



## RICHMOND CITY PLANNING & ZONING COMMISSION

City Council Chambers  
90 South 100 West  
Richmond, Utah 84333

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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, March 7, 2023

**Commission Members Present:** Cache Christensen, Jessica Dunyon, Sharik Peck, Reesa Sparrow, Brent Wallis

**Staff Present:** Justin Lewis (City Recorder), Jeremy Kimpton (City Manager), Amber Ervin (City Council), Terrie Wierenga (City Council), Tucker Thatcher (City Council), Kelly Crafts (City Council), Lyle Bair (City Council), HollyJo Karren (Treasurer), Weston Bellon (Engineer)

**Others in Attendance:** Glendon Simper, Cindy Allen, Ryan Busenbark, Allen Livingston, David Cavanaugh, Marty Jenkins, Jenifer Lewis, Earick Ward, Brady Christensen, Lee Andersen, Jason Schmitt, Erica Schmoeger, Joshua Gerber, Morty Jenkins, Debbie Zilles

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

Approval of the December 13, 2022 meeting minutes

Minutes from December 13, 2022, Planning Commission meeting were reviewed. Brent moved that the minutes be approved as submitted. Cache seconded the motion. The motion was unanimously approved.

Discussion and possible vote on the request by Ryan Busenbark for approval of the Preliminary Plat for the Johnson Cove Subdivision, an (11) lot/unit subdivision located west of approximately 250 South 300 East. Zoned RMD (Residential Medium Density).

Ryan Busenbark is proposing an 11-lot subdivision on the southwest corner of 200 South 300 East. It is the vacant land behind the home owned by Robert and Cheri Housley. The majority of the lot sizes will be .25. He has been working with City staff. CCRs are not drafted yet but will be done to ensure the integrity of the project. He is ready to move forward when the weather improves.

Larry Dunkley, who lives at 209 South 200 East said it shows a detention pond to collect stormwater. He asked if it would drain down toward his home (directly west). Mr. Bellon explained that storm basins are designed and will be reviewed with the preliminary and final plats and will review how much water is calculated and the pond will be sized not to release more than the historic flow, there should be no changes for residents downstream.

\*\*\* A motion was made by Cache to approve the request by Ryan Busenbark for approval of the Preliminary Plat for the Johnson Cove Subdivision, an (11) lot/unit subdivision

located west of approximately 250 South 300 East. Zoned RMD (Residential Medium Density). Sharik seconded the motion. **The motion passed 5-0. \*\*\***

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

Initial discussion on Ordinance 2023-02, an Ordinance amending the Richmond City Municipal Code, Title 12-000 "Land Use, Development and Management (LUDMO)", Chapter 12-900 "Zones", Part 12-908 "Central Business District Zone "CBD", Section 12-908-5 "Area, Width and Yard Regulations".

Initial discussion on Ordinance 2023-02. In December, Brady Christensen requested to rezone a parcel on Main Street from residential to CBD (Central Business District). There was a question/concern about the side setback in this zone. After reviewing with legal counsel, it was determined where it is a zone change the current setbacks apply even if there is an existing home/structure. The request by Brady was denied by the City Council because the setback requirement could not be met. With that being said, the Council is asking the Planning Commission to look at the setbacks and see if they should be changed or left the same. Using aerial footage there are only six parcels that might even have the option to rezone to CBD long-term on Main Street with the current setbacks. Other City codes were reviewed and those with a similar zoning classification have a 10' side setback as opposed to the 20'. This is an initial discussion to get the thoughts of the Commission about whether or not to reduce the setback to 10' or a different amount. There will not be a vote on this item, just a discussion.

Mr. Lewis reminded the Commission that there was a request this past December for a rezone, which was ultimately declined by the City Council because of a 20' side setback requirement. This is when the Council asked the Commission to review and reconsider the requirement. There is no precise consensus among other cities, however, the most common is 10'. There are only about six (6) lots that would qualify for this zone change.

Mr. Wallis said the goal is to be able to foster business growth along Main Street and maintaining 20' might defeat that purpose and make it difficult. Mr. Kimpton said it would make sense when the property abuts a residential zone but would also make sense to change it in other areas to meet the intent of the General Plan.

Mr. Christensen said one of the reasons for setbacks is to allow for airflow and safety, however, if each parcel had a 10' setback, that would mean a 20' total, which seems plausible and reasonable.

