

Richmond City Planning and Zoning Commission Meeting**Date:** April 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, City Manager Marlowe Adkins and City Engineer Darek Kimball were also present.**Meeting was called to order at 7:00 p.m.** Minutes for the March 1, 2016, meeting were read and approved. Commissioner Jerry Kidd moved to approve, seconded by Commissioner Zane Bagley. Vote was unanimous.**Conditional Use Permit for controlled animals at 73 North 400 East:** Branden Jensen appeared to request a renewal to raise pigs on his property. The purpose is to enable his children to participate in the 4-H program and raise the pigs for competition at the Cache County Fair this fall. It was noted that in all of the years Branden has held a CUP for this purpose, not one complaint has been filed. Branden asked if there was a way that the CUP could be granted for a two year period. Informed that to do so would require him to take the request to the City Council, he decided to take the one-year CUP for now and consider a two-year request next year. A motion to approve the Conditional Use Permit was made by Commissioner Zane Bagley. Seconded by Commissioner Kimball Judd. Vote was unanimous.**Initial Request for a single lot property split:** David DeGasser purchased the existing home and property bearing the Property Tax Number 09-063-0001 on the northwest corner of 200 East and 100 South. He desires to make a single split of the property to form two residential lots with the intent to build a second home on the new, vacant lot. The current property is 165 feet deep (east to west) with a frontage of 214.5 feet along 200 East. He desires to have the first lot, which includes the existing residence, to have a frontage of 105 feet and a depth of 165 feet, totaling 17,325 square feet. The new, second lot will have a frontage of 109.5 feet and a depth of 165 feet, totaling 18,067.5 square feet. Both of these measurements comply with the minimum requirements for the Residential Medium Density zone. Commissioner Jerry Kidd commented that he likes very much the clearing efforts that Dave has accomplished already on what will become the second lot. Chair Rod Going inquired if there were any further comments. Commissioner Randy Fischer moved that the lot split be allowed as described. Commissioner Zane Bagley seconded the motion. The vote was unanimous.*Commissioner Jessica Dunyon arrived at this point.***Initial Request for concept approval of a proposed sub-division on land in excess of five acres and located west of 200 West between 100 and 200 South, bearing Property Tax Number 09-050-0037 with a PTN of 09-050-0050 already designated to become an extension of 300 West:** Benjamin Farnsworth identified himself as an employee of Neighborhood Nonprofit Housing Corporation and representing Kim Datwyler. She is the Executive Director for the Logan office of NNP. Ken stated that NNP is currently seeking to obtain the above listed property for the purpose of developing a sixteen lot sub-division. One of the property owners, Jane Larsen, currently lives in the old family home on the property facing 200 South, which is east of the land that NNP is seeking to develop, and wants a buffer between her (Jane's)

residence and the NNP residences. Ben showed illustrations of two possible plans, the preferred concept plan providing green space to act as the buffer area. All further discussion centered strictly upon this concept plan. He noted that by putting a “dog-leg” to the east on the south end of 300 West, adjacent to the green space buffer, it provides the room necessary for Lot #8 on the west side which would otherwise not be developable. He stated that the lots are all in the 14,000 square foot range as they don’t want to “overbuild” and have a crowded looking development. There is also a north edge green space which NNP can’t use. This is a matter that will require further discussion in the future. Commissioner Fischer noted that the Commission had looked at this same property in the past for a different use. Randy commented that NNP complies with the current zoning but does wonder about the upkeep of the northern “greenspace”. Commissioner Judd commented that the City is not interested in the maintenance and upkeep of a small park. Ben noted that NNP doesn’t care for Home Owner Association status which causes further questions on such upkeep. Perhaps that greenspace could be added as a side yard to Lot #3 on the plan. City Engineer Darek Kimball, at the invitation of Commissioner Rod Going, stated that the concept look good, but would want NNP to work closely with him before going into further detail with conceptual plans. Darek also inquired as to the disposition of secondary water that may come with the land, and noted that the City Master Plan desires such secondary water to be utilized for the irrigation of lawns, etc. Ben said that at this point they had no plans. Commissioner Bagley noted that there are no problems relative to zoning. Chairman Going agreed with the concept. Ben noted that NNP is seeking the City’s approval of the concept before continuing with their negotiations to actually purchase the property. Commissioner Kimball Judd moved that the Commission approve the concept and forward the matter to the City Council to complete the required actions for the establishment of a sub-division. Commissioner Jerry Kidd seconded the motion. The vote was unanimous.

Commissioner Zane Bagley moved that the meeting be adjourned. Commissioner Kimball Judd seconded the motion. The vote was unanimous.

Adjourned at 7:35 p.m.

Next Meeting Scheduled for Tuesday, May 3rd, 2016.

Rodney Going Chair, P&Z Commission