

Richmond City Planning and Zoning Commission Meeting

Date: September 6, 2011

Place: City Hall Council Chamber

Members Present: Chris Anderson, Chair; Commission members, Monica Merrill, C. J. Sorenson and Rod Going present. Daryl Black and Lee Anderson were absent. Allen Lundgreen, City Council; Marlowe Adkins, City Manager, present.

Meeting was called to order at 7:10 p.m. Minutes for the August 2, 2011, meeting were read and approved. C. J. Sorenson moved to approve, seconded by Rod Going. Vote was unanimous.

Hear a presentation relative to having a restricted animal as a pet within the City Limits: Cam & Reesa Sparrow [130 North 200 East] have had a pig for about eighteen months as a pet for their children. Cam stated that they did not know about the restriction against pigs in the City until just recently. It is a “pot-bellied” pig and is not what would be considered a “farm or commercial” animal. It is a “laid-back” breed. It is fed a special food and does not emit offensive odors. Cam has two acres of land with two goats in addition to the pot-bellied pig. He wants to adhere to the law, which is why he is here tonight. Commissioner Merrill expressed support for the Sparrows. She is their neighbor and seconded the fact that the pig does not cause any type of a problem, either with smell or living conditions. She said a number of people walking by will stop to look and the pig. Commissioner Going stated that he seemed to be a pet rather than a production issue. After further discussion the Commission decided that since the Land Use Development and Management Act for Richmond City is being up-dated, it would be appropriate to issue a Conditional Use Permit for a one-year period. Monica so moved, seconded by Rod. The vote was unanimous. The matter will be forwarded to the Richmond City Council for their ratification.

In conjunction with this matter, Commissioner Sorenson moved that the Commission forward a request to the Richmond City Council that this issue be covered in the near future. Monica seconded the motion. Vote in favor was unanimous.

Brief explanation of the water model and sewer model the City and Commission have access to when making associated decisions: The City Manager presented a brief explanation to the Commission relative to Utah Drinking Water Rule R309-511-5 which requires all water systems to have in place, effective December of 2009, a computer water model to ensure any new subdivisions will not negatively affect the current customers drinking water supply or pressure. He also noted that Utah Code Annotated Title 10, Chapter 9a, Section 103 (UCA 10-9a-103) defines a subdivision as “two or more” lots. With this definition, combined with R309-511-5, if one lot is subdivided with the addition of one additional residence or business, the water model rule would be “triggered.” Keeping that in mind, however, it is possible that should a property owner seek to put a single residence on a piece of land that was not split in any manner, he/she would only have to get the building clearance and building permit from the City without appearing before the Commission or needing the water model to be activated. He also explained that the City engineers (J*U*B Engineers) have already put into place a water model and the City has asked that they also put together a sewer model. Neither has been formally approved by the City Council (although the water model has been used previously and the sewer model was used in response to a question concerning the next agenda item) at this time, but it is anticipated that they will be shortly.

Re-opened an 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 that was tabled for additional information at the August 2nd meeting: Crystal Burningham, accompanied by her husband Gary, inquired of the Commission if the needed sewer information had been received relative to the developing of property she already owns, County Property Tax Number 09-084.2-0062. She was advised that the sewer model showed that the influx of sewage from two residences onto the 200 West line would be insignificant. It made no difference if the sewage lateral went directly to the 200 West line or if it went via the 600 South line. She sought clarification should she purchase her mother's property, Marilyn Burningham, whose property is directly east and adjoining to Crystal's. Commissioner Merrill re-introduced concerns relative to emergency vehicle access and Crystal said that she had spoken with both County Fire Chief Rod Hammer and with Richmond City Fire Chief Lyle Bair. Both indicated that if she had an access coming off of 200 West there wouldn't be a problem as long as she either had a "T" adjacent to her home or a connection with the present lane that feeds north onto 600 West. Their biggest concern was access to a fire hydrant. There was a question as to whether there will be one or two residences. Crystal said that they weren't ready to make a specific decision at this point, that they are just assembling information. When the question of whether or not a commercial business could be put on the property, it was noted that such a business would totally change the dynamics relative to the sewer and they may find themselves unable to meet the same "status" as a residence. Crystal inquired as to animal rights and was informed that with two acres of land animals would be permitted but the number would be determined by current ordinance. Crystal thanked the Commission for their information.

Motion to adjourn made by C. J. Sorenson; seconded by Rod Going. Vote was unanimous.

Meeting adjourned at 8:05 p.m.

Next meeting is scheduled for October 4, 2011.

Chris Anderson Chair, P&Z Commission