

Richmond City Planning and Zoning Commission Meeting

Date: April 6, 2010

Place: City Hall Council Chamber

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

Meeting was called to order at 7:00 p.m. Minutes for the March 2, 2010, meeting were read and approved. Daryl Black moved to approve, seconded by Suzanne Dent. Vote was unanimous.

Conditional Use Request - Dog Kennel: Eileen Miller: Eileen Miller, who lives at 60 North 200 East, appeared to request a dog kennel conditional use license. She was unaware of the requirement for a kennel license if more than two dogs were at a residence. When she licensed the third dog she became aware of this requirement and submitted the request. Her property totals 21,230 square feet, thereby meeting the property size requirements, and she submitted a letter signed by all adjacent neighbors agreeing to the kennel. Suzanne Dent moved that it be approved, seconded by Chris Anderson. Passed unanimously.

Conditional Use Request - Dog Kennel: Kevin Dodge: Jared Dodge called the office yesterday (April 5th) and asked that this request be removed from the agenda as their third dog will be leaving within the week.

Citizen Inquiry Relative to a Possible Land Purchase for a Residential Structure: Justin Lewis, who is the City Recorder, appeared before the Commission to determine the proper course of action relative to the possible purchase of property for a new residence. He recently sold his current home in Richmond and has a couple of options to build again with the City. One of his possible locations is on property currently owned by Karren Erickson, mother of City Council member Paul Erickson. Because of the potential of harmful rumors, Justin wanted to be sure that should he proceed in this direction his actions would be above reproach. Paul Erickson was also present at the meeting. The land Justin is looking at is located on the west side of 300 East between 300 and 500 North. It was re-zoned by Karren Erickson last year from a mix of RE-2 and A-10 to RMD. Paul has obtained one lot of some two plus acres, Karren wishes to retain another lot of approximately the same size, Justin is considering purchasing another lot of approximately two acres, plus or minus, and Justin's brother, Shane, is considering purchasing the remain land which would be about four acres, plus or minus. Suzanne suggested that the parties involved might want to consider rezoning to Residential Estate Two Acres (RE-2) to ensure more homes were not build in that area since none of the parties want more residences on that land. Justin also had questions relative to whether or not a sidewalk would be necessary. Considerable discussion was conducted within the Commission as well as with Justin and Paul relative to the sub-division issue. The Utah Legislature requires a sub-division status with the establishment of the third home on an original property tax number. Following a discussion of nearly a half hour in

length, Justin thanked the Commission for their information. This was an information session and no decision was requested or given.

Suzanne Dent moved that the meeting be adjourned, seconded by Chris Anderson. Passed unanimously.

Meeting adjourned at 7:45 p.m.

Next meeting is scheduled for May 4, 2010.

Randy Jones Chair, P&Z Commission