketch plan since the last meeting. He has met with Tai
43 Luu (southeast corner property), who is very open to the idea of squaring up his property.

44 Councilmember Wright reported on a meeting he called with Dan Hogan, Engineers
45 Turner and Rasmussen, Mayor Brackner and PWD Nelson to discuss the possibility of
46 straightening out the curve at the bottom of Windsor Drive. He has informed the Council of the
47 idea and set up a meeting with the Windsor Drive property owners on Thursday, August 7 to
48 gather their input. Councilmember Wright asked Engineer Turner to attend the meeting and
49 bring the three ideas he came up with on how Windsor Drive could be adjusted. If there’s not
50 an overwhelming number of property owners that want it changed, it probably won’t happen.
51 Commissioner Royle said the road will only be able to move by eight feet because of the recent
52 installation of a large utility box placed in the way along 1000 East.

53 Commissioner Wright said Saddle Rock will work their design around the decision made
54 on the Windsor Drive issue. Councilmember Wright feels the Commission could conditionally
55 recommend the sketch plan to the Council. By the time the Council votes on it, there will be a
56 decision made.

57 Councilmember Wright asked Engineer Turner if all the right of ways are 56 feet. Mr.
58 Turner answered in the affirmative and explained this is the number he received from Engineer
59 Rasmussen on phase one.

60 **Commissioner Zollinger moved to “recommend to the City Council that they approve**
61 **the sketch plan for the Saddle Rock Subdivision Phases 2-6 with the conditions that the**
62 **alignment of 400 South and Windsor Drive be worked out and that the plan be changed when**
63 **the property swap happens between Mr. Hogan and the Aleyda Montes property.”**

64 **Commissioner Seeholzer seconded the motion, which carried.**

65 Engineer Turner said when 400 South is worked out he’ll bring in a new plan for the city
66 to review. Councilmember Wright asked Mr. Turner if Saddle Rock was one or two words. He
67 was unsure and will ask Dan Hogan.

68 Discuss Ordinance Change to Accommodate Temporary Parking Lots and a Change to
69 have Subdividers Provide and Install Street Lighting in New Subdivisions: Councilmember
70 Wright was asked to come to the Commission and initiate an ordinance change for both of
71 these items to aid Conservice, who has purchased the commercial property on the east side of
72 100 East in River Heights. They plan to expand their business located north of 700 South and
73 will do their best to have the bottom floor of their building accommodate retail space.
74 Currently they have a parking problem with their two buildings and would like to build a
75 temporary parking lot for this winter only. Mr. Wright has gone through the city’s ordinance
76 and couldn’t find a loop hole for him to be able to have a road base parking lot (rather than
77 hard top). He looked it over with Attorney Jenkins, who gave a couple suggestions. He and
78 Mayor Brackner felt it would be best to amend the ordinance, rather than stretch the meaning
79 of the current one. He has since come up with some verbiage changes, which he read and
80 discussed. It is intended that this would only apply to commercial property.

81 The temporary lot would have access to 100 East but, the future permanent lot would
82 access only 800 South. Discussion was held on the need for lighting at the parking lot. They will
83 be required to meet the city lighting ordinance.

84 Councilmember Wright discussed the second item, regarding street lighting in new
85 subdivisions. Historically, subdivision lights have always been worked out through the
86 developer and Rocky Mountain Power. Now, things are changing with LED lighting options and
87 the city potentially having ownership of them. Councilmember Clausen has asked that the code
88 require subdividers to install their own lighting. Mr. Wright asked the Commission to consider
89 holding a public hearing at the next meeting to discuss and hear comment about the suggested
90 changes. The Commission agreed.

91 Update on the Stewart Hill Parks/Recreation Property: Commissioner Royle said he
92 hasn't been able to catch up with Dick Sacket so he's handed it off. Commissioner Petersen
93 agreed to talk to him. Councilmember Wright said he hasn't met with Providence yet either.
94 He will do so when he gets some other city things finished through.

95 Discuss Updating the City's Moderate Income Housing Report: Discussion was held on
96 the definition of Moderate Income Housing and how to go about updating the report.
97 Councilmember Wright suggested they should compare the new application with the old one.
98 Mr. Wright and Recorder Lind will look for the email from the state which included the
99 application so it can be discussed again at the next meeting.

100 The meeting adjourned at 8:10 p.m.

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Danny Petersen, Vice Chairman

Sheila Lind, Recorder