

River Heights City Planning Commission
Minutes of the Meeting
June 3, 2014

Present: Commission members: Rex Davidsavor, Chairman
Danny Petersen
Jim Royle
Patti Seeholzer
Lorin Zollinger

Council Member Blake Wright
Recorder Sheila Lind

Others Present: Dan Hogan, Dan Turner, Bob Russell

Motion #1

Commissioner Seeholzer moved to “approve the minutes of the May 20, 2014 Commission Meeting.” Commissioner Zollinger seconded the motion, which carried.

Motion #2

Commissioner Petersen moved to, “recommend the City Council approve code changes 11-4-2 C. and 11-6-3 V., noting the concerns of Dan Hogan regarding the seal coat quality and timing.” Commissioner 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 June 3, 2014.

Adoption of Prior Minutes: Minutes for the May 20, 2014 Planning Commission Meeting were reviewed.

Commissioner Seeholzer moved to “approve the minutes of the May 20, 2014 Commission Meeting.” Commissioner Zollinger seconded the motion, which carried.

Public Hearing to Discuss and Adopt City Code Changes: Commissioner Davidsavor read the minor changes to the code (attached). Dan Hogan asked for clarification on a chip and seal or a seal coat. The code doesn’t clarify the type of sealant. He expressed his frustration that

39 the city is getting about \$11,000 in impact and connection fees for each home that is going into
40 his subdivision. Some of this money is going to roads. Why can't the city use this money for
41 the seal coat? Why should he pay for the initial road and the maintenance on it when the
42 homeowners have already paid, as well? He feels he's being singled out. Councilmember
43 Wright explained the verbiage came from the city's public works department and city engineer
44 a couple months ago, before he approached the city for his next phases. The moratorium was
45 put in place because the city isn't going to let five more phases go in and not have this code
46 requirement in place, which will make the roads last longer. Other cities are doing it, so River
47 Heights is interested. Mr. Hogan was upset at the additional cost for him, as a developer. Mr.
48 Wright explained this is the direction the city is going. Recorder Lind clarified that only \$350 of
49 building fees goes towards roads. Mr. Wright suggested the Council may discuss the use of
50 impact fees in relation to this.

51 Councilmember Wright explained the second code change regarding the application for
52 numerous subdivision phases at the same time. He has looked into the city's current
53 ordinance. It isn't clear, although it implies, this would be allowed. The change is intended to
54 clarify this. The Code is clear that the first phase needs to come in within a certain time. But, it
55 doesn't direct on additional phases. The new verbiage gives a two year deadline for each
56 phase. Mr. Hogan is applying for five phases, which would give him ten years to finish up,
57 although he'll probably be done sooner. Mr. Hogan said the timing is market driven. They like
58 to phase it so each section looks good and finished before they start another phase.

59 Dan Hogan doesn't feel chip and seal holds up very well. He also discussed the difficulty
60 he has to get a contractor to come seal smaller jobs. He may or may not be able to get
61 someone to come do the work at the time it needs to be done. He would like the Council to be
62 aware of the difficulties he has mentioned.

63 **Commissioner Petersen moved to, "recommend the City Council approve code**
64 **changes to 11-4-2 C. and 11-6-3 V., noting the concerns of Dan Hogan regarding the seal coat**
65 **quality and timing." Commissioner Royle seconded the motion, which carried.**

66 Update on the Stewart Hill Parks/Recreation Property: Councilmember Wright hasn't
67 heard back from Providence to set up a meeting with them. Commissioner Royle has talked
68 with Dick Sacket about the Johnson property. Mr. Sacket is willing to meet with Mr. Royle and
69 Mr. Wright to discuss options for the piece of property just north of the area the city is
70 considering for recreation. Mr. Wright said the City Council generally likes the concept plan
71 Mike Kelly has drafted. Mayor Brackner and another council member don't desire the road to
72 become a straight shot between the two Stewart Hill Drives.

73 Saddlerock Phases 2-6 Prequalification Meeting, Site Analysis and Site Visit:
74 Commissioner Zollinger pointed out that the layout looks a lot like it did before. Discussion was
75 held on the possibility of Lot 75 accessing onto 1000 East. Councilmember Wright suggested
76 the developer have a discussion with Hadfields about sharing their private lane. On the final

77 plat they will note, a driveway that backs onto 1000 East is not allowed. Engineer Turner said
78 there is enough property on the lot that they could add some of it to the Hadfield's private
79 lane.

80 Councilmember Wright asked if the proposed 400 South lines up with Windsor Drive.
81 Mr. Turner said, "No, he's not sure where Windsor comes in in relation to his drawing." Mr.
82 Wright feels the roads need to be way off from each other or right on. Engineer Turner will
83 look into this.

84 Councilmember Wright has had some questions from neighbors, who are curious about
85 a buffer between the lots and 1000 East. He envisions something green. He recommended
86 putting this note on the lots along 1000 East, so these property owners know they will need to
87 maintain this area.

88 Commissioner Davidsavor asked if there were any easements for cutting through yards.
89 Engineer Turner said there is a little bit. Mr. Davidsavor asked for and received an explanation
90 on how the irrigation water would run through. Mr. Davidsavor has heard there is a catch pipe
91 that runs under lots 60, 61, 62 and 65 that they should be aware of. No one knows where it is
92 for sure.

93 Discussion was had on Lot 59 as the detention pond for the area. Engineer Turner said
94 he might move it to lot 60. Commissioner Davidsavor said in February the Luu's had a big
95 flooding problem and cautioned them to be aware of trying to prevent this problem in the
96 future. Mr. Turner is aware of the Luu's situation and said this is one of the reasons he moved
97 the detention pond downhill from their property, on Lot 59.

98 Dan Hogan is pleased with Engineer Turner's design. He has kept main roads off of 600
99 South and 1000 East.

100 Engineer Turner asked if they need to turn in a sketch plan or can they count the one
101 they did at the beginning of phase one since it included the whole area. Commissioner
102 Davidsavor feels there should be one done at the beginning of these phases, especially since it
103 has changed slightly. Mr. Turner will submit a new sketch plan after this meeting.

104 The Commission didn't feel a site visit was necessary since they did one with phase one.

105 Mr. Hogan, Turner and Russell took leave of the meeting.
106

107 Councilmember Wright reported the State is asking for an updated biannual Affordable
108 Housing Report. Someone needs to update the numbers in the report from two years ago.
109 Councilmember Wright will forward the email to Commissioner Davidsavor. Recorder Lind will
110 pull out the last report for reference.

111 Councilmember Wright informed that the commercial property across the street from
112 the future mortuary on 100 East is being sold for a possible office building with first floor retail
113 space. It will probably require the city to revisit its building height requirement. The Council has
114 had a closed session to discuss how they feel about the idea. The buyer wanted to know the

115 feeling of the city before he pursued purchasing the property. The Council is agreeable if there
116 is some retail space, knowing certain businesses are not guaranteed to fill the space. They will
117 be required to put in 800 South along the south side of the property. The buyers will probably
118 pick up an application within the next couple months.

119 The meeting adjourned at 8:25 p.m.

120

121

122

123

Sheila Lind, Recorder

124

125

126 R. Rex Davidsavor, Chairman