

1 River Heights City Planning Commission  
2 Minutes of the Meeting  
3 August 19, 2014  
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5 Present: Commission members: Rex Davidsavor, Chairman  
6 Jim Royle  
7 Lorin Zollinger  
8 Councilmember Blake Wright  
9 Recorder Sheila Lind

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11 Excused Commissioners: Danny Petersen  
12 Patti Seeholzer  
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14 Others Present: Greg Cole  
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16 Motions made during the Meeting  
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18 Motion #1

19 Commissioner Zollinger moved to “approve the minutes of the August 5, 2014  
20 Commission meeting.” Commissioner Royle seconded the motion, which carried.  
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22 Motion #2

23 Commissioner Zollinger moved to, “recommend to the city council that they approve  
24 the amended ordinance changes to Title 10 Zoning Regulations, Chapter 7 Commercial Zone,  
25 10-7-4 D., Title 10 Zoning Regulations, Chapter 14 Parking, 10-14-19 and Title 11 Subdivision  
26 Regulations, Chapter 6 Design Standards, 11-6-7 C.” Commission Royle seconded the motion,  
27 which carried.  
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29 Proceedings of the Meeting  
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31 The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie  
32 Council Chambers on August 19, 2014.

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

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

37 Public Hearing to Discuss Changes to the River Heights City Code: Commissioner  
38 Davidsavor opened the hearing. Councilmember Wright presented the proposed changes which  
39 included the allowance of a soft surface parking area, to allow temporary parking up to one year.

40 Commissioner Davidsavor asked when the one year would start. Greg Cole, of Conservice,  
41 suggested the city issue a permit for 365 specific days.

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

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

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

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

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

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

65 Commissioner Zollinger felt 'temporary' and 'permanent' should be defined.

66 Discussion was held on their need to take care of storm water on their property.

67 Commissioner Davidsavor informed that this property receives quite a bit of irrigation water at  
68 the end of the line.

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

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

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

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

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

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

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Sheila Lind, Recorder

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R. Rex Davidsavor, Chairman

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