

1 River Heights City Planning Commission
2 Minutes of the Meeting
3 February 18, 2014
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5 Present: Commission members: Rex Davidsavor, Chairman
6 Danny Petersen
7 Jim Royle (came later)
8 Patti Seeholzer
9 Lorin Zollinger

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11 Recorder Sheila Lind

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13 Excused Council Member Blake Wright

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15 Others Present: Mark Watterson, Kris Kvarfordt, Ken Sorensen
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18 Motion #1

19 Commissioner Petersen moved to “approve the minutes of the February 4, 2014
20 Commission meeting.” Commissioner Seeholzer seconded the motion, which carried.
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22 Motion #2

23 Commissioner Petersen moved to “hold a public hearing on the Watterson Minor
24 Subdivision located at 1104 Windsor Dr, as well as entertain a rezone request from R-1-12 to R-
25 1-8, on the same property.” Commissioner Royle seconded the motion, which carried.
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28 Proceedings of the Meeting
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30 The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie
31 Council Chambers on February 18, 2014.

32 Adoption of Prior Minutes: Minutes for the February 4, 2014 Planning Commission
33 Meeting were reviewed.

34 **Commissioner Petersen moved to “approve the minutes of the February 4, 2014
35 Commission meeting.” Commissioner Seeholzer seconded the motion, which carried.**

36 Qualification Conference for Mark Watterson Minor Subdivision: Mark Watterson
37 handed out copies of his proposal. The property is currently zoned R-1-12. He would like to
38 request a zone change to R-1-8, which would allow him a 25’ front setback, rather than 30’.

39 Engineer Kris Kvarfordt explained that because of the road curve at this property, if they place
40 the home 30' back, it will look out of place with the rest of the neighbors to the west. The
41 original lower part of the subdivision is all zoned R-1-8, which is adjacent to his lot. He is
42 interested in working through the process for the minor subdivision and the rezone
43 concurrently. Commissioner Davidsavor pointed the Commission to Section 11-4A-3 of the
44 River Heights City Code, which discusses the minor subdivision process. It was pointed out that
45 there is already sidewalk on both sides of the road.

46 Commissioner Zollinger was concerned about maintenance on the small area that would
47 be left to the east of the new lot and wondered if it could be incorporated into the lot. Mr.
48 Watterson explained there is a maintained horse arena in this area. Horses are stored and
49 taken care of there, as well. Mr. Watterson assured this area would be maintained.

50 Commissioner Petersen suggested requesting it be rezoned to R-1-10 since it has the
51 same front setback as R-1-8. This might help the neighbors feel better about it. Mr. Watterson
52 isn't opposed to this, although it would cause his lot to need to be bigger, so their house
53 footprint would fit within the back setback of 25' (rather than 20'). Commissioner Zollinger
54 doesn't feel the R-1-8 request will be an issue. Clarification on the process of the two requests
55 was discussed. Mr. Watterson will bring in the applications to the office in the morning.
56 Engineer Kvarfordt will work with City Engineer Rasmussen to make sure their design falls
57 within the city code.

58 Commissioner Royle arrived at the meeting at 6:55 p.m.

59 **Commissioner Petersen moved to "hold a public hearing on the Watterson Minor**
60 **Subdivision located at 1104 Windsor Dr, as well as entertain a rezone request from R-1-12 to**
61 **R-1-8, on the same property." Commissioner Royle seconded the motion, which carried.**

62 Discuss the Use of City Property, Located North of the Providence Cemetery:

63 Commissioner Davidsavor informed he has left a message with Mike Kelly to see if he'd like to
64 submit a bid for consulting and working with the Commission on a design for the property.
65 Councilmember Wright has talked with Consultant Keith Christensen, who would be excited to
66 help with a design.

67 Ken Sorenson, of the public, asked what the results were from the last Commission
68 meeting. Commissioner Davidsavor said the Commission decided to get some general ideas
69 together, with the help of a consultant, and then present them, along with some cost estimates
70 for the ideas. Mr. Sorenson was concerned with costs to the city. He doesn't feel the city is
71 obligated to provide another park. He'd rather see houses on it, which would bring money into
72 the city. He said his wife thinks it should be a cemetery. Commissioner Davidsavor said the
73 Commission is split on their ideas, just as the public. They felt they need to gather more
74 information before they pass the decision to the council. They are leaning towards a
75 cemetery/park design. Mr. Sorenson feels people with small children enjoy parks more than
76 older people.

77 Commissioner Davidsavor will try to get a hold of Mike Kelly this week for a bid. They
78 are hoping to also have a bid from Keith Christensen to discuss at their next meeting.

79 Update on the Process to Change the General Plan: Commissioner Davidsavor has
80 received all the state codes regarding changes to the general plan, but he has yet to go through
81 them all. He will divide them up between the commissioners and email each an assignment.

82 The meeting adjourned at 7:15 p.m.

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Sheila Lind, Recorder

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89 Rex Davidsavor, Chairman