

Richmond City Planning and Zoning Commission Meeting

Date: April 3, 2007

Place: City Offices

Members Present: Randy Jones acting Chair, Commission members Daryl Black, Lee Anderson and Chris Anderson present; Allen Lundgreen - City Council representative, and Marlowe Adkins, City Manager, present. Brent Webb and Suzanne Dent excused.

Meeting was called to order at 7:10 p.m. Minutes of the March 6, 2007 meeting were read and approved. Motion made by Daryl, seconded by Lee, approved unanimously.

Request for Minor Sub-division: Steve Shill, following up on the general inquiry made in his behalf at the March 6th P&Z meeting, presented his request to sub-divide property that he owns on the southeast corner of 100 East and 300 South. He provided an engineered and properly surveyed plat showing the location of the original, existing home (which will consist of one property) and the proposed three new properties. Commission members reviewed this plat, satisfied themselves that all zoning requirements were met insofar as frontage and minimum number of square feet within each of the to-be-created four properties. When asked, Steve said that he has five (5) shares of Richmond Irrigation Company water. The Commission, in keeping with the City Ordinance 2007-2, asked for and received assurance that all five shares would remain with the land. Steve expressed his desire to keep two shares for the property that he will be building upon, with one share going to each of the other three properties, including the one with the current house. Daryl moved that the request be approved providing a minimum of one irrigation share accompany each property. Seconded by Lee. Approved unanimously. This action will be forwarded to the Richmond City Council recommending approval with the irrigation shares stipulation.

Informal inquiry: Council member Allen Lundgreen stated that he had been approached by a third party interested in buying a portion of land currently owned by Pat Lewis (Tax Number 09-082-0044) about 600 South and 250 East. After looking at the plat maps for the area, there are a couple of questions. First, uncertainty that there is sufficient frontage to allow a sub-division of that property number, second, a question as to whether or not there were stipulations regarding further sub-dividing when Curt Chesley developed the original sub-division; and lastly, whether or not this would create a "flag lot." Being a non-agenda item, this was strictly an informal discussion.

Commission adjourned at 7:30 p.m. upon a motion made by Lee and seconded by Daryl, vote being unanimous.

Next Scheduled Meeting: May 1, 2007.

Brent Webb

Chair, P&Z Commission