

1 River Heights City Planning Commission
2 Minutes of the Meeting
3 March 4, 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 Recorder Sheila Lind

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13 Excused Councilmember Blake Wright
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16 Others Present: Mark Watterson, Boyd Humphreys, Reed and Faye
17 Durham, Lisa Ellis, Mark Watterson, Kris Kvarfordt,
18 Noel Cooley
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20 Motion #1

21 Commissioner Petersen moved to “approve the minutes of the February 25, 2014
22 Commission meeting.” Commissioner Royle seconded the motion, which carried.
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24 Motion #2

25 Commissioner Zollinger moved to “grant Mark Watterson approval on his minor
26 subdivision sketch plan.” Commissioner Royle seconded the motion, 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 March 4, 2014.

33 Adoption of Prior Minutes: Minutes for the February 25, 2014 Planning Commission
34 Meeting were reviewed.

35 **Commissioner Petersen moved to “approve the minutes of the February 25, 2014
36 Commission meeting.” Commissioner Royle seconded the motion, which carried.**

37 Public Hearing to Discuss Watterson Rezone: Commissioner Davidsavor said
38 Councilmember Wright wants to make sure the rezone only includes the Mark Watterson

39 parcel and not the full piece owned by Scott Watterson. Mr. Davidsavor explained to the public
40 that Mr. Watterson is requesting a rezone from R-1-12 to R-1-8. It is his desire to have the
41 same setbacks as the other R-1-8 lots directly west of his lot. If the lots stays R-1-12, he will
42 have to set his home back 30 feet in the front, rather than 25 feet. Mr. Weston explained his
43 lot won't be smaller and he won't build a small home, he just wants to set it forward. Because
44 the lot is on the outside curve of the road, he feels the house will look out of place to have it set
45 back 30 feet.

46 Noel Cooley objects to rezoning because he's afraid it will set a precedence for the rest
47 of the Watterson property. When he built his home many years ago (in the R-1-8 zone) the
48 front setback was 30 feet. He wanted a 25 foot setback so he got a variance. He suggested Mr.
49 Watterson do the same.

50 Lisa Ellis agreed with Noel Cooley on the variance idea. She is afraid when lots to the
51 south of Windsor develop they will most likely go R-1-8. Commissioner Petersen said the
52 reason for a variance is if there is no other alternative, but there is an alternative in this case -
53 rezoning. Mark Watterson pointed out the whole bottom half of Windsor is already R-1-8. He
54 feels if there is going to be a precedence, it's already been set. It won't be because of his lot.

55 Reed Durham said he and his wife are delighted to have a home built next to them. This
56 empty lot has been a dog toilet for a number of years.

57 Lisa Ellis said a rezone sounds so permanent and a variance sounds less permanent.

58 Noel Cooley asked about the irrigation easement on this property. There is a buried
59 abandoned pipe that runs under the ground. Engineer Kvarfordt said they are still looking into
60 all of these issues. He will be sure to find it.

61 Commissioner Petersen is not in favor of a variance. Commissioner Davidsavor agreed
62 with rezoning, rather than getting a variance.

63 Commissioner Davidsavor closed the rezone public hearing.

64 Public Hearing to Discuss Mark Watterson's Minor Subdivision: Commissioner
65 Davidsavor explained the lot is a break off from the larger Watterson property, which would
66 front Windsor Drive.

67 Faye Durham asked Mr. Watterson if he was planning to build a two story home. Mr.
68 Weston responded it will would be a one story rambler with a basement.

69 Mark Watterson verified they still need to get a final plan to the commission before it
70 gets sent to the Council. Right now they just have the sketch. The city engineer will give his
71 comments and they will work with him.

72 Lisa Ellis asked if the city has zoning over R-1-12. Her research has shown the majority
73 of cities are going to R-1-15 as their smallest lots. She asked how they, as citizens, get the
74 remaining property in River Heights to be zoned R-1-15. She was told it would be a difficult
75 process that would go through the Commission. She asked how they could persuade them.
76 Commissioner Zollinger suggested she talk with Mayor Brackner and the Council and get them

77 to ask the Commission to recommend this change. Recorder Lind suggested checking with
78 Councilmember Wright to verify the process. Noel Cooley suggested Ms. Ellis get a bunch of
79 people who also support this thinking.

80 Commissioner Davidsavor asked the Commissioner if they had a recommendation for
81 the Council. He agreed that a variance is not a very good idea. Commissioner Petersen said it
82 makes sense to bring the home up to a 25 foot setback, rather than 30 foot.

83 **Commissioner Zollinger moved to “grant Mark Watterson approval on his minor**
84 **subdivision sketch plan.” Commissioner Royle seconded the motion, which carried.**

85 Mr. Watterson will be back with the final plat in two weeks.

86 Discuss Pioneer Irrigation Company Access: Boyd Humpherys, president of Providence
87 Pioneer Irrigation Company explained and showed on a map where the canals run. They have
88 some concerns in the area of the mortuary. He discussed his write-up (included in the
89 minutes). He included some remedy ideas. Commissioner Davidsavor agreed there are
90 concerns, which also involve ProLog Irrigation. Mr. Humpherys would like these concerns
91 discussed within the city. He was informed that the mortuary already has their plan approved
92 through the city so it may be too late. Mr. Humpherys has discussed his concerns with
93 mortuary engineer Danny McFarlane and will continue to work with him. He hopes the city
94 doesn’t forget the irrigation concerns. Mr. Davidsavor suggested the city should have a
95 descriptive right-of-way on the canals. He explained he has discussed this with Councilmember
96 Wright, who said he will talk with the builders about it.

97 Commissioner Zollinger felt this item should be forwarded to the City Council.
98 Commissioner Petersen believes there should be a right-of-way through the property. Mr.
99 Zollinger feels there should be two right-of-ways for the two canals from ProLog and Pioneer.

100 Commissioner Davidsavor will inform Councilmember Wright of the concerns.

101 Discuss Consulting Bids for City Parks/Recreation Property: Commissioner Davidsavor
102 informed they still don’t have a bid from Mike Kelly.

103 Update on General Plan Revision Process: Commissioner Davidsavor asked Recorder
104 Lind to scan the state code (concerning general plan revisions) and then email it to the
105 commissioners. He asked that everyone read over it so they can discuss it next time.

106 Commissioner Davidsavor explained they won’t hold a meeting on April 1 due to spring
107 break. If they need to, they’ll meet on the 5th Tuesday of April.

108 Recorder Lind informed of upcoming agenda items.

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

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Sheila Lind, Recorder

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Rex Davidsavor, Chairman