



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, December 13, 2022

Commission Members Present: Jay Bair, Cache Christensen, Jessica Dunyon, Sharik Peck, Brent Wallis

Staff Present: Justin Lewis (City Recorder), Jeremy Kimpton (City Manager), Amber Ervin (City Council), HollyJo Karren (Treasurer)

Others in Attendance: Reesa Sparrow, Brady Christensen, Ryan Busenbark, Debbie Zilles

Chair Jessica Dunyon called the meeting to order at 6:30 p.m.

Approval of the November 1, 2022 meeting minutes

Minutes from November 1, 2022, Planning Commission meeting were reviewed. Cache moved that the minutes be approved as submitted. Brent seconded the motion. The motion was unanimously approved.

Public Hearing for the purpose of discussing Ordinance 2022-15, an ordinance rezoning Cache County Parcel Number 09-053-0003 from RMD (Residential Medium Density) to CBD (Central Business District). The parcel is located at 72 West Main and is 1.33 acres.

6:35 p.m. Public Hearing Opened

Brady Christensen said the rezone request is to allow for an in-home insurance office. The business hours will be 9:00 a.m. – 5:00 p.m. with a maximum of five vehicles at any one time. It will likely be 2-3 vehicles during business hours.

Jeremy explained that to operate a business, the zone needs to be changed. If the rezone is approved, a conditional use permit will be required. Staff supports this request; the General Plan calls for business along Main and US-91.

6:38 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 2022-15

Sharik asked about parking. Brady said it would likely be parallel parking. They are currently letting the neighbors use their other driveway, so vehicles are not parked along the street. There is plenty of parking area available to accommodate the maximum number of vehicles they would need during peak capacity

Jay said his only concern is related to the frontage. The Municipal Code 12-908-5 indicates the required setbacks in the CBD District include: side yard *“None, except 20’ where side yard abuts a residential zone or when adjacent to a street”* and rear yard *“None, except 20’ where abutting a residential zone”*. The current setbacks do not meet this requirement.

Brady said before the application was submitted, he spoke with his adjacent neighbors and none of them had any concerns and support the request.

Cache noted that perhaps the lot could be grandfathered and if any new buildings are constructed, they will have to meet current setback requirements. Jeremy will have legal review the request.

Sharik questioned signage. Brady said they are interested in exploring some options. Jeremy pointed out that this will be handled in the sign permit process.

Brady said the remainder of the acreage will be used for personal pasture and garden use.

Jeremy suggested that if the Commission is comfortable with the request, a conditional approval can be made, and then he will have a legal review before it goes to City Council.

*** A motion was made by Sharik to **recommend conditional approval (based on legal review/approval) to the City Council** for Ordinance 2022-15, an ordinance rezoning Cache County Parcel Number 09-053-0003 from RMD (Residential Medium Density) to CBD (Central Business District). The parcel is located at 72 West Main and is 1.33 acres. Brent seconded the motion. **The motion passed 5-0.** ***

Yes Vote: Bair, Christensen, Dunyon, Peck, Wallis

Discussion and possible vote on the request by Ryan Busenbank for approval of the Final Plat for the Johnson Lane Subdivision, a (3) lot/unit minor subdivision located at approximately 280 East 100 South.

Ryan explained that they are proposing to remove the red barn, the other structures on the property will remain. He would like to build his own home on the third-created lot.

Jeremy said there have been some revisions done; Engineering has done a preliminary overview, and staff does not have any concerns, however, he will have legal review it.

*** A motion was made by Cache to **recommend conditional approval (based on legal review/approval) to the City Council** for approval of the Final Plat for the Johnson Lane Subdivision, a (3) lot/unit minor subdivision located at approximately 280 East 100 South. Jay seconded the motion. **The motion passed 5-0.** ***

Yes Vote: Bair, Christensen, Dunyon, Peck, Wallis

Meeting adjourned at 6:55 p.m.

The next meeting will be held January 3, 2023.

Planning Commission Chairperson