

Richmond City Planning and Zoning Commission Meeting

Date: December 7, 2010

Place: City Hall Council Chamber

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

Meeting was called to order at 7:12 p.m. Minutes for the November 9, 2010, meeting were read and approved. Daryl Black moved to approve, seconded by C. J. Sorenson. Vote was unanimous.

Presentation for a Proposed Subdivision East of 300 East and between 300 North and 500 North Following the Tabling of This Matter at the November 9, 2010 Meeting. Jon White reappeared before the Commission to reintroduce his plans for White Pine Village, a subdivision of at least 44 lots with Residential Low Density zoning. The Commission noted that before a final permit could be issued it would be necessary for a water model to be conducted by the City Engineers. Jon acknowledged that this would be required. City Engineer Darek Kimball was also asked about the need for a sewer study and he noted that a member of the City Council had inquired about this in the past. Darek also noted, in response to a question by Jon, that the preliminary plat giving the number and location of the proposed residences would be sufficient for the water model. Monica expressed concern that the Commission needed to be certain that sufficient water would be available before approving any subdivision. Darek responded that he felt the new two million gallon water tank would suffice without any problem. He also noted that the probable completion of that tank wouldn't occur until early fall of 2011. Council member Allen Lundgreen commented to the Commission that the City Council would be working with J*U*B Engineers to establish a payment schedule for engineering required such as the water model and sewer evaluation, that the Council would handle that part of the subdivision process. Daryl Black made the motion that the Planning and Zoning Commission give tentative approval to the White Pine Village sub-division. Seconded by C. J. Sorenson. Vote was Daryl Black and C. J. Sorenson aye; Monica Merrill nay.

Citizen Questions Relative to Animal Rights, Fencing, and Set-back on Property Currently Owned. Larry Dunkley discussed with the Commission two separate property questions. He currently lives at 209 South 200 East and has traditionally had horses on his property. Both horses were now deceased, and he wanted to ensure that he could put animals on the property in the future through a "grandfathering" concept. The Commission assured him that this would be possible in the future; however, he cannot subdivide that property or there would not be enough square footage to qualify for animal rights. He stated that he also desired to establish a privacy fence at that residence and asked about any regulations. The Commission advised him that the maximum height for a fence was six feet unless it bordered a driveway and which point it would have to be reduced to forty-two inches to allow driver visibility. Larry also owns property east of 200 East on 200 South that he is considering building a home upon in the future. His questions centered on set back and relationship to existing sheds on that parcel. The Commission advised him that the set-back had to be a minimum of thirty feet back from the front property line with a minimum side setback of fifteen and ten feet. Monica, in response to a question by Larry wondering if a twenty-seven foot setback would be adequate, stated firmly that the ordinance calls

for a thirty foot setback and that could not be waived. Existing sheds could not be closer than ten feet from the residence due to fire code separation requirements. Larry thanked the Commission for their time and stated that he wanted this information in the minutes should any questions come up in the future. Chris noted that what they said was in keeping with current ordinances and he could not speak for any changes that might be instituted by the City Council in the future.

Motion to adjourn made by C. J. Sorenson, seconded by Daryl Black. Vote was unanimous.

Meeting adjourned at 7:35 p.m.

Next meeting is scheduled for January 4, 2011.

Chris Anderson Chair, P&Z Commission