

Richmond City Planning and Zoning Commission Meeting**Date:** March 1, 2016**Place:** City Hall Council Chamber**Members Present:** Rod Going, Chair; Commission members Zane Bagley, Kimball Judd, Jerry Kidd, and Jessica Dunyon. **Absent:** Randy Fischer. 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 January 5, 2016, meeting were read and approved. Commissioner Zane Bagley moved to approve, seconded by Commission Kimball Judd. Vote was unanimous. Note that no meeting was held in February.

Continuation of a query as to establishing a gift shop in a temporary structure to be located at approximately 61 West Main on residential property: Lorna Robinson, who made the original request and was present at the January meeting where it was tabled, was not present.

Continuation of a request seeking 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 stated that, in compliance with the request of the Commission at the January 5, 2016, meeting, he had made contact with the three families on 100 South whose property was adjacent to the proposed rezone. At the time of his initial discussion all three families were favorable to his request. He stated that a lot of businesses utilize storage facilities on a seasonal basis and that he was seeking to only rezone the east half of the parcel. Curtis then stated that following his initial contact, one of the families contacted him to indicate that they were no longer comfortable with his proposal. Because of this objection, and Curtis' desire not to intrude where he wasn't wanted, Curtis stated that he had this day made a bid on another parcel of land that was west of the railroad tracks and already zoned Manufacturing – Light Industrial. Chair Rod Going inquired of the objecting party, who was present, if they had any comments. Maxine Bright stated that she and Terry (husband) were concerned that their residence might lose resale value and they were also concerned about traffic utilizing the storage area being in and out all during the day. She stated that some years back another businessman had promised that his operation across the street from them would not be noticeable, but that statement was false and they had vehicles and forklifts operating before dawn. Rod asked Curtis as to what his experience with traffic had been in the past. Curtis said that they usually average about 150 gate-lifts per day, which is not a lot of traffic. Rod inquired as to what type of mitigation Curtis had used in the past, and Curtis replied that usually chain link fence was used but he would use a vinyl fence to block the view where adjacent to residences. Terry Bright stated that he just had concerns about a commercial business of this nature being located right in the middle of a residential area, and repeated their experience with the irrigation supply company (now gone). Commissioner Jessica Dunyon expressed her appreciation for Curtis' attitude. Curtis formally withdrew his request for a land rezone. No vote was required. Maxine publically thanked Curtis for his consideration.

Initial request and possible decision to rezone a property of approximately 0.53 acres from Agricultural 10 (A-10) to Residential Medium Density (RMD) under the provisions of Title 12-503.3.a.2 at the northwest corner of 300 East and 500 North. DeMoyn Webb stated that

over the years his small parcel has been isolated by the rezoning of property north, south, and west of his land. He asked that this rezone be allowed so that he could either develop or sell the land for a residence. (This land carries the PTN of 09-049-0055). Both Commissioners Judd and Dunyon immediately stated that DeMoyn's request only made sense. It was moved that the request be forwarded to the City Council with the Commission's approval. Commissioner Zane Bagley moved that it be approved. Seconded by Commissioner Kimball Judd. Vote was unanimous.

Initial presentation and possible decision relative to a lot consolidation and split at approximately 30 East 800 South. Dustin Bowden desires to purchase an interior property (PTN 09-084-0054) which cannot be developed as it would be a flag lot, then purchase a strip of property facing 800 South from Ray Murray. Dustin explained that with the purchase from Ray's property, he would have a frontage on 800 South that would conform to the requirements for the zone of Residential Medium Density (RMD). It was noted that Dustin would need to have the property involved officially surveyed, a deed conveying ownership generated for the strip of Ray Murray's land, and then all documents provided to the Cache County Recorder's Office where a new property tax number would be generated and development could proceed. The Commissioner's readily agreed that this would make productive and better groomed residential land instead of a weed area. Commissioner Kimball Judd moved that Dustin's request be approved. Seconded by Commissioner Jessica Dunyon. Vote was unanimous.

Adjourned at 7:35 p.m.

Next Meeting Scheduled for Tuesday, April 5th, 2016.

Rodney Going Chair, P&Z Commission