

**Richmond City Planning and Zoning Commission Meeting**

**Date:** November 7, 2006

**Place:** City Offices

**Members Present:** Brent Webb in the Chair, Commission members Rod Anderson, Lee Anderson and Randy Jones present; Suzanne Dent and Daryl Black were excused; Allen Lundgreen - City Council representative; Marlowe Adkins - City Manager.

Meeting was called to order at 7:00 p.m. Minutes of the October meeting were read and approved.

**Formal Request to Re-zone Property from A-10 to RMD:** Garret Mansell and Josh Wright of the Stewart Land Group made a formal presentation to have 9.5 acres, plus or minus, of land located adjacent to and just north of White Pine Middle School re-zoned from the current one home per ten acres (A-10) to Residential Medium Density with home lots between 10,000 and 14,500 square feet. The Commission inquired about the availability of culinary water and sewer to the property in question. They responded that they had already met with the City Manager and toured the area with those questions in mind. They were aware that they would need to bring in 8" culinary water lines and appropriate sewer mains, along with the requirement for a sewage lift station and boring under U. S. 91 to connect with the current sewer system. Asked about irrigation water, they stated that they did have irrigation shares associated with the property. The Commission discussed the appropriateness of RMD in that area, and the general consensus was it was better to have residences adjacent to a school than industry; however, there was also discussion relative to the advisability of commercial enterprises on the section facing the highway (U. S. 91). Commission member Suzanne Dent had provided a written comment sheet for the other commissioners due to her absence. Suzanne wrote: "1. Item number 1 (*referring to the agenda item number*) Formal request for re-zoning of property north of 200 N and east of 200 West from A-10 to RMD. It does meet the more than 5 acre requirement, the closest properties of different zoning is RMD, it does not conflict with the General Plan of Richmond - specifically as no designated zoning for future use is indicated. Concerns: sewer and the piping to connect. Is residential the best option for land or does city look toward more business development in this area—impact needs to be considered." The Commission attempted to follow a newly developed check-off list for re-zoning. Some weaknesses were found in the list that will have to be corrected for the future. After discussion, the Commission voted as to feasibility and moving this issue to a public hearing for the Planning & Zoning Commission. Rod Anderson so moved, seconded by Lee Anderson. The vote was Rod - aye, Lee- aye, Randy Jones - abstain. Motion passed. The public hearing will be scheduled for the December 5<sup>th</sup> P&Z meeting.

**Briefing on Annexation of land:** The City Manager briefed the Commission as to the status and progress of approximately 3.75 acres of land in the extreme southwest corner of the current City limit that desires annexation. He went through the required steps, by Utah Code Annotated and

Richmond City Ordinance, and noted to what point the process had progressed. No action was required on the part of the Commission at this time.

Commission adjourned at 7:55 p.m.

**Next Scheduled Meeting:** December 5, 2006

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Brent Webb      Chair, P&Z Commission