

## **Richmond City Planning and Zoning Commission Meeting**

**Date:** August 2, 2011

**Place:** City Hall Council Chamber

**Members Present:** C. J. Sorenson acted as Chair Pro-tem, Commission members Daryl Black, Monica Merrill, and Rod Going present. Lee Anderson and Chris Anderson were absent. Allen Lundgreen, City Council representative was unable to attend. Marlowe Adkins, City Manager, present.

**Meeting was called to order at 7:00 p.m.** Minutes for the July 5, 2011, meeting were read and approved. Rod Going moved to approve, seconded by Daryl Black. Vote was unanimous.

**Inquiry relative to construction of a new residence or residences on property bounded by an existing residence with a lane for access, North Cache football field, Lower Foods, and 200 West:** Crystal Burningham, accompanied by her husband Gary, inquired of the Commission about developing property she already owns, County Property Tax Number 09-084.2-0062. Crystal stated that her mother-in-law, Marilyn Burningham, lives in the residence just east of her property, with that residence being serviced by a lane coming south off of 600 South. Marilyn has already given Crystal approval to use the lane should Crystal build on the property under consideration. Crystal also stated that she had been in dialogue with UDOT and that there was a designated access coming off of 200 West (U.S. 91) in the UDOT plans. The property in question is just over three acres. The Commission first discussed whether or not this lot would constitute a flag-lot situation. All Commissioner's agreed with Daryl Black that a flag-lot would not be allowed; however access from 200 West (U.S. 91) would eliminate this problem. The second major issue centered on access for water and sewer. Crystal, in her discussions with UDOT, has ascertained that UDOT will allow a connection with the sewer on the west side of 200 West (U.S. 91) by boring, but will not allow the road surface to be cut. Another option would be to access the 600 South sewer line by going along the existing lane. Monica Merrill expressed considerable concern that the Commission make the proper decision after considering all aspects of the water, sewer, and vehicle access. Crystal also noted that a second option would be to divide the property in half, with two frontages on 200 West. That brought into question whether or not the sewer system could handle two connections at this point due to heavy pressure on the main between the volume from Lower Foods and the North Cache 8<sup>th</sup> and 9<sup>th</sup> Center. It was determined that the Commission needs specific engineering data on this issue. Commissioner Monica Merrill moved to table this issue until the September 6<sup>th</sup> meeting in order to obtain engineering data from the City Engineer. Seconded by Rod Going. Vote was unanimous.

**Motion to adjourn** made by Daryl Black; seconded by Rod Going. Vote was unanimous.

Meeting adjourned at 7:50 p.m.

**Next meeting is scheduled for September 6, 2011.**