

Richmond City Planning and Zoning Commission Meeting

Date: July 11, 2006

Place: City Offices

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

Minutes of the May meeting were read and approved without change. There was no June meeting due to lack of business.

Mayor Hall presented a plaque to Katherine Abbott recognizing her service on the Planning and Zoning Commission. Katherine resigned effective the end of this meeting.

Richmond Meadows Estates

An engineer from Cache Landmark Engineers presented the preliminary plan for the proposed Richmond Meadows Estates subdivision on 300 South between State and approximately 140 West. These plans reflected changes requested by Zan Murray, J*U*B Engineers, who represent the City; however, there remained a few primarily technical points that need to be resolved. Additionally, the City Council will still need to address the possibility of land transfer to City control of that area designed as the storm water retention/detention pond. The Commission expressed continuing concern relative to the disposition of the storm water, plus minor concerns relative to driveways, sidewalks, and the secondary irrigation system. It was noted that a public hearing will be conducted as a part of the City Council's review of this subdivision prior to any final approval or rejection. It was further noted that magnetic tape is to be placed with the secondary irrigation lines in keeping the Manual for Design and Construction for Richmond City. Moved, seconded and passed that the Richmond Meadows Estates sub-division plan be forwarded from the Planning and Zoning Commission to the Richmond City Council with approval contingent upon all engineering questions being satisfactorily resolved, that a public hearing be conducted by the City Council, and that the secondary irrigation lines be included in the plans presented to the City Council.

Dog kennel request.

Howard Cook requested a kennel permit for three dogs. Because the property involved is 2,000 square feet short of the required 20,000 square feet for a kennel in the RMD zone, the Commission was unable to grant this request. Mr. Cook was informed that he did have the right to approach the Variance Committee to appeal this decision should he so desire.

Neighborhood Non-Profit Housing Corporation

Kim Datwyler of the Neighborhood Non-Profit Housing Corporation visited with the Commission relative to her organizations difficulty in locating land within Richmond City for the construction of multiple family units. Our current code's stipulation relative to both distance between multiple family dwellings locations and the number of units allowed on a property. The Commission was sympathetic to the situation but noted that it is obligated to follow the provisions of the ordinance. Kim inquired relative to a possible legal clarification of one portion

of the ordinance. She was invited to contact the City Attorney, Bruce Jorgensen, for his interpretation, and was provided the information she needed. No further action was taken on this matter.

The Planning and Zoning Commission adjourned for this session. It was noted that Mr. Daryl Black will commence serving, to replace Katherine Abbott, at the August 1st meeting.

Next Meeting: August 1, 2006