



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, November 9, 2021.

Commission Members Present: Jay Bair, Cache Christensen, Amber Ervin, Jordan Knutson, Sharik Peck

Commission Members Excused: Jessica Dunyon

Staff Present: Jeremy Kimpton (City Manager), Justin Lewis (City Recorder), Tucker Thatcher (City Council), Terrie Wierenga (City Council)

Others Present: Steph Wood, Mike Harris, Esterlee Molyneux, Tracy Pharis, Jonathan Badger, Debbie Zilles

Vice-Chair Amber Ervin called the meeting to order at 6:30 p.m.

Approval of the October 5, 2021 meeting minutes.

Minutes from the October 5, 2021 meeting were reviewed. Cache moved that the minutes be approved as submitted. Jay seconded the motion. The motion was unanimously approved.

Discussion and possible vote on the request by Lee's Marketplace for a Conditional-Use Permit to operate a grocery store at approximately 150 North 200 West.

Jonathan Badger said they are excited to move forward. The store will have a pharmacy but will not have a bank. The front pads will be sold for retail and Mike Harris is planning on a car wash. He believes three spaces will likely sell quickly.

***** A motion was made by Cache to recommend approval to the City Council for the request by Lee's Marketplace for a Conditional-Use Permit to operate a grocery store at approximately 150 North 200 West. Sharik seconded the motion. The motion passed 5-0. *****

Yes Vote: Bair, Christensen, Knutson, Peck, Ervin

Absent: Dunyon

Discussion and possible vote on the request for a sign permit by Bear River Head Start located at 6 West Main. Parcel Number 09-053-0001.

Steph Wood said they are requesting a sign for preschool building

Cache pointed out that the sign only requires a minimum height of 7' so it can be adjusted for aesthetics as long as it meets the requirement.

Jay expressed concern regarding the setback from the property line. The requirement is that it be at 15' from the property line. Steph said it can be moved back, however, there is a tree that might make it difficult. Jeremy said it could be moved to the east side of the sidewalk. Jay suggested that she work with staff on the placement to ensure it meets all applicable requirements.

***** A motion was made by Jay to approve the request for a sign permit by Bear River Head Start located at 6 West Main. Parcel Number 09-053-0001. The sign must meet all applicable requirements including a 15' setback from the property line, a minimum height of 7' and the location to be determined by the applicant and City staff. Sharik seconded the motion. The motion passed 5-0. *****

**Yes Vote: Bair, Christensen, Knutson, Peck, Ervin
Absent: Dunyon**

Discussion and possible vote on the request for a sign permit by the SoulFull Café located at 196 West Main. Parcel Number 09-052-0010.

Esterlee and Tracy were present to answer questions.

The lettering on the door is fine as proposed.

The lit box signs (60"x49") and the lit panel sign (8'x4') are fine as proposed.

Jay pointed out that the monument has to be 15' inside the property line, according to the requirements of the zone. Justin displayed the GIS map and it was determined that this sign would be located in the City right-of-way, which is not allowed. He suggested possibly putting the sign on Paul's building if allowable. Esterlee said that sign is important to direct customers where to turn in and direct the flow of traffic.

Esterlee is worried that the "Do Not Enter" sign if located 15' from the property line will not be effective as traffic may turn in and then realize they cannot enter. Terrie suggested a small wall-mounted sign next to the main door. Justin suggested a temporary sign (e.g. A-frame) on the north side that could be taken down each night. The sign can be up to 5' tall. Esterlee said this could work. She discussed the options for the digital menu board. Terrie said the type of sign would need to be determined to be approved. The Commission reviewed a printed copy of the menu sign submittal.

Sharik said the area by the fence looks much better.

Terrie pointed out that a hanging sign will need a 7' clearance.

Amber asked where the electric sign would be in the reference chart. Justin said an electric element can be allowed as part of the type of sign (wall, free-standing, etc.).

