

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

**Date:** January 7, 2014

**Place:** City Hall Council Chamber

**Members Present:** Rod Going, Chair; Commission members Sue McCormick, Kimball Judd, Zane Bagley, Monica Merrill and Jerry Kidd. **Absent:** None. City 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 December 3, 2013, meeting were read and approved with a date correction. Commissioner Sue McCormick moved to approve, seconded by Commissioner Kimball Judd. Vote was unanimous.

**Presentation of Up-Dated Plans for the Proposed White Pine Sub-division to be Located Between 300 and 500 North, and East for About One Block from 300 East:** *{As a note of record, the sub-division plat layout had been submitted to Richmond City prior to this meeting, and all members of the Commission were provided an advance copy in either pdf or a hardcopy to examine prior to this meeting. Additionally, Mr. White and Mr. Sadler had met last week with City Engineer Darek Kimball and City Manager Marlowe Adkins for a pre-application meeting as required by ordinance to review the accuracy and compatibility of the proposed plans with City ordinances and design standards.}* Mr. Eric Sadler and Mr. Jon White presented the revised plans, with Eric being the primary voice. Eric noted that the plat set before the Commission contained all of the changes previously requested, and that all lots were now in conformity with the Residential Low Density requirements. He noted that Jon White is very desirous of having curb and gutter in the White Pine unit, not the engineered borrow pit alongside the streets. There is a detention pond located in the southwest portion of the project and all surface water from the gutters will be directed into that area. There are also provisions for any overflow, in the event of a heavy storm, to be further directed into an existing storm drain in place on the east side of 300 East. The plat plans also show the location of the culinary water lines and the sewer lines. Three Hundred North will be developed as a collector road from 300 East eastward to the east edge of the subdivision. There are five fire hydrants positioned in the subdivision, which complies with the State Fire Code. The culinary water line will be looped; there will be no “dead ends” to allow for accumulation of deposits in the culinary water. Commissioner Merrill expressed her appreciation to Jon White for including the curb and gutter and complimented the layout of the subdivision. The question of sidewalk being installed on the east side of 300 East was brought up, but no formal request was made. It was noted that nearly all of the residences will face into the subdivision, with the exception of two residences on 300 North and two more on 500 North. There are four others that could have the option of facing inward on the subdivision street or outward onto 300 and 500 North respectively. An inquiry relative to trees was made, but it was noted that these type of issues will be brought up after the primary plat design has been approved. City Engineer Darek Kimball noted that once the primary plat is approved, more detailed engineering including greater detail to infrastructure of all types will take place.

Commissioner Zane Bagley moved that the primary plat plan as presented be tentatively approved for the next step. Commissioner Jerry Kidd seconded. The vote was unanimous.

City Manager Marlowe Adkins stated that there would now be a public hearing on this matter at the February 4, 2014 meeting with an opportunity for further discussion and a decision to follow.

**Motion to Adjourn** made by Commissioner Zane Bagley; seconded by Commissioner Monica Merrill. Vote was unanimous.

Meeting adjourned at 7:25 p.m.

**Next meeting is scheduled for February 4, 2014.**

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Rodney Going      Chair, P&Z Commission