

Richmond City Planning and Zoning Commission Meeting

Date: November 1, 2011

Place: City Hall Council Chamber

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

Meeting was called to order at 7:38 p.m. Minutes for the September 6, 2011, meeting were read and approved. Rod Going moved to approve, seconded by Daryl Black. Vote was unanimous.

Request to extend and modify an existing variance for a home at 66 West 200 South: Kent Johnson spoke with the Commission relative to a home that he currently occupies that was built with a variance for a non-conforming frontage property width some thirty-plus years ago. When the property was sub-divided (prior to Kent and his wife purchasing the home) it was allowed to have a frontage of eighty (80) feet instead of the normal ninety (90) feet. He is interested in building a double-car garage on the east side, but wanted to discuss the feasibility first with the Commission. The side yard width on the west side is thirteen (13) feet with an east side yard of twenty-seven (27) feet. The house is forty (40) feet wide.

The Commission noted that fire and building codes require a minimum of ten (10) feet on one side and fifteen (15) feet on the other for side yards. The west side yard would fulfil the ten foot requirement, but when a double-wide garage is added to the east side it would only leave a side yard of perhaps four to six feet.

Further discussion centered on the possibility of his building a garage behind the house, which would be “do-able” with the yard space he has; however, Kent noted that he is seeking to avoid increasing the amount of surface that he’d need to clear of snow during the winter. Without formal vote, the Commission advised Kent that a formal request would have to be denied due to current code. Kent was very congenial on this matter and noted that neither he nor the current Commission caused the problem. He noted that there are other residences in the City that will eventually face the same question should they decide to add a garage, but he was satisfied that he’d received the information he sought.

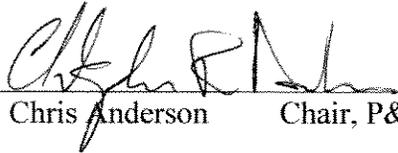
The City Manager advised the Commission that a search for either P&Z or Variance minutes for the time period when Kent’s home was built was unsuccessful so we have no information behind the original variance decision.

Request for a Conditional Use Permit at 204 East Main: The City Manager advised the Commission that the party involved with this item has decided not to pursue his business in Richmond and does not want a conditional use permit.

Motion to adjourn made by Daryl Black; seconded by Monica Merrill. Vote was unanimous.

Meeting adjourned at 7:53 p.m.

Next meeting is scheduled for December 6, 2011.


Chris Anderson Chair, P&Z Commission



Clarification Note: The meeting agenda scheduled this meeting to begin at 7:00 p.m.; however, both Commissioner's C. J. Sorenson and Tucker Thatcher were out of town and Commissioner Monica Merrill was involved with a business meeting. Mr. Kent Johnson readily agreed to wait until Monica Merrill was available to leave her meeting and get to the Council chambers for the Planning and Zoning Commission meeting, thereby establishing a legal quorum that could conduct business. There wasn't any objection from the other Commissioner's or the member of the press present, hence the delay in the beginning time of the meeting.