

River Heights City Planning Commission
Minutes of the Meeting
April 15, 2014

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

Council Member Blake Wright
Recorder Sheila Lind

Others Present: Ty and Jen Wolford, Robert Peterson, Ken and
Andrea Bullen, Kevin Opsal

Motion #1

Commissioner Petersen moved to “approve the minutes of the March 18, 2014 Commission meeting.” Commissioner Zollinger seconded the motion, which carried.

Motion #2

Commissioner Zollinger moved to “approve the Kennel Conditional Use Permit for Robert Peterson, residing at 680 S 600 E, with the following conditions: If there is a kennel outdoors it needs to be maintained and cleaned regularly and only three dogs are allowed.” Commissioner Seeholzer seconded the motion, which carried.

Motion #3

Commissioner Petersen moved to “approve Jen Wolford’s request for a Conditional Use Permit for a beauty shop in her home at 1160 Windsor Drive with the conditions that parking will be off-street, only one chair and business hours between 7:00 a.m. and 10:00 p.m.” 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 April 15, 2014.

Adoption of Prior Minutes: Minutes for the March 18, 2014 Planning Commission Meeting were reviewed.

Commissioner Petersen moved to “approve the minutes of the March 18, 2014 Commission meeting.” Commissioner Zollinger seconded the motion, which carried.

Public Hearing to Discuss Robert Peterson’s Request for a Kennel License: Mr. Peterson explained that he has two indoor dogs and one black lab that stays outside. Commissioner Davidsavor

43 informed that one of the neighbors sent a letter of support for Mr. Peterson’s request. Recorder Lind
44 stated Kleta Crosbie (Mr. Peterson’s next door neighbor) approves, as well. Ken Bullen said Mr.
45 Peterson takes good care of the property. Commissioner Petersen suggested conditions to protect the
46 neighbors since the permit goes with the property. Mr. Peterson stated his larger dog is always in an
47 outdoor kennel or on a line.

48 **Commissioner Zollinger moved to “approve the Kennel Conditional Use Permit for Robert**
49 **Peterson, residing at 680 S 600 E, with the following conditions: If there is a kennel outdoors it needs**
50 **to be maintained and cleaned regularly and only three dogs are allowed.” Commissioner Seeholzer**
51 **seconded the motion, which carried.**

52 Review of Jen Wolford’s Conditional Use Permit Request for a Beauty Shop in her Home:
53 Commissioner Davidsavor said there are concerned citizens about the amount of traffic on Windsor
54 Drive. Ms. Wolford said she has a single chair in her garage and does hair about two days a week. They
55 have a large driveway for her clients. She guesses she has six clients during the week. She doesn’t
56 advertise for more business. She has done this same amount of clients for about 5 years.
57 Councilmember Wright informed the Commission that Ms. Wolford was granted a CUP a few years ago
58 for the same purpose when she lived on 600 South. The city didn’t receive any complaints about her
59 business at that location. Ms. Wolford said she probably has less business than before.

60 **Commissioner Petersen moved to “approve Jen Wolford’s request for a Conditional Use**
61 **Permit for a beauty shop in her home at 1160 Windsor Drive with the conditions that parking will be**
62 **off-street, only one chair and business hours between 7:00 a.m. and 10:00 p.m.” Commissioner Royle**
63 **seconded the motion, which carried.**

64 Discuss Future Zoning of Old School and Church Properties: Commissioner Davidsavor said
65 Councilmember Wilson is concerned about the future of the old school and church properties, in regards
66 to zoning. She would like these areas to be zoned ‘parks and recreation.’ Commissioner Zollinger
67 remembers she suggested the church property be zoned ‘residential’ and the old school to be zoned
68 ‘parks.’ Councilmember Wright remembers Ms. Wilson wanted the city to retain the church property
69 for parking or something else. He suggested they could designate all the city property as a ‘park’ zone,
70 in the general plan. Mr. Davidsavor felt this action would discourage developers from trying to purchase
71 the property for development. The current zoning on the property is ‘residential.’ He recommended
72 they change the zoning in the general plan and consider a rezone. Mr. Wright feels the old school
73 property should definitely be zoned ‘parks’ since it is adjacent to city parks. However, he’s not sure
74 about the church property across the street.

75 Ken Bullen informed that the city engineer was walking around his house on 400 South, where
76 the new water line went in. The engineer said 400 South will probably go all the way through now that
77 Mr. Bedell has passed away. Councilmember Wright said he hasn’t heard any talk about it lately. He
78 explained, the city was always going to work with Mr. Bedell, to prevent condemnation. Mr. Bullen is
79 fearful of additional traffic on 400 South. Mr. Wright informed that the general plan shows 400 South
80 will go through someday. When it does, Mr. Bullen would like a stop sign on every corner. Mr. Wright
81 said that’s not reasonable. Andrea Bullen would like her mailbox on her side of the road, rather than
82 across the street. She was told to work through the post office, rather than the city.

83 General Plan Revision Process: Commissioner Davidsavor recommended holding off on starting
84 the changes until discussion is held with Councilmember Wilson. Councilmember Wright asked what

85 the Commission's plan is for the ADA information. Mr. Davidsavor said they are considering using
86 Councilmember Okelberry's recommendations. Discussion was held on the procedure for revising the
87 general plan.

88 Discuss Stewart Hill Area Park/Cemetery Plans: Councilmember Wright informed he would still
89 like to use Cathy Wood's cemetery consulting expertise. He informed that he discussed with the
90 Council, the Commission's desire to hire a consultant. He recommended hiring Mike Kelly. He doesn't
91 feel they will need all the tasks that have been bid. Mr. Kelly can get started right away and is partially
92 retired. Keith Christensen works full time and is busy. Commissioner Zollinger suggested Mike Kelly help
93 with the design and then have Mr. Christensen look over it and give his input.

94 Councilmember Wright said Mr. Kelly would be available to come to the meeting on April 29.
95 He plans to take him to the site and let him know of the ideas the Commission has discussed.
96 Commissioner Zollinger asked that Mr. Kelly bring a preliminary design to the next meeting so they have
97 something to look at and discuss. Mr. Wright agreed and suggested having Ms. Wood at the meeting, as
98 well. They agreed to hire Mr. Kelly as a consultant and ask Mike Christensen to do a peer review, at a
99 later time.

100 Councilmember Wright informed that Mayor Brackner wanted him to bring up a revision he'd
101 like to see in the city code, in regards to requiring developers to lay a seal on their roads between 6 and
102 12 months after the initial oil goes down. Other cities are requiring this, which helps the roads last
103 longer. Mr. Wright will do more research on this and bring it up for discussion later. He will check with
104 Engineer Rasmussen, as well. Commissioner Petersen suggested hurrying since he thinks Dan Hogan will
105 be in within the year for his next phase.

106 Councilmember Wright explained he and Recorder Lind are working on the codifying process.
107 The code has been scanned and reformatted. Currently they are proofing the document.

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

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Sheila Lind, Recorder

R. Rex Davidsavor, Chairman