

Richmond City Planning and Zoning Commission Meeting

Date: October 6, 2009

Place: City Offices

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

Meeting was called to order at 7:00 p.m. Minutes for the September 1, 2009 meeting were read and approved. Chris Anderson moved to approve, seconded by Suzanne Dent. Vote was unanimous.

Second request to Change the Sign Style at an Existing Business: Sharik Peck, who is licensed and operating a physical therapy business at his residence at 405 South 200 West, returned to the Commission (as requested at the September 1st meeting) to present a more detailed description and concept for a new business sign to be placed in front of his home business. Sharik desires to place the pedestal or monument-style sign between two existing trees, parallel to 200 West. The pedestal will be about one foot high, the sign four feet high and in compliance with current ordinance requirements for the number of square feet. It will be illuminated with indirect lighting. There was some discussion centering on the set-back requirement of fifteen feet but, due to a looping driveway placement, Sharik can only go back thirteen feet. Suzanne Dent moved approval of the sign with a two foot variance (thirteen instead of fifteen feet setback). Seconded by Chris Anderson. Vote was unanimous.

Request to Rezone 10.86 Acres of Land Between 300 North and 500 North on the West Side of 300 East From a Mixed Residential Estate 2 Acres (RE-2) and One Residence per Ten Acres (A-10) to Residential Medium Density (RMD): Karren Erickson, who owns the property in question, requested that the property be re-zoned as the current mixed zoning would prevent any realistic development of the property. She desires to build a new home, with possibly an additional home for a family member in the future. The current RE-2 zoning along the west side of 300 East effectively blocks any residence construction as it is very shallow and would not permit proper rear-yard clearances. Christ Anderson moved for approval. Seconded by Suzanne Dent. Vote was unanimous. Matter will now be forwarded to the Richmond City Council for public hearing and ratification or rejection of the Commission's approval.

Request to Rezone 21.85 Acres of Land Between 300 North and 500 North on the East Side of 300 East from Residential Estate 2 Acres (RE-2) to Residential Low Density (RLD): Jon White, the owner of the land, appeared to request that the land be rezoned in preparation for future development. He purchased the land with the intention of development, but has had to put everything in suspension due to economic situation and the "fire flow" issue with the City's water. Suzanne questioned why the potential for larger lots was being removed from the City plan with the down-size zoning. Why was RE-2 established? She feared that the "country feeling" was being eliminated. Monica was also concerned, based upon Jon's preliminary sub-division lot plan,

that the City is getting away from the “square block” layout which can cause problems for emergency vehicles. Chris said that the design allowed for emergency and fire access. Jon said that relative to the green space shown he was planning on areas for playground, soccer fields, and the like. Chris compared the expansion with the City’s General Plan. Suzanne expressed a desire to meet with the City Council and discuss exactly where the City wants to go in the future. Suzanne moved that no decision be made and the Commission seek a workshop with the City Council. Monica seconded the motion.

Preliminary Request for a Conditional Use Permit at the Old Milk Plant Factory: Ray Winn appeared before the Commission requesting a Conditional Use Permit so that he can open an organic cheese making establishment in the extreme southeast building of the old milk factory (about 500 West and 100 South). Chris moved to approve. Suzanne seconded. Vote was unanimous. The matter will now move to the City Council for ratification or rejection.

Suzanne Dent moved that the meeting be adjourned, seconded by Chris Anderson. Passed unanimously.

Meeting adjourned at 7:55 p.m.

Next meeting is scheduled for November 3rd, 2009.

Randy Jones Chair, P&Z Commission