



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 7:00 p.m. on Tuesday, June 2, 2020.

Commission Members Present: Jay Bair, Cache Christensen, Jessica Dunyon, Amber Ervin, Vern Fielding, Jerry Kidd

Staff Present: Justin Lewis, Terrie Wierenga (City Council),

Others Present: Courtney Henrie, Deb Brown, Eric Robison, Brian Fife, Debbie Zilles

Chairman Jerry Kidd called the meeting to order at 7:00 p.m.

Approval of the May 5, 2020 meeting minutes.

Minutes from the May 5, 2020 meeting were reviewed. Cache moved that the minutes be approved as submitted. Jay seconded the motion. The motion was unanimously approved.

Yes Vote: Bair, Christensen, Dunyon, Ervin, Fielding

No Vote:

Absent:

Discussion and possible vote on the Conditional Use Permit request by Courtney Henrie for a kennel license at 26 North 200 East. Parcel Number 09-062-0068.

Courtney has three dogs in a fenced backyard; he has spoken with his neighbors and no one has expressed any concern.

Jay asked about the lot size (less than 20,000 SF). Terrie explained that the ordinance was changed, and a homeowner can have up to 3 dogs on lots between 15,000-20,000 SF.

Jerry asked if there is an assumption that neighbors are notified with a conditional use permit. Terrie said the understanding when the ordinance was written is that it would require the neighbors to be notified and then the Planning Commission would review the request. Residents can come to the meetings and express concerns.

Courtney confirmed for Amber that all the dogs are licensed.

***** A motion was made by Jess to approve the Conditional Use Permit request by Courtney Henrie for a kennel license at 26 North 200 East. Parcel Number 09-062-0068. Vern seconded the motion. Motion passed 5-0. *****

Yes Vote: Bair, Christensen, Dunyon, Ervin, Fielding

No Vote:

Absent:

Discussion and possible vote on the Conditional Use Permit request by Deb Brown for a kennel license at 50 South 200 East. Parcel Number 09-063-0015.

Deb moved in with her aunt and uncle and was unaware that a permit was needed until recently. She currently has 3 dogs. She has an outside perimeter fence and pet pen. Most of the time the dogs are inside.

***** A motion was made by Amber to approve the Conditional Use Permit request by Deb Brown for a kennel license at 50 South 200 East. Parcel Number 09-063-0015. Cache seconded the motion. Motion passed 5-0. *****

Yes Vote: Bair, Christensen, Dunyon, Ervin, Fielding

No Vote:

Absent:

Discussion and possible vote on the Conditional-Use Permit request by Eric Robison for a kennel license at 310 Sunburst Lane. Parcel Number 09-105-0013.

Eric has three dogs; two large dogs will be in the fenced backyard and a smaller dog will be inside the home.

***** A motion was made by Jessica to approve the Conditional-Use Permit request by Eric Robison for a kennel license at 310 Sunburst Lane. Parcel Number 09-105-0013. Amber seconded the motion. Motion passed 5-0. *****

Yes Vote: Bair, Christensen, Dunyon, Ervin, Fielding

No Vote:

Absent:

Discussion and possible vote on Ordinance 2020-13, an Ordinance rezoning Parcel Numbers 09-049-0046 and 09-049-0035 from RE-2 (Residential 2-Acre) to RMD (Residential Medium Density). The parcels are located at 272 North 300 East. The parcels total 5.70 acres

Justin pointed out that this is only consideration for a rezone, not a subdivision. The rezone will have a public hearing at City Council.

Blake and Rhonda Davis want to purchase the property and are asking for a rezone. They would like to subdivide. Blake said there have been rumors about high-density housing, however, he said that is not part of their plan. Rhonda noted that the home will be restored as part of the development.

Cache said most of Richmond is RMD and asked if this can be rezoned without having to rezone other properties. Justin said this is fine because the property to the west would be the same zone.

Justin pointed out that Residential Low Density (RLD) allows 14,500 SF to 1-acre lots and Residential Medium Density (RMD) allows 10,000 – 14,500 SF lots.

Vern said he has had neighbors call in support of the proposal and asked that he express that sentiment.

***** A motion was made by Jay to a forward a recommendation for approval to the City Council for Ordinance 2020-13, an Ordinance rezoning Parcel Numbers 09-049-0046 and 09-049-0035 from RE-2 (Residential 2-Acre) to RMD (Residential Medium Density). The parcels are located at 272 North 300 East. The parcels total 5.70 acres Vern seconded the motion. Motion passed 5-0. *****

Yes Vote: Bair, Christensen, Dunyon, Ervin, Fielding

No Vote:

Absent:

Discussion and possible vote on Ordinance 2020-11, an Ordinance amending Title 9-000 "Licensing, Control, and Regulation of Business and Construction", Part 9-111 "Definitions", and adding in its entirety Part 9-427 "Short Term Vacation Rental Rules & Requirements".

Justin explained that the changes include everything that has been previously discussed, the 660' was removed and there is no cap. Terrie advised that this allows an owner to have more than one of these properties (as previously discussed). The Council also reviewed and discussed the ordinance after the last Planning Commission meeting.

Jess thanked Terrie and Amber for all their hard work in putting this ordinance together.

Jay asked if it has been reviewed by an attorney. Justin said it does not need to be reviewed by the attorney. Terrie said the Council wanted to have something in place to help control and regulate this issue.

Jess questioned what type of things are generally reviewed by legal counsel. Justin said water, sewer and land purchases are generally reviewed. This ordinance can be amended as, and when, necessary and this is a good starting basis.

Vern asked about adjacent neighbor signatures and whether that is the same verbiage as other conditional use permits; for example, what would happen if there is one neighbor who doesn't agree? Justin said the objective is for neighbors to be aware of what is happening, the Planning Commission reviews requests to determine if there are any problems.

***** A motion was made by Jessica to a forward a recommendation for approval to the City Council for Ordinance 2020-11, an Ordinance amending Title 9-000 "Licensing, Control, and Regulation of Business and Construction", Part 9-111 "Definitions", and adding in its entirety Part 9-427 "Short Term Vacation Rental Rules & Requirements". Jay seconded the motion. Motion passed 5-0. *****

Yes Vote: Bair, Christensen, Dunyon, Ervin, Fielding

No Vote:

Absent:

Discussion and possible vote on Ordinance 2020-12, an Ordinance amending Chapter 12-500 “Administration”, Part 12-503 “Zoning of Land”.

Justin said a resident had called for clarification on “*Highway Commercial (HC) zone shall be to a depth of three hundred thirty feet from the right-of-way frontage*”. He said he does not know why that was included. The proposal is to remove that language because there may be parcels that do not go to 330’ and this could possibly hinder some properties.

***** A motion was made by Cache to a forward a recommendation for approval to the City Council for Ordinance 2020-12, an Ordinance amending Chapter 12-500 “Administration”, Part 12-503 “Zoning of Land”. Amber seconded the motion. Motion passed 5-0. *****

Yes Vote: Bair, Christensen, Dunyon, Ervin, Fielding

No Vote:

Absent:

The next meeting will be July 7, 2020.

***** Motion to adjourn at 7:25 p.m. *****

Minutes submitted by: Debbie Zilles

Jerry Kidd, Chairman