

Richmond City Planning and Zoning Commission Meeting

Date: May 1, 2007

Place: City Offices

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

Meeting was called to order at 7:03 p.m. Minutes of the April 3, 2007 meeting were read and approved with corrections. Motion made by Suzanne, seconded by Randy, approved unanimously.

Request for a single-home sub-division: Royce McRae and Patrick Lewis appeared before the Commission to request a division of the Lewis property, Tax Number 09-082-0044, located at approximately 700 South and 250 East. Patrick wanted to split the property into two parcels of about two acres each so that Royce could build a home. Patrick also noted that he had hired a survey to be done of the property but it had not been finished in time for tonight's meeting. The Commission, having looked at the plat concerned, noted that this area is zoned Residential Estate Two Acres (RE-2) which requires a frontage of 250' on a City street for each dwelling. Inasmuch as Patrick only has 345.22 feet of frontage on 250 East, a legal split of the property would be impossible. The Commission discussed the requirements of the Zoning Ordinance, including (in response to a question by Patrick) that he would not be eligible for a re-zone of his property to a higher density as the ordinance requires a minimum of five acres for a re-zone consideration. Suzanne also noted that re-zones should conform to the General Plan as well as consideration for the desires of neighbors. Since the immediate surrounding area is RE-2, even if the five acres were available it might still be difficult to reduce property zoning requirements and maintain the desire of the neighborhood. Daryl mad a motion that the request be denied, seconded by Randy. The vote was unanimous.

Commission adjourned at 7:35 p.m. upon a motion made by Suzanne and seconded by Lee, vote being unanimous.

Next Scheduled Meeting: June 5, 2007.

Brent Webb Chair, P&Z Commission