

Richmond City Planning and Zoning Commission Meeting**Date:** January 5, 2016**Place:** City Hall Council Chamber**Members Present:** Rod Going, Chair; Commission members Zane Bagley, Kimball Judd, Jerry Kidd, Randy Fischer, and Jessica Dunyon. **Absent:** None. City Council member Tucker Thatcher and City Manager Marlowe Adkins were also present.

Meeting was called to order at 7:07 p.m. Minutes for the December 1, 2015, meeting were read and approved after the correction of one error. Commissioner Jerry Kidd moved to approve, seconded by Commissioner Kimball Judd. Vote was unanimous.

Query as to establishing a gift shop in a temporary structure to be located at approximately 61 West Main on residential property: Lorna Caldwell nee Robinson, who now resides at 63 West Main, desires to utilize a pre-built shed with entrance porch as a gift shop. She would like to place the structure on the east side of the residential property, near the access drive that circles the neighboring business, LD's Café. There would not be any water or sewer associated with the structure, and she would gain power from an extension cord running between the residence and the shed/gift shop. The structure that she is looking at measures approximately 10' x 20'. Marlowe provided to the Commission information relative to fire separation data – 10' between the nearest point of the temporary structure and the nearest point of the residence – as well as reviewing the "outbuilding" regulations contained in Richmond City code. Commissioner Rod Going stated that he was disturbed by the use of an extension cord for the power source. Commissioner Randy Fischer noted that a business license might be a problem with a temporary structure. Jane Larsen, related by marriage to Lorna, participated in the discussion as she is very familiar with the residence. Rod inquired if the intention was for a seasonal or year around business. Lorna responded that it would be a year around business. Randy noted that heating in the winter would be a problem without a regular electrical connection. After considerable discussion relative to distances involved, Randy noted that it might be more practical to seek a home business license and work out of the garage. Kimball stated that we really needed to have accurate measurements to know what we were working with. Commissioner Zane Bagley moved that this question be tabled to enable more accurate information to be obtained. Seconded by Commissioner Jessica Dunyon. Vote was unanimous and the issue will be put on the February agenda.

Initial request concerning the re-zoning of land currently zoned Residential Medium Density (RMD) to Manufacturing – Light Industrial (MLI) in the area of 200 South west of 200 West for the ultimate purpose of establishing a multi-bay storage facility: Curtis Knight spoke relative to his interest in purchasing property currently owned by the Robinson family bearing the Property Tax Number 09-050-0037 which is currently up for sale. Curtis acknowledged the fact that the property is currently zoned RMD but also was correct in his understanding that the eastern portion of the property is included in an automatic re-zone to Highway Commercial (HC) for a distance of 330' from 200 West toward the west. The automatic rezone takes place should a business wish to develop on the property involved. He desires to have enclosed storage units as well as some open-air storage space for items such as vehicles during the winter season. He has had considerable experience in the business including having small businesses utilize temporary storage in this type of unit so they can have the

necessary items in close proximity to the business. He is also thinking about purchasing the rest of this property (PTN 09-050-0037) west of the land already dedicated for a future 300 West but he would want to keep it with the RMD zoning and engage in residential development. His son, Corrick Knight, stated that all of the above was a result of careful market analysis.

Commissioner Jessica Dunyon inquired as to the land size to be rezoned. There is 5.4 acres involved that they want rezoned at this time. It was also noted that a residence for the facility manager would be included. Curtis said that the current Robinson residence might be included in the sale. Commissioner Randy Fischer inquired if Curtis or Corrick had spoken with the homeowners along the south side of 100 South and whose backyards would be adjacent to the storage units. Commissioner Kimball Judd also wanted clarification that they can split the re-zone. Randy again asked if the current property owner, Greg Robinson representing the family trust, would sell the current residence in this deal. Curtis said that it had been discussed and could be used as the facility manager's residence. Commissioner Jerry Kidd stated that he likes this idea, but the existing home could matter. Jessica agreed that it sounds like a good idea. Randy stated that he'd feel more comfortable if discussion took place first with the existing residents along 100 South. Randy wondered if we should table the issue and have a discussion. He is not opposed to the concept, but does want input from the existing homeowners. Curtis said that they are more than willing to put in a fence along the residential backyards. Jessica noted that the Commission is currently dealing only with the issue of the re-zone. Commissioner Rod Going inquired as to when they wanted to start work on the project. Curtis said that they'd like to begin as soon as the frost is out of the ground. Randy inquired if they were looking to access the property from 200 South. Curtis said that they'd like access off of 200 West. Marlowe noted the UDOT controls all access from U. S. 91 (200 West) and recommended that Curtis check with UDOT since Big J's and others have a number of access points close together on 200 West. Randy wondered if sales tax was generated from this type of business and Curtis replied that it was not. Jerry inquired if Curtis was also going to purchase the small PTN 09-050-0051. Curtis said that it could be included. Randy stated that he felt it would be important to include the whole area. Zane expressed the thought that he sees the need but wonders about the location. Randy asked Curtis if they had looked anywhere else. Curtis said that they have but this location fits their analysis the best and is very complimentary to existing retail business in the Richmond area. Curtis said that one small area at the north end could be donated to the City for development as a park. Council member Tucker Thatcher stated that, while a decision could not be made at this time, his feeling is that it would be difficult for the City to pay for the maintenance of such a small, neighborhood park. Rod asked Curtis if he would be willing to contact the residents along 100 South and get their input. Curtis said that he would be pleased to do so. Randy noted that initially he was not in favor of this idea, but sees merit; however, he felt that the issue should be tabled until the next meeting. Zane noted that he would like additional input also. Jessica stated that were she a resident in that area and a rezone took place without contact, she would be very upset. She felt that contingency must take place. Zane agreed that the others should be contacted. Commissioner Randy Fischer moved to table the matter until the February meeting. Seconded by Commissioner Jessica Dunyon. Vote was unanimous.

Initial request concerning the possible subdivision of one parcel of property (PTN 09-080-0007) located on the northeast corner of 300 South and 100 West into two properties for the purpose of establishing a second, separate residential unit: Adam Tripp who identified himself as a real estate agent and brother-in-law to the property owner, Shawn Godfrey made the

presentation. Desire is to split the property along an east-west line and switching the back yard from the north side of the present residence to the east side which would provide the required 30' back yard distance. Will remove the shed currently on the property to the north of the current residential building and put a new residence into that general location. Recognize that City Creek, which runs along the north side of the property, would necessitate flood insurance; however, they can bring in rocks from the family farm to build the area up. New home will not have a basement, it will be on a slab. Marlowe questioned the fact that the existing residence faces 300 South and has an address that reflects that location. Adam stated that he would take care of the paperwork to change the address including any expenses associated. Shawn Godfrey stated that they hardly ever used the front door, they always use the door on the west side, i.e., a 100 West address. Shawn stated that the property earlier has had three separate addresses, including those on 100 West. After considerable discussion it was determined that a new address would be established to the current residence with a 100 West address. Marlowe said that he would determine the new addresses to be used for both the current residence and the new residence, and would provide these numbers to Shawn. Commissioner Kimball Judd moved that the property split be allowed with Chair Rod Going to sign the paperwork for the Commission contingent upon the establishment of the new property address for the existing residence. Seconded by Jessica Dunyon. Vote was unanimous.

Commissioner Jerry Kidd moved that the meeting be adjourned. Seconded by Commissioner Jessica Dunyon. Vote was unanimous.

Adjourned at 8:12 p.m.

Next Meeting Scheduled for Tuesday, February 2nd, 2016.

Rodney Going Chair, P&Z Commission