

Richmond City Planning and Zoning Commission Meeting

Date: February 2, 2010

Place: City Offices

Members Present: Randy Jones as Chair, Commission members Chris Anderson, Daryl Black Lee Anderson, Monica Merrill 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 for the January 5, 2010, meeting were read and approved. Suzanne Dent moved to approve, seconded by Chris Anderson. Vote was unanimous.

Request to rezone back to Neighborhood Commercial a portion of the property on the southeast corner of 800 South and State Street tht was recently rezoned from Neighborhood Commercial (NC) to Residential Medium Density (RMD): Mr. Darcy Echols called earlier today, said that he had lost interest in the property and asked that this matter be removed from the agenda.

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): Mr. Jon White, who is requesting the change, repeated his earlier request from November of 2009 that was tabled until the Commission could meet with the City Council. Jon stated that his proposed lot sizes (RLD) would fit into the current market. The Commission noted that in the meeting with the City Council they did not get any type of inclination of the Council's feelings other than that the Council wants to examine the direction the City wants to go in the future but without any specifics. The Chair noted that perhaps Jon would want the Commission to table the matter and he could go to the City Council. Mrs. Vivian Christensen expressed her concern about the change since the property abuts hers. She also said that in the past she was told that the General Plan was law, and that it was only recently that she was informed that the General Plan is guidance and the Zoning Ordinance is the law. Jon was given the choice as to whether he preferred having the issue tabled now. Suzanne made the motion to table Jon's request, seconded by Lee. Vote: Aye - Suzanne, Lee; Nay - Daryl, Chris, and Monica. Motion dies. There was considerable discussion relative to the purpose and the authority of the Commission, the matching of the General Plan to the desires of the City, and whether or how much the Commission should to look towards the City Council for guidance relative to the City's future. Chris made a motion to approve the rezone, seconded by Daryl. Vote: Aye Chris, Daryl and Lee; Nay - Suzanne and Monica. The motion passed to approve the rezone from RE-2 to RLD.

Request for a Preliminary Conditional Use Permit: Mr Ray Winn, who desires the permit, was unable to attend and assigned Mr. Juan Martinez, his employee, to represent him. Mr. Winn desires a Conditional Use Permit for an organic cheese factory which he proposes to construct on property at about 600 West on 200 South, just west of the Union Pacific tracks and the City Maintenance Shop. Juan stated that the intent was to construct two buildings, one about 70' x

100', the other about 16' x 80'. Chris made a motion to approve, seconded by Suzanne. The vote was unanimous for approval.

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

Meeting adjourned at 7:40 p.m.

Next meeting is scheduled for March 2, 2010.

Randy Jones Chair, P&Z Commission