

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

**Date:** February 4, 2014

**Place:** City Hall Council Chamber

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

**Meeting was called to order at 7:05 p.m.** Minutes for the January 7, 2014, meeting were read and approved. Commissioner Zane Bagley moved to approve, seconded by Commissioner Jerry Kidd. Vote was unanimous.

**Public Hearing for the Proposed White Pine Sub-division to be Located Between 300 and 500 North, and East for About One Block from 300 East:** Commissioner Rod Going noted that the purpose of this meeting was to hold a public hearing for the proposed White Pine sub-division. Commissioner Kimball Judd moved that the Commission close the normal Planning and Zoning Commission meeting and move into the Public Hearing. Commissioner Sue McCormick seconded. The vote was unanimous.

Commissioner Rod Going inquired if the representatives of the White Pine sub-division had any elaboration to make before hearing comments from the public. Eric Sadler, representing Jon White who was also in attendance, stated that they have planned the sub-division to have the smaller homes on the west side of the sub-division with the structure sizes increasing as the development moved to the east. He pointed out the location of the detention pond and commented that they would like to see that serve the dual purpose of also being a small park, but they would be interested in having the City take over the maintenance of that property since there will not be a Home Owners Association. Commissioner Rod Going stated that discussion of that issue should be deferred until after the Commission was out of the public hearing phase. Eric also noted that there would be sidewalk, curb and gutter on both 500 North and 300 North from 300 East to the east terminus of the subdivision since homes on each of those streets will be facing out onto the respective street. John Henson inquired as to whether or not the City had enough capacity for sewer and water in that area for that many (forty-one) new residences. City Engineer Darek Kimball responded that he had run both the sewer and the culinary water models and that there was sufficient capacity at this time, although the sewer capacity is getting close. In response to an inquiry by Commissioner Going there were no further comments or questions from the public.

Commissioner Jerry Kidd moved that the public hearing be terminated and that the Commission move back into the regular meeting. Seconded by Commissioner Zane Bagley. Vote was unanimous.

Commissioner Sue McCormick expressed her desire that a sidewalk also be established by the developer along the east side of 300 East between 300 and 500 North. She noted that the increased population brought in by the subdivision would logically increase the amount of foot traffic; there should be a sidewalk so that people wouldn't be walking out on an already busy

street. Eric replied that the developers didn't want to be involved on the City right-of-way aside from the necessary culinary and sewer connections to the current respective main lines. Discussion continued both in favor of and of a more neutral stance towards some type of walk. It was noted that perhaps a trail could be established on the 300 East right-of-way, but that still left undetermined as to suitable surfacing, width, and who would bear the cost and the responsibility of maintenance. Commissioner Zane Bagley commented that he thought it would be nice to have a sidewalk, but he didn't know how such a development could be enforced. Commissioner Sue McCormick said that she thought that at least the concept should be visited by the City Council. Commissioner Jerry Kidd agreed with that comment, but also noted the earlier comment as to who would pay for it? Commissioner Zane Bagley discussed further the concept of the retention pond being a playground. It was noted, according to the plans, that there would be an area of about thirty-thousand square feet, give or take, with a depth of about three feet. Commissioner Kimball Judd inquired as to what would happen if the City didn't assume care of that area. Jon White suggested that the question was something that would have to be discussed and decided upon by the City Council. Until then no one would know.

Commissioner Sue McCormick made the motion: "It is moved that the White Pine subdivision plat be forwarded to the Richmond City Council with a recommendation of approval and also recommending that the City Council consider the addition of a sidewalk or trail along the east side of 300 East between 300 and 500 North." Motion seconded by Commissioner Kimball Judd. Vote was unanimous.

**Motion to Adjourn** made by Commissioner Zane Bagley; seconded by Commissioner Jerry Kidd. Vote was unanimous.

Meeting adjourned at 7:33 p.m.

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

---

Rodney Going      Chair, P&Z Commission