

1 River Heights City Planning Commission  
2 Minutes of the Meeting  
3 July 15, 2014  
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5 Present: Commission members: Rex Davidsavor, Chairman  
6 Danny Petersen  
7 Jim Royle  
8 Patti Seeholzer  
9 Lorin Zollinger

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11 Council member Blake Wright  
12 Recorder Sheila Lind  
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14 Others Present: Dan Hogan, Dan Turner, Tom Higbee, Tai Luu, Bob  
15 Russell, Heather Lehnig, Noel Cooley, Randy  
16 Hadfield  
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18 Motion #1

19 Commissioner Seeholzer moved to “approve the minutes of the June 3, 2014  
20 Commission Meeting.” Commissioner Royle seconded the motion, which carried.  
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23 Proceedings of the Meeting  
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25 The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie  
26 Council Chambers on July 15, 2014.

27 Adoption of Prior Minutes: Minutes for the June 3, 2014 Planning Commission Meeting  
28 were reviewed.

29 **Commissioner Seeholzer moved to “approve the minutes of the June 3, 2014  
30 Commission Meeting.” Commissioner Royle seconded the motion, which carried.**

31 Public Hearing to Review the Saddle Rock Sketch Plan for Phases 2-6: Tai Luu had some  
32 concerns about how the irrigation and run-off will be handled. Engineer Turner said they have  
33 some ideas. Commissioner Davidsavor has talked with City Engineer Rasmussen who said there  
34 has been three feet of pipe laid with a gravel base, installed along the Saddle Rock east lots. Mr.  
35 Luu is concerned their home might get flooded again. Dan Hogan agreed this is a legitimate  
36 concern. He discussed the water situation they dealt with on Phase One and feels they’ve  
37 remedied it for the whole subdivision. He suggested that area drains all of 1000 East and  
38 Windsor and there are no storm retention areas for this. Mr. Turner has an idea to run curb  
39 and gutters around Mr. Luu’s home and plug the line. They feel like it should be much better.

40 Commissioner Davidsavor reminded that the irrigation ditch still needs to be available for the  
41 Chugg property on the south side of the street.

42 Randy Hadfield asked what the timetable would be for all the phases. Commissioner  
43 Davidsavor replied that the developer has two years to complete each phase, which means it  
44 could take eight years to finish Phase Six.

45 Tom Higby asked if there are any plans to improve 600 South so it can handle all the  
46 additional traffic. Dan Hogan will develop the north side of the road and the south side will be  
47 widened when that area is developed. Councilmember Wright said the city won't widen the  
48 road, it will be the developers.

49 Dan Hogan explained they have a few settling spots on the road they have done. They  
50 will cut them out and redo them.

51 Councilmember Wright asked Randy Hadfield how he'd feel about sharing a common  
52 driveway with lot 75 in the future. Mr. Hadfield tends to say, no. He'd like to see how things  
53 go. Mr. Wright reminded that lot 75 won't be allowed to back onto 1000 East, so he was just  
54 curious.

55 Mr. Hadfield asked about 1000 East landscaping guidelines. Councilmember Wright has  
56 talked briefly to Dan Hogan about this. Mr. Wright would like to see a landscaped buffer. He  
57 doesn't feel it's reasonable to have a HOA or the city do it. Perhaps it could be part of the lot  
58 owner's responsibility. Mr. Hadfield reminded that 1000 East is a busy thoroughfare for traffic,  
59 as well as bikers and joggers so he hopes it would be something nice. Engineer Turner asked if  
60 there would be an advantage to having it in the parking strip. Mr. Wright suggested the parking  
61 strip could be wider. Dan Hogan liked the idea of landscaping the strip and adding a few  
62 boulders so it looks nice to those traveling the road. Mr. Wright said it should be recorded with  
63 the property so the homeowner will do it.

64 Noel Cooley is concerned about the alignment of Windsor Drive and the proposed 400  
65 South. As shown, there will be a total offset of the two roads coming together. He feels it  
66 should be dealt with now. Dan Hogan said the city water line runs under the proposed 400  
67 South, not on a straight alignment. Some weren't too concerned about the alignment issue  
68 because there wouldn't be very many cars coming from Windsor to Saddle Rock. Mr. Cooley  
69 said it will still be a problem with those turning from 1000 East to 400 South. Engineer Turner  
70 feels roundabouts are a good idea. Commissioner Zollinger feels the offset is a problem in this  
71 situation. Councilmember Wright agrees the roads need to be lined up or be further apart. Mr.  
72 Turner said they were forced on Phase One to keep 400 South straight. He doesn't want to see  
73 another curve like the one on Windsor.

74 Commissioner Davidsavor closed the public hearing.

75 Commissioner Davidsavor reviewed the sketch plan steps to determine if the  
76 requirements had been met. The soil plan needs to go with sketch plan. The city already has a  
77 copy of this. Engineer Turner expressed frustration with them being billed for the city engineer  
78 to review the sketch plan since the city code doesn't state the engineer needs to be involved at  
79 this stage. Tai Luu's name needs to be shown on his property on the plat. Mr. Turner will add

80 the dimension on the road and show the county's drain line since it's an existing right of way.  
81 They also need to show the proposed water systems. Mr. Davidsavor asked that the irrigation  
82 lines and clean-outs be labeled clearly. The current zoning hasn't been labeled. Mr. Turner  
83 explained how the lot lines don't match the zoning exactly. They have encroached the R-1-12  
84 into the R-1-10. Commissioner Seeholzer asked for clarification on lot 59. Mr. Turner said they  
85 are trying to make the retention pond work on lot 60, rather than 59, but it isn't working yet.  
86 Discussion was held on the idea of trying to square the Luu's lot. Dan Hogan has not asked him,  
87 but he like the idea and will contact Mr. Luu.

88 Commissioner Davidsavor feels it's important to work out the Windsor Drive alignment.  
89 Councilmember Wright said he can pretty much guarantee the council won't go for the plan, as  
90 it is currently. Engineer Turner might try to design a straight shot from 400 South Phase One to  
91 Windsor, rather than adding a curve. Mr. Wright felt the city should look into straightening  
92 Windsor. Now would be the time to talk about it. He suggested calling a meeting with himself,  
93 Mayor Brackner, Councilmember Clausen, Engineer Rasmussen, Dan Hogan and Engineer  
94 Turner to discuss the possibilities. If they could get a plan in place now, the city could start  
95 saving money to do it in the future. He will set up a meeting before the sketch plan goes to the  
96 Council.

97 Update on the Stewart Hill Parks/Recreation Property: Commissioner Royle had a lunch  
98 meeting set up with Dick Sackett today to discuss the Johnson property, but Mr. Sackett had to  
99 cancel and didn't call back to reschedule. He is either too busy or not really interested.  
100 Councilmember Wright said it's probably not his priority right now. He suggested trying him  
101 again and if he still can't get anywhere, try to get a hold of Larry Jardine for an initial  
102 conversation.

103 Councilmember Wright hasn't had time to meet with Providence yet. He informed that  
104 Mayor Brackner and another councilmember commented that they may not like the two  
105 Stewart Hills to connect, at least not in a straight line. Perhaps consultant Kelly could design a  
106 bend in the road.

107 Discuss Updating the City's Moderate Income Housing Report: Commissioner Zollinger  
108 said he still has the Moderate Income Housing report on his computer. The hard part was  
109 getting updated statistics. Commissioner Davidsavor asked that Recorder Lind send copies of  
110 the current report to each of the commission members.

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

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Sheila Lind, Recorder

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R. Rex Davidsavor, Chairman

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