There was a brief discussion about purchasing several lots and how that might work. Ms. Wierenga explained that the Commission would have to review the request and determine what might work best for the situation. Requests are reviewed on a case-by-case basis within the parameters of the overall ordinance.

Mr. Christensen said the challenge is that the historical (downtown) part of Richmond does not have much room for larger setbacks in front of the property. Mr. Kimpton agreed and said something to consider may be the size of the sidewalk should be considered.

Mr. Wallis understands the concern of changing a setback 10' but is concerned when it abuts a residential property (e.g. the business using the setback space for deliveries). Overall, however, he is in favor of the change and wondered if some type of fence, berm or another barrier could be added. Mr. Kimpton said that could be addressed during the Conditional Use Permit application on an individual basis. Jeremy said the ordinance would need to include what considerations and/or considerations would be applicable.

Ms. Duncan wants to make sure any changes would add value.

Mr. Kimpton said the Plan will be sent back to the Council for continued review and then brought back to the Commission for consideration.

#### Introduction on the General Plan update by Council Member Terrie Wierenga

Ms. Wierenga said the General Plan was adopted in 2013 (after working for 2.5 years on it). There have been substantial legislative changes that need to be included in the update. The General Plan (also known as a Comprehensive or Master Plan) is a city-guiding document. Updating the plan is a long and expensive process. Richmond was awarded a grant from UDOT to help pay for the update. J-U-B Engineers will be helping with the update. We need investment and resident feedback. There was an open house that was well attended. The comments were taken back to the Steering Committee and grouped and categorized. The emphasis will be on transportation, land use, housing, and water conservation. A survey was developed so that all residents could participate in the process (online or in person). A stakeholder committee has been developed – all this information is in the draft Plan. This plan will determine how Richmond City will manage growth. The Plan has been on the website for the last three (3) weeks and she invited all residents to review the plan and submit comments/questions.

#### Public Hearing for the purpose of discussing and receiving input on the General Plan Update

#### **7:03 p.m. Public Hearing Opened**

Jennifer Lewis had a question on the map on page 26; she is confused with the grocery store marker on 200 North. Ms. Wierenga said this was based on public comments to help create this area a walkable community with a smaller community grocery store (e.g. Island Market in Logan). Ms. Lewis asked about the bus stop in the White Pine area near 300 North, she is concerned with parking in that area. Mr. Christensen said the hope is to put community transportation hubs throughout the City and avoid putting in large, costly parking lots.

Josh Gerber indicated that there are a lot of sidewalks in disrepair and some areas that are difficult to walk. He is also concerned with snow removal and where it will be stored when it is moved. Mr. Wallace agreed that sidewalks are always a concern, and it will take time to repair them due to financial constraints. As new development goes in, they are required to help put in sidewalks. Trails can also help with walkability. Jeremy pointed out that the issue of sidewalks is addressed in ordinances and not the General Plan, which is a broader-scope document.

Morty Jenkins would like a trail system on the east side (300 East) to connect with the County trail system. He also would like to see the sidewalks along Main Street improved. Ms. Wierenga said last year a Trails Master Plan was started and the General Plan will reference that plan. The hope is the Trails Plan will be completed in the next few months for review.

Brady Christensen asked for clarification on whether multi-family housing is still restricted to certain areas and what the consideration for annexation is. Mr. Lewis said the city is mandated by law to have an annexation plan in place; the Council determines what is annexed – evaluated on a case-by-case basis. Mr. Cache Christensen said there is still a 2,000' requirement between multi-family developments. Mr. Wallis said the feedback was to have multi-family spread across the City rather than grouped in specific areas. Ms. Wierenga said many responses from the survey wanted to allow some multi-family to occur throughout the city; it could be incorporated into zoning ordinances. Many people want to see high-density development in the newer areas (e.g. the new Lee's Marketplace on the north end of town) and keep historic residential neighborhoods the same.

### **7:26 p.m. Public Hearing Closed**

The next step in the General Plan update is to take comments from the public and the Planning Commission to the City council on March 16th. After this input is considered the GP document will be updated and it will then come back to the PC at a future meeting for consideration and a vote on the proposed changes.

The meeting adjourned at 7:27 p.m.

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Planning Commission Chairperson