

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

**Date:** August 7, 2007

**Place:** City Offices

**Members Present:** Randy Jones as Chair, Commission members Daryl Black, Lee Anderson, Suzanne Dent, Chris Anderson and Monica Merrill present; Allen Lundgreen - City Council representative, and Marlowe Adkins, City Manager, present.

Meeting was called to order at 7:05 p.m. Minutes of the June 5, 2007,, meeting were read and approved. Motion made by Lee, seconded by Daryl, approved unanimously.

**Billboard sign request:** Mike Watts requested approval to establish two billboards, twelve feet wide by six feet high and meeting Utah Department of Transportation's height requirements alongside U. S. 91 (200 West) in Richmond. He specifically desires to establish one on land owned by Robert Borg and zoned Highway Commercial on the west side of the highway near the south City limits, and a second one on land owned by Daryl Black on the west side of the highway across from North Cache 8<sup>th</sup> and 9<sup>th</sup> Center. He will be leasing the land for ten (10) years. No lighting will be involved with these two signs. Suzanne moved to approve the request, Chris seconded, and the vote was unanimous with Daryl abstaining due to the obvious conflict of interest.

**Presentation of the Preliminary Plat for Phase 3 of the Cherry Creek Planned United Development:** Brent Webb presented the Phase 3 preliminary plat plans for the Cherry Creek PUD. It was noted that the PUD, per se, has been approved by the Richmond City Council in 1999-2000 but with the provision that each phase must go through the review and approval process. There was considerable discussion relative to the open space provisions, centering primarily upon whose responsibility it was to keep the area up, and the possibility of that space becoming a fire hazard or danger in dry weather. Brent noted that the Home Owners Association bears that responsibility, and they are actively seeking to accumulate funds to turn the Phase 1 open space into a mini-park. It was also noted that when each phase has sold 67% of the lots for that phase, a specific number of irrigation shares from the Richmond City Irrigation Company are then transferred to Richmond City. Questions arose relative to street lighting and Brent noted that under current Design and Standards ordinance this phase will be required to install appropriate street lighting and signs. Daryl moved that the preliminary plans be approved and that Brent could now move onto the final plan stage, seconded by Suzanne. Vote was unanimous.

**Inquiry as to requesting a rezone of property located in the southwest section of Richmond City:** Mathew Funk appeared before the Commission seeking a non-binding discussion relative to his desire to rezone approximately fifty (50) acres of land owned by his family trust west of 400 West and north of 600 South. Mathew stated that he is seeking to sell the land to potential future developers and feels that the current A-10 (one residence per ten acres of agricultural land) is not an appropriate zoning for this area. He feels that since the City is growing, this area would be a logical location for a subdivision of a non-specified number of homes on yet-to-be-determined

sized lots. He did mention a number of times that he liked the development of Richmond Heights sub-division with a variety of lot sizes. The Commission noted that this land had been previously brought before them for a re-zoning, this request being rejected. Mathew stated that that effort was with a developer who was interested in purchasing the land, but that entity was no longer involved. Rather, Mathew is seeking to re-zone first and then seek to sell the land with the developer knowing in advance the conditions and situation present. The Commission brought up for review the conditions that caused the previous rejection, including the proximity to an active dairy, abutting farm land on the County-side of the City limits, the lack of suitable roads to handle a heavy influx of traffic, the need for at least two lift stations to provide adequate sewer service, and the lack of residences in the area. Marlowe noted, for information purposes only, that due to the current limitation on fire-flow for culinary water, it would be at least two years before there would be any possibility of any type of development. Mathew presented the fact that farming inside of Richmond has drastically decreased over the years and currently he only knows of one active, in-City farming operation. The general discussion brought forth whether or not the City needs to re-zone at this time, or if it would be more desirable and beneficial to postpone such action for future developments. Mathew noted that if a re-zone took place now, the City had built-in safeguards in the sub-division planning and approval process. He also stated that he could easily de-annex from the City and once part of the County be able to readily establish a sub-division utilizing septic system instead of being on a sewer, that the Bear River Health Department controlled the septic tank placement and there would be no problem as long as the septic unit wasn't closer than 250 feet to a well. Suzanne stated that Mathew could take this issue to the City Council as she felt the Council could well examine the issue from a different viewpoint. Randy stated that he felt that they should have a formal motion and vote on this issue. Chris moved that the Commission consider a re-zone, with no specific size mentioned. Seconded by Daryl. Voting aye was Chris and Daryl, voting nay was Suzanne, Monica, and Lee. The motion failed.

Commission adjourned at 8:18 p.m. upon a motion made by Suzanne and seconded by Lee, the vote being unanimous by those present..

**Next Scheduled Meeting:** September 4, 2007.