Sharik questioned where the menu board would be located in relation to the gas meter. Esterlee pointed out where it would be located and that there are bollards in place. They had been thinking of adding a fence, however, Jay suggested keeping it open (with the bollards) for easy access for maintenance.

***** A motion was made by Jordan to approve the request for a sign permit by the SoulFull Café located at 196 West Main. Parcel Number 09-052-0010. The monument sign is not approved, the post and panel signs must be at least 7' minimum in height and any wall signs have to meet applicable City code requirements. Cache seconded the motion. The motion passed 5-0. *****

Yes Vote: Bair, Christensen, Knutson, Peck, Ervin

Absent: Dunyon

Public Hearing, no sooner than 6:45 P.M., for the purpose of discussing Ordinance 2021-18, an Ordinance rezoning Parcel Number 09-067-0009 from MLI (Manufacturing Light Industrial) to RLD (Residential Low Density, Minimum 14,500 Square Feet). Approximately 2.65 acres of the parcel is zoned MLI with the remaining 3.03 acres already zoned RLD. The parcel is located north of 450 West Main.

7:21 p.m. Public Hearing Opened

Mike Harris said he is requesting the rezone to put in homes.

7:22 p.m. Public Hearing Opened

Discussion and possible vote on Ordinance 2021-18.

Mike said he would like to rezone the entire parcel to RLD so he can build homes (currently ~3 acres is zoned RLD and the other ~2.6 is MLI). Jordan said he does not see any issues with the request.

***** A motion was made by Jay to recommend approval to the City Council Ordinance 2021-18, an Ordinance rezoning Parcel Number 09-067-0009 from MLI (Manufacturing Light Industrial) to RLD (Residential Low Density, Minimum 14,500 Square Feet). Approximately 2.65 acres of the parcel is zoned MLI with the remaining 3.03 acres already zoned RLD. The parcel is located north of 450 West Main. Sharik seconded the motion. The motion passed 5-0.**

Yes Vote: Bair, Christensen, Knutson, Peck, Ervin

Absent: Dunyon

Initial discussion on density in multi-family developments.

Jay said there are many pros and cons. Logan City has many different dense zones, which would not be suitable for Richmond. A multi-family zone with ~ 12 units/acre might be appropriate. Growth will happen, the City needs to find a good way to regulate it and how to determine what allowances might be appropriate. He would like to have something defined.

Justin said it is important to determine what will work in Richmond, and whether more than 10 units/acre is appropriate.

Cache asked about heights. Jay said the maximum height in a residential zone is 35'.

Justin said 2,000' between multi-family units is required under the current overlay. Jordan said this forces units to be scattered throughout the community. Tucker said this can also protect inner block development. Jay said flag lots cannot be developed, which is also a protection.

PUDs were discussed. Total open space shall be no less than 40% of the entire project and usable open space for recreation will be no less than 10%.

Tucker suggested expanding the PUD Overlay in particular areas. Jeremy said this would be creating a zone, one of the goals of the 2,000' requirement is to not concentrate this type of housing in one area. Tucker said it might be better to have a zone rather than an overlay. Terrie recommended eliminating overlay zones and defining zones. Jay agreed. Jeremy said overlays are cumbersome and confusing and defined zones would be better. Justin said new zones would need to be done with the General Plan update; which is scheduled to be in 2023. Terrie said there can be changes to the overlays if needed until then.

Jordan said buffer zones would make sense.

Cache asked what the next step should be. Justin said the City is looking into grant opportunities to help update the General Plan, which is expensive. Jeremy said it is good to begin the discussion now.

There was a brief discussion about parking concerns that may need to be addressed.

The Commission was asked to review the Code, specifically Parts 12-1010 and 12-1030, and email thoughts to Justin to be put into a document that can be reviewed.

***** A motion was made by Cache to adjourn at 7:57 p.m. Sharik seconded the motion. The motion passed unanimously. *****

Minutes submitted by Debbie Zilles

Planning Commission Chairperson