

Richmond City Planning and Zoning Commission Meeting**Date:** November 1, 2016**Place:** City Hall Council Chamber**Members Present:** Rod Going, Chair; Commission members Zane Bagley, Jerry Kidd and Jessica Dunyon. **Absent:** Commissioners Kimball Judd and Randy Fischer. City Council member Tucker Thatcher, and City Manager Marlowe Adkins were also present.

Meeting was called to order at 7:15 p.m. Minutes for the August 2, 2016, meeting were read and approved. Commissioner Zane Bagley moved to approve, seconded by Commissioner Jessica Dunyon. Vote was unanimous.

Initial proposal to adjust property boundaries in the immediate area of the southwest corner of 400 West and Main Street. Marvin Traveler, 8 South 400 West, presented the Commissioners with the following written statement and an accompanying map showing the property involved: "To Whom It May Concern; I'm the owner of parcel number 09-067-0053 it consist of 14.18 acres and a small residence. I would like to split and create 09-067-0053 into two parcels. One parcel would consist of the small existing residence and ½ acre of land. The second parcel would consist of the remaining land which is 13.68 acres in total. The second parcel will still have two access points one from 400 W and another from Main Street. This will not impact the surrounding neighbors. By allowing me to do this it will make both the small residence and land more marketable. Thank you for taking the time to consider this. Thank you,"

John Watterson, a neighbor who lives across the street from the small existing residence, asked Marvin to clarify which parcel the small rental house would be on. Marvin stated that that residence would be on the smaller, newly created property. Commissioner Bagley stated that he couldn't see any problem with the request. *Marvin then began to talk about water lines and sewer issues on the larger parcel and the Manufacturing/Light Industry area to the west of that property. Because his comments relative to those two issues were not applicable to his request, and are more appropriately issues to go before the City Council, those comments are not being recorded in these minutes.* Marlowe, referring to information he provided to the Commission earlier today, noted that the land where the small existing home is located is zoned Residential Low Density, that the minimum frontage for that zone is 120 feet and the minimum area is 14,500 square feet. Both of these requirement are fulfilled by Marvin's request with surplus.

Commissioner Jerry Kidd moved that the requested split in the lot bearing PTN 09-067-0053 into two parcels be granted. Seconded by Commissioner Zane Bagley. The vote was unanimous.

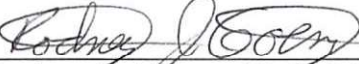
Marlowe and Council member Tucker Thatcher discussed whether or not this issue would have to be brought before the City Council. They agreed that under the provisions of the

current Land Use Development and Management Ordinance (LUDMO) this single split would be exempt from requiring a public hearing and City Council action.

Commissioner Jessica Dunyon moved that the meeting be adjourned. Commissioner Jerry Kidd seconded the motion. The vote was unanimous.

Adjourned at 7:40 p.m.

Next Meeting Scheduled for Tuesday, December 6th, 2016.


Rodney Going Chair, P&Z Commission

