



**RICHMOND CITY
PLANNING & ZONING COMMISSION**

City Council Chambers
90 South 100 West
Richmond, Utah 84333

The Richmond City Planning & Zoning Commission met in a regularly scheduled meeting at 90 South 100 West Richmond, Utah, at 6:30 p.m. on Tuesday, April 1, 2025

Commission Members Present: Cindy Allen, Cache Christensen, Brock Meacham, Todd Smith

Commission Members Excused: John Hortin, Brent Wallis

Staff Present: Justin Lewis (City Recorder), HollyJo Karren (City Administrator), Joel Draxler (City Council)

Others Present: Brady Christensen, Fred Hendricks, Stephen Buttars, Duane Williams, Larry Copeland

Chairman Pro Tempore Brock Meacham called the meeting to order at 6:30 p.m. Chairman Brent Wallis was excused.

Approval of the March 4, 2025 meeting minutes

*****Cindy moved to approve the March 4, 2025, Planning Commission meeting minutes. Todd seconded the motion. The motion was approved 4-0.*****

Yes Vote: Allen, Christensen, Meacham, Smith

No Vote: None

Absent: Wallis

Public Hearing for the purpose of discussing Ordinance 2025-01, an Ordinance rezoning Cache County Parcel Number 09-043-0006 from A-10 (Agricultural 10-Acre) to HC (Highway Commercial). The parcel is located at approximately 11480 North Highway 91 and is approximately 5.24 acres.

Stephen Buttars, the applicant, purchased this property approximately 2 1/2 years ago. The property is vacant, but he has been using it to park RVs on, as he owns a dealership. The reason for the rezone request is to continue to park RVs there. They may develop it in the future, but he does not have any current plans for it.

6:33 p.m. **Public Hearing Opened**

Duane Williams recently purchased the property to the north of the property being considered for rezone. He believes the rezone is a good idea; the commercial zone is a sensible choice for this location.

Brady Christensen has a right-of-way that goes through Mr. Williams's property. His only concern is access to the properties via the highway. The Cache Valley Straw Maze had to install a deceleration lane. The Cherry Creek bridge is located at the south end of this parcel, creating a unique circumstance for accessibility.

Mr. Buttars said UDOT (Utah Department of Transportation) wants the access to be directly across from the Pepperidge Farm trailer access on the south end of the plant, as pointed out on the map. UDOT will require a study to be done. He owns the property on the other side of the river as well. UDOT has told him a couple of different things; one of the issues they discussed was building a bridge. He will speak with them further to obtain better clarification on options and requirements.

6:37 p.m. **Public Hearing Closed**

Discussion and possible vote on Ordinance 2025-01

Cache acknowledged Brady's concern about access. This is a concern along the highway, and access can be expensive to install, especially along roads with higher speed limits. When the Cache Valley Straw Maze was installed, a deceleration lane was required for safety. Roads are designed to efficiently and quickly transport vehicles from one point to another; ideal speeds are 50-70 mph. Streets provide access to businesses and homes, prioritizing both commerce and pedestrian traffic. The challenge is to accomplish both tasks along the highway while preserving the highway for transportation and safety.

Mr. Buttars said he will work with UDOT and the requirements they set. Another access would be great; however, that would require asking another landowner for an easement.

Justin confirmed for Cache that the City paid for an upgrade to an 8-inch or 10-inch water main line, which has been installed along the highway which was extended from White Pine Elementary. The staff does not have any concerns at this point, as it is only a request for a rezoning. There will likely be more discussion and issues during the development process.

*****Cache moved to recommend approval to the City Council for Ordinance 2025-01, an Ordinance rezoning Cache County Parcel Number 09-043-0006 from A-10 (Agricultural 10-Acre) to HC (Highway Commercial). The parcel is located at approximately 11480 North Highway 91 and is approximately 5.24 acres. Todd seconded the motion. The motion was approved 4-0.*****

Yes Vote: Allen, Christensen, Meacham, Smith

No Vote: None

Absent: Wallis

Continued discussion of Use Matrix Table

Due to the absence of commissioners Hortin and Wallis, this discussion will be continued at next month's meeting which will be held on Tuesday, May 6, 2025.

Other

Brock provided an update from the City Council's review and discussion regarding the proposed multi-family Ordinance at last month's council meeting. Some wording changes were suggested. The zone will not only be allowed to abut a school zone but can be located within 500 feet of a school zone. Justin said an example of this is that it would be allowed across the street and not necessarily touching the property boundary. Brock said the building height was reduced from 45 feet to 35 feet; the 1,500-foot distance rule was eliminated. Staff has been asked to draft an ordinance to remove the PUD Overlay Zone, which the Council would like to approve concurrently with the multi-family Ordinance, ensuring there are no gaps in the system.

-The meeting adjourned at 6:49 p.m.

Next meeting: Tuesday, May, 6, 2025

Planning Commission Chairperson