

## **Richmond City Planning and Zoning Commission Meeting**

**Date:** March 6, 2007

**Place:** City Offices

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

Meeting was called to order at 7:00 p.m. Minutes of the February 6, 2007 meeting were read and approved. Motion made by Randy, seconded by Suzanne, approved unanimously.

At this point Mayor Michael Hall made a presentation of a service plaque to Commission member Rod Anderson. Rod has served on the Commission since November of 1999, and today is his last meeting as a commissioner. He was sincerely thanked for his many years of service. Mayor Hall noted that a new commissioner will be recommended to the City Council at the March 20<sup>th</sup> meeting for ratification by that body.

**Informal Inquiry Relative to Minor Sub-division:** Lynn Talbot inquired of the Commission the practicality of sub-dividing a portion of his property on the southwest corner of 300 East and 200 North. Specifically, he is considering selling two lots west of his present home on the corner, with each lot facing 200 North. The Commission discussed the location, availability of water and sewer, and reviewed the steps required for a formal sub-division. It was also noted that should he opt to sell the entire piece of property to a single buyer, the sub-division aspect would not be necessary. No vote was required on this inquiry. Lynn thanked the Commission for giving him the information he needed to formulate his decision.

**Inquiry relative to establishing four separate lots from one existing tax number:** Jim Hess appeared before the Commission representing his son-in-law, Steve Schill. Steve owns the corner property on the southeast corner of 300 South and 100 East. Currently there is one existing home, and Steve would like to sub-divide to form three additional lots out of the current single property tax number. The Commission inquired of Jim relative to the details, insofar as he knows them, of Steve's intents. It was also noted that irrigation shares currently assigned to that property would have to stay in keeping with a recently passed Richmond City Ordinance. Due to the number of questions that only Steve would be able to answer, and after providing Jim with a complete overview of the process to be followed, the Commission recommended that Steve contact the City and arrange to get on the agenda to make a formal presentation and request. No vote was necessary for this item.

**Formal request for rezoning of property on the northwest corner of 400 West and 600 South from A-10 to RMD:** David Burnett made a formal presentation to the Commission requesting that approximately 50 acres of land shown as being owned by Calvin and Carol Funk (both deceased) and administered by Matthew Funk be rezoned from the current one residence per ten acres (A-10) to Residential Medium Density (RMD). David stated that the people he

represents think that a subdivision in that area would be of benefit to the City for a number of reasons. It is within the current boundaries, it would fill currently unused space, it is safe and away from the highway yet it gives easy, direct access to the highway, and wouldn't be a burden on the community. When asked, he said that they are considering about 100 homes, however that number could vary once they had decided upon the exact building style. He said that they are looking at this being constructed over a four to five year period. The Commission asked Dave for clarification on the building plans, and then discussed impact on the City's water, sewer, and road infrastructure. There was considerable discussion relative to the water, much of which centered on whether or not the Richmond Irrigation Company having regulations that would require one share per house instead of just 50 shares for the overall area. It was also noted that the question today was relative to rezoning and not relative to the use after the rezone, but the questions were appropriate due to the potential impact on the City's services. Suzanne specifically inquired as to how this usage complied with the General Plan for the City. It was also noted that the nearest comparable zoning began at 470 South on 200 West (Hill Haven sub-division), some two to three City blocks away. Randy made the motion that the Commission reject the rezone request. Suzanne seconded. The vote was unanimous. David was advised of his legal right to appeal this decision to the Richmond City Council with the understanding that the Commission recommendation would be denial.

Commission adjourned at 8:10 p.m. upon a motion made by Suzanne and seconded by Randy, vote being unanimous.

**Next Scheduled Meeting:** April 3, 2007.

---

Brent Webb

Chair, P&Z Commission