

Richmond City Planning and Zoning Commission Meeting

Date: August 6, 2013

Place: City Hall Council Chamber

Members Present: Rod Going, Chair; Commission members Monica Merrill, Sue McCormick, Zane Bagley and Jerry Kidd present. **Absent:** Kimball Judd. Council member Tucker Thatcher, and City Manager Marlowe Adkins were also present.

Meeting was called to order at 7:00 p.m. Minutes for the May 7, 2013, meeting were read and approved. Commissioner Sue McCormick moved to approve, seconded by Commissioner Monica Merrill. Vote was unanimous.

Information and Request Relative to the Subdividing of a Parcel at 295 South State to Accommodate a Second Residential Lot. Eric Ripplinger, who in conjunction with his father has purchased this lot, appeared before the Commission relative to subdividing the existing lot into two separate lots, both of which will conform to the requirements of the zone (Residential Medium Density). Eric received praise from members of the Commission for the fine clean-up work he has undertaken on the property. He said that they have removed three roll-on, roll-off bins and have more to go. Eric presented to the Commission the proposed boundary lines to create the second residential lot. He noted that the survey showed that the fence lines were off by a considerable amount, but he opted to just deed to the neighbors (Ruth Little to the east, Roger Cartwright to the north) their traditional "fence-line" boundary. In the case of the Little's property, Ruth and her deceased husband Charlie had constructed a garage many years ago in good faith that intrudes well into the Ripplinger property. Eric had adjusted the property line to go around the garage. It was noted that this was all done at no cost to either the Little's or the Cartwright's. Motion to approve the subdivision was made by Sue McCormick, seconded by Zane Bagley. Vote was unanimous.

Initial Subdivision Plan Examination Prior to Engineering Preliminary Plans for Land Bounded by 300 East, 300 North, and 500 North, and Eastwards From 300 East Approximately 713 Feet. Jon White appeared before the Commission and presented a sketch plan of his proposed White Pine Village subdivision. Mr. White had appeared before the Commission about a year and a half ago (the only Commissioner currently sitting who was present at that time is Commissioner Merrill) and received some ideas, but had also put all plans on hold until the new two million gallon water tank was completed since his proposed project would be drawing water from that source. Also present in the Commission chambers were two citizens in response to the agenda advertisement, Dixie Anderson [700 South 250 East] and David Stull [111 South 300 East]. Commissioner Merrill opened the discussion expressing her concern about the continued reduction in farmland, but stated that she was favorably impressed with Mr. White's infill usage of the land in a beneficial, positive manner. She noted that she liked this plat outline and considered it far better than the outline presented by Mr. White in the past. Dixie Anderson spoke out against any other development until she could get adequate water at her residence.

She said that she had been without any effective water pressure for over twenty years. She was adamant that not another house should be allowed until she could get some water pressure. Discussion with the Commission developed that the problem wasn't the lack of water but because her residence is so high that the water pressure from the Main Street tank (which feeds her line) was minimal. At this point the Commission cannot do anything about the water service to existing residences, but was assured of adequate water for the proposed subdivision because of the increased storage facility and a new well that will be developed in the very near future. David expressed his concern based upon his experience as a teacher and as a retired law enforcement officer. He noted that he had recently retired from work in Alaska and was a new arrival in Richmond, but didn't want to see an area that he really admires and appreciates become a potential problem area. Specifically his concerns centered on the impact of having that many new students brought into our local school system, the difficulty of law enforcement having such a relatively crowded area, and his desire to be able to live in a rural atmosphere. City Manager Marlowe Adkins, after receiving permission from the Chair, explained to Dixie and David the protocol that would be followed relative to the proposed subdivision, emphasizing that there would be a public hearing involved before the Planning and Zoning Commission made their recommendation to the City Council, and that there would be another public hearing before the City Council prior to a final decision being handed down. Commissioner McCormick asked if the lots could be adjusted in one portion of the plan to avoid a "compound" look. Mr. White stated that he had been asked by the prior Commission to adjust the street placement from where he had originally planned to this plan to enable more efficient plowing of the snow. The Commission reconfirmed that the frontage for residences in a Residential Low Density (RLD) zone, which is White Pine Village's zoning, is one hundred twenty feet (120'). Commissioner Merrill again expressed a concern that the impact on the "rural" atmosphere be minimized. Commissioner Going expressed his pleasure with the manner in which RLD zoning controls growth and fits more into the rural character. Commissioner Kidd commented that Mr. White's plan is a step in the right direction and likes the overall plan. Commissioner Bagley also spoke favorably about the sketch plan, and also stated his appreciation of hearing other opinions. He feels that Mr. White is going about this in the right way. (Since this was a "get a sense of feeling" request on the part of Mr. White, no motion or vote was in order.)

Motion to adjourn made by Monica Merrill; seconded by Zane Bagley. Vote was unanimous.

Meeting adjourned at 8:24 p.m.

Next meeting is scheduled for September 3, 2013.

