

Richmond City Planning and Zoning Commission Meeting

Date: February 7, 2006

Place: City Offices

Members Present: Brent Webb, Rod Anderson, Lee Anderson, Randy Jones; Allen Lundgreen - City Council representative, Marlowe Adkins - City Manager.

Members Absent: Kate Abbott, Suzanne Dent

Minutes of the last meeting were read and approved without change.

Continuing Business:

1– Ryan Rogers and Kurt Sadler made a second presentation for a proposed sub-division to be located approximately between 61 and 121 West on 300 South. It was noticed that the new lot outline, while allowing a second ingress-egress, also contained two cul-de-sacs. The commission discussed with the presenters the problems centering on cul-de-sacs, focusing on snow removal problems. Some alternative layouts were discussed for Ryan and Kurt's consideration. Other concerns centered on storm water removal and how the volume of water from a major storm would be handled once the containment pond reached capacity. How the twenty-five shares of irrigation water would be handled and what options were available was discussed in general terms. No action was taken pending a re-submission of lot arrangement. Additionally, the P&Z Commission desires the new sub-division ordinance to be in place before a final sign-off.

2 – Ryan Rogers made a second presentation on a proposed third apartment building compatible with the two existing buildings on the southwest corner of State Street and 300 South. It was noted that all of the modifications required during the previous presentation to the P&Z Commission were met. The proposed building, parking area, and landscaping was approved with the notation that trees would have to be placed along the 300 South side of their property (in keeping with the current P&Z ordinance) at intervals of no more that 32 feet. Vote was two yes (Rod Anderson and Randy Jones), and one no (Lee Anderson). Since a quorum was present the motion passed.

New Business:

1 – Request for a change of a business from existing hair salon to physical therapy facility - This item was stricken from the agenda after Mr. Sharik Peck called to advise that his bid on the property had been rejected.

2 – Request for an interior lighted sign on Ellen & Jerri's Salon & Spa, 96 South 200 West. Ellen Beckstead requested a sign for her new business location. The sign conformed to all requirements contained within the P&Z ordinance currently in effect. Commission approved unanimously a back-lit sign measuring 31" high by 97" in length to be attached to the side of the business facing 200 West. Ellen was advised to obtain a sign permit from the City, and to ensure that the electrical work was performed by a licensed electrician.

Next Meeting: March 7, 2006