

Richmond City Planning and Zoning Commission Meeting

Date: October 3, 2006

Place: City Offices

Members Present: Brent Webb in the Chair, Commission members Rod Anderson, Randy Jones, Suzanne Dent, and Daryl Black; Allen Lundgreen - City Council representative; Marlowe Adkins - City Manager.

Members Absent: Lee Anderson

Minutes of the August meeting were read and approved with one error corrected. No meeting was held in September due to lack of business, hence no minutes for that month.

Modification of boundaries of two lots in Richmond Hills sub-division: Brandon Ames, who was not present, requests that the boundaries of Lots #1 and #5 of the Richmond Hills sub-division be modified. The owner of Lot #1, 144 East 250 South, wishes to purchase the rear of Lot #5, 863 South 100 East. Commission examined a plat drawing of the area, showing the proposed changes. Lot #5, under this arrangement, will not be reduced in size below that required for the zoning.

Commission by unanimous vote approved this change and referred it to the City Council

Initial Request for re-zoning property from A-10 to RMD: Garret Mansell and Josh Wright, of the Stewart Land Group, put an initial question as to whether properties owned by Betty Hendricks and located north of White Pine Middle School (fronting U. S. 91 - 200 West) would be considered for rezoning from the current one home per ten acres to Residential Medium Density with one home per 10,000 to 14,500 square feet. The Commission inquired about highway access, water, sewer, and fire protection. After discussion between Mansell and Wright and the Commission, the Commission stated that they would be willing to listen to a formal proposal for re-zoning. Mansell and Wright will be put on the November 7th agenda for this purpose.

Briefing on Annexation of land: The City Manager briefed the Commission as to the status and progress of approximately 200 acres of land north of the current City limit that desires annexation. He went through the required steps, by Utah Code Annotated and Richmond City Ordinance, and noted to what point the process had progressed. It was noted that the purpose of this briefing is to enable the Commission to be prepared should the property owners seek future development. Jerry Woodland, a citizen who lives outside of Richmond but adjacent to the property seeking annexation was invited to make any comments that he so desired. No action was required on the part of the Commission at this time.

Commission adjourned at 8:00 p.m.

Next Scheduled Meeting: November 7, 2006