

**Richmond City Planning and Zoning Commission Meeting**

**Date:** May 5, 2015

**Place:** City Hall Council Chamber

**Members Present:** Rod Going, Chair; Commission members Monica Merrill, Sue McCormick, Zane Bagley and Jerry Kidd. **Absent:** Kimball Judd. 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 April 7, 2015, meeting were read and approved. Commissioner Jerry Kidd moved to approve, seconded by Commissioner Sue McCormick. Vote was unanimous.

**Initial request to establish a gardening related business at approximately 300 West and 600 South:** David Moncastle, owner of Garden Gateway in Hyde Park, expressed his desire to the Commission to expand his business and is looking at property owned by Daryl Black on 600 South. David, or “Moose” as he prefers to be called, is here to investigate the possibilities of such a business, what conditions and restrictions might exist, and generally measure the potential of such a business at that location before actually purchasing the property. His business is both wholesale and retail commercial in nature. He presented a chart showing his proposed location of greenhouses, which will be the only structures involved. He will have a large greenhouse which will be climate controlled, and then some smaller “cold frame” buildings that do not have the heat retention capabilities. There will be additional open to the air spaces that will be farmed for associated products. Commissioner McCormick expressed some concern about the use of fertilizers and other products with seepage into the ground since this property is immediately adjacent to the City well on 600 South. Council member Tucker Thatcher also remarked that although the well is not being operated now, we must comply with the well protection zone and think towards the future. Commissioner McCormick inquired as to rest room facilities. Moose said that he uses “porta-potty” facilities at the Hyde Park location, and that if he had to put in a sewer main he would not have the financial resources to consider this location. The same would hold true if he was required to pump sewage uphill to the sewer main on 200 West. Further discussion centered on his operation, and he indicated that only the greenhouse would have a concrete floor, all the rest of the planting and bedding areas would be on the native soil. City Manager Marlowe Adkins, who had to excuse himself from much of the above discussion, re-entered the chambers in time to hear some of the discussion about the well protection zone. Because he ran the City culinary water system for a period of years, and is familiar with State and EPA regulations, the City Manager interjected relative to some of the rules that must be observed. Specifically, there would be a fifty foot (50') arc around the actual well house in which no activity could take place whatsoever. Secondly, he expressed concern that the parking lot would be gravel in that this would allow automobile petroleum products (gas, oil, antifreeze) seepage into the ground which could contaminate the well source to the point that the ground water would be unusable. The Commission conducted additional general discussion relative to the need for a retention pond with associated channeling.

Commissioner Monica Merrill made the motion that the City Manager put Mr. Moncastle in contact with the City Engineer Darek Kimball to discuss the potential contamination problem at the well site, that the Commission forward this matter to the City Council without comment except noting that the proposed business does conform with the current zoning of Planned

Industrial Commercial (PIC). Seconded by Commissioner Zane Bagley. Vote was unanimous.

**Application for a sign illumination up-grade at the Maverik business:** Todd Meyers, representing Maverik, requested that the sign currently in place at the Maverik business on the corner of 200 West and Main Street be up-graded from the current rotary-mechanical unit to a new LED means of showing the fuel prices. He noted that with the recently completed up-grade of the facility (new), the rotary-mechanical system could be readily installed without having the multi-month delay to obtain a permit to utilize the LED system. The LED is desirable because the corner is so “light” with all of the street lights (four installed by UDOT on the corner above the traffic signals, two decorative lights installed by the City in conjunction with the City improvement when the highway [200 West] was widened). The LED’s will stand out and can be seen much easier by the driver, reducing the distraction time. The fuel will be shown in red, diesel will be shown in green, which is more rapidly discernable by a driver. The illumination intensity will comply with our sign portion of the Land Use Development Management ordinance, and the brilliance factor is automatically adjusted.

Commissioner Zane Bagley moved to approve, Commissioner Sue McCormick seconded the motion. Commissioner Monica Merrill abstained from voting as she is an employee of Maverik. The vote was three in favor, one abstention, none opposed.

**Motion to Adjourn** made by Commissioner Sue McCormick; seconded by Commissioner Zane Bagley. Vote was unanimous.

Meeting adjourned at 7:45 p.m.

**Next meeting is scheduled for June 2, 2015**

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Rodney Going      Chair, P&Z Commission