

Richmond City Planning and Zoning Commission Meeting

Date: August 3, 2010

Place: City Hall Council Chamber

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

Meeting was called to order at 7:20 p.m. Minutes for the June 1, 2010, meeting were read and approved. Suzanne Dent moved to approve, seconded by C.J. Sorenson. Vote was unanimous.

Initial request for a rezoning from one residence per ten acres of agricultural land (A-10) to Highway Commercial (HC) near the north edge of the City limits on U. S. 91 aka 200 West. Mr. Clinton Housley, who made this request, contacted the City Office yesterday and said he was no longer looking at that property. This issue was not discussed.

Request for clarification on the location of a swimming pool on residential property. No one came before the Commission on this item. This issue was not discussed.

City Council request for input from the Commission relative to “sheds” located at the south gateway to the City: Mr. Spencer Jensen, who constructed two small buildings of less than 200 square feet each, appeared before the Commission. Ms. Terrie Wierenga, a member of the Richmond City Council, was also present to assist in providing information and reconciling the status of these buildings. A brief background was provided relative to the origin of the sheds including the facts that individually they are small enough not to require a building permit, that they were originally placed on a lot in the Ripplinger Trailer Court, that because of the size the City could not allow them to remain in that location, and their subsequent movement to the property owned by Robert Borg that Spencer is renting at the south end of the City near the City Limit on 200 West (U.S. 91). Additionally, since they were not constructed under any type of building code inspection, neither structure is to be inhabited but is restricted to a storage type unit. Originally Spencer desired to use one for an office, the other for the storage of supplies and some light construction associated with his work.

Spencer stated that he has located office space in Logan, so he no longer desires to establish an office in either of the sheds. Right now he wishes to use the structure closest to the highway as a shed, and would like to sell the other building. He has installed a fence to protect his 22 month old child from wandering out towards the highway when she is with him on-site. After discussion it was decided that he could have a standard fence for protective purposes. Additionally, he will be allowed 60 days from the formal notification by the Commission (probably the very first of next week) in which to clean up the property, i.e., neaten the various materials equipment around the sheds to be less offensive to public view, weatherize the two sheds to prevent damage of contents caused by rain, and set up a temporary “For Sale” sign relative to the one building. Ms. Wierenga will assist in developing a formal notification to be signed by Mayor

Hall relative to the Commission's decision. Suzanne Dent moved to approve these provisions, seconded by C. J. Sorenson. Vote was unanimous.

Motion to adjourn made by Suzanne Dent, seconded by C. J. Sorenson. Vote was unanimous.

Meeting adjourned at 7:45 p.m.

Next meeting is scheduled for September 7, 2010.

Chris Anderson Chair, P&Z Commission