

**Richmond City Planning and Zoning Commission Meeting**

**Date:** December 1, 2015

**Place:** City Hall Council Chamber

**Members Present:** Rod Going, Chair; Commission members Zane Bagley, Randy Fischer, Jessica Dunyon and Jerry Kidd. **Absent:** Kimball Judd. City Council member Tucker Thatcher, and City Manager Marlowe Adkins were also present.

Commissioner Jessica Dunyon was introduced and welcomed as our new Commissioner. Former Commissioner Monica Merrill completed her second appointed term as a Commissioner in November.

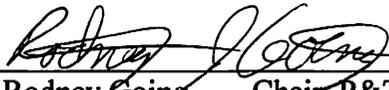
**Meeting was called to order at 7:05 p.m.** Minutes for the October 6, 2015, meeting were read and approved. Commissioner Jerry Kidd moved to approve, seconded by Commissioner Zane Bagley. Vote was unanimous.

**Initial presentation for a multiple family dwelling at approximately 375 West Main:** Mr. Doug Poole, who has been working with the City Office for about three months, gave the background on his purchase of the land formerly owned by Claine and Beth Skidmore (deceased) on the corner of Main Street and 400 West. The former residence was sold to a different party, and Doug purchased what had been the barn and dairy parlor portion of the property. Prior to coming before the Commission, he had insured that there was sufficient distance between his proposed MFD and the closest MFD which is east of the corner of 100 South and 100 West. The measured distance of 2,547 feet exceeds the minimum requirement of 2,000 feet contained in the Land Use Development and Management Ordinance. He stated that there is a frontage on Main Street of 245 feet. Doug presented a sketch of how he intends to develop the land with three apartments facing Main Street and possibly two addition “basement” apartments that would be accessed from the south side of the property (rear). He will maintain a lawn area all around the complex, but also provide “back yard” space for the residents to utilize as they see fit - a semi-private yard space. Because Main Street at this point is part of State Route 142, he must adhere to UDOT regulations for ingress/egress. He will be meeting with Jeff Gilbert and UDOT representatives tomorrow morning on this matter. The final plan will have to comply with UDOT regulations, so he cannot give us an entirely accurate picture relative to this issue. He has a dual objective of obtaining a bit of retirement income while providing decent housing. Commissioner Jerry Kidd inquired about the basement apartments. Doug said that he is just considering two but hasn’t made the final decision as yet. He has included in the layout of the property an area for open air, canopy protected parking spaces at the southeast side of the property. These spaces would be for the basement apartments at the ratio contained in LUDMO while the three surface apartments have built-in garages. Commissioner Jerry Kidd stated that he liked the design presented in the accompanying photos that Doug provided. Commissioner Rod Going stated that he is familiar with residences that Doug had taken the pictures of, and commented that they do not stand out like apartments, rather they look like individual homes (examples are physically located in Smithfield). Commissioner Zane Bagley stated that it is readily apparent that Doug complies with all of our ordinance requirements and made the motion to approve Doug’s plans and pass him to the City Council. Commissioner Jessica Dunyon seconded. Vote was unanimous.

**Motion to Adjourn** made by Commissioner Jerry Kidd; seconded by Commissioner Jessica Dunyon. Vote was unanimous.

Meeting adjourned at 7:25 p.m.

**Next meeting is scheduled for January 5<sup>th</sup>, 2016**

  
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Rodney Going      Chair, P&Z Commission