

**Richmond City Planning and Zoning Commission Meeting**

**Date:** May 6, 2008

**Place:** City Offices

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

Meeting was called to order at 7:00 p.m. Minutes for the March 4, 2008 meeting were read and approved. (No meeting in April so no minutes for that month.) Suzanne Dent moved to approve, seconded by Chris Anderson. Vote was unanimous.

**Request to Re-zone Newly Annexed Property from A-10 to RLD (111 acres), RMD (20 acres), With 67 Acres to Remain A-10 for "Green Space".** Gary and Doug Gibbons are seeking to re-zone the property annexed by Richmond City north of the present Cherry Creek Heights sub-division which was annexed in 2006 preparatory to future development. Doug Gibbons acted as voice for himself, Gary Gibbons, and Greg Skabelund, owners of the property. The desire for the green space is for future establishment of trails and other open space for recreation or aesthetic purposes when other areas are developed. Commission members examined the preliminary design map showing the areas to be RMD, RLD, and A-10. Some questions were asked with Doug providing explanation and/or clarification. Doug stated that one of the purposes for tonight's presentation was to determine what the City would and would not want in that area, trying to keep within the General Plan. They are trying to plan for the future and establish a proper dialogue between them and the City. A general review of the re-zone check list was conducted. Discussed water, sewer and power issues. Noted that when the time for development comes, the developers will have to work with the City on these issues. The Gibbons are currently trying to get some general guidelines for when they begin to deal with developers in the future. Considerable discussion relative to future plans and desires on the part of both the Gibbons and Richmond City. Noted that concerns relative to being premature considering the water supply situation are not of significance since no homes could be constructed until a building permit is issued, which is under the control of Richmond City. Potential street and roads, including ingress and egress concerns, were discussed. Moved to support future re-zone provided that all criteria be met by Daryl, seconded by Chris, vote was unanimous.

**Initial inquiry to re-zone land east of 300 East and South of 500 North from A-10 to RMD.**

Ryan White came before the Commission seeking a re-zone of current A-10 land. He is also representing his father, John White. Desire to re-zone in preparation for future sub-division development, but right now the major concern is Ryan being able to build one home now. Suzanne indicated that the area where he wants to build is currently RE-2 and Ryan could build his home right now. Some discussion relative to irrigation water in the area. Discussion was then heard relative to lot sizes, both with the current RE-2 as well as with the RMD. Repeatedly noted that Ryan could build his one house now without any problem, but would have to come back later if they desire to subdivide further, perhaps one or two years down the road. There is not a

pressing need to re-zone the entire area at this time. Some general discussion relative to future details should the sub-division be approved. Daryl moved that the application for rezone be tabled at this time. Chris seconded. Suzanne noted that due to family ties she had to abstain from voting. Vote was unanimous.

Chris moved that the meeting be adjourned, seconded by Daryl. Passed unanimously.

Meeting adjourned at 8:00 p.m.

**Next meeting is scheduled for June 3, 2008.**

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Randy Jones      Chair, P&Z Commission