



## 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, March 5, 2019.

**Commission Members Present:** Randy Fischer, Jay Bair, Vern Fielding, Rod Going, Jerry Kidd

**Commission Members Excused:** Jessica Dunyon

**Staff Present:** Tucker Thatcher, Jeremy Kimpton, Justin Lewis, Darek Kimball

**Others Present:** Shawn Nye, Dan Richins, Jason Trexler, Debbie Zilles

The meeting was called to order at 7:06 P.M. by Rod Going.

**Approval of the January 8, 2019 Planning Commission meeting minutes.**

Minutes from the January 8, 2019 meeting were reviewed. Vern moved that the minutes be approved as submitted. Jay seconded the motion. The motion was unanimously approved.

Yes Vote: Bair, Fielding, Fischer, Going, Kidd

No Vote: None

Absent: Dunyon

**Discussion and possible vote on the Conditional Use Permit application request by Shawn Nye for a kennel license at 77 West Main.**

Shawn Nye said he would like to have 4-6 dogs to train and breed. He has had dogs for many years and has talked with all his neighbors about his request for a kennel permit. He needs to take out a few trees and put in a double fence system in the backyard with the kennels located in the back part of the yard. Rod asked about barking. Shawn said they do not bark, they are highly-socialized dogs that often go to work with him. The parcel has been surveyed and adjusted.

\*\*\*A motion was made by Jerry to approve a Conditional Use Permit requested by Shawn Nye for a kennel license at 77 West Main. Randy seconded the motion. Motion passed 5-0. \*\*\*

Yes Vote: Bair, Fielding, Fischer, Going, Kidd

No Vote: None

Absent: Dunyon

**Discussion and possible vote on the Conditional Use Permit request by Jason Trexler, agent for Trexler Enterprises, LLC, for a grocery store to be located at approximately 150 South 200 West, TIN 09-058-0019, approximately 1.81 acres.**

Jason Trexler explained the grocery store will be on the vacant parcel next to the dentist office on the highway. He has been working with Jeremy to ensure that all ordinances and requirements will be met. He is excited to bring a 'much needed' store to the City.

Randy asked about Jason's history of store ownership. Jason said he bought Theurer's Market in Lewiston three years ago and it has been very successful. He has worked in the grocery industry for over 20 years and is familiar with competitive market pricing.

Vern asked about the timeline. Jason said he hopes to have it completed by next spring.

Jason confirmed for Jay the plan is to keep the building design traditional to fit in with the surrounding buildings, as shown on the architectural renderings.

Jason said he owns the land.

Vern asked about the type of services; Jason said the intent is to have the standard departments such as deli, bakery, meat, pharmacy and a bank or credit union.

Jason said the building will be 25,000 square feet, which is four times larger than the Lewiston store.

Jerry asked about deliveries; Jason said they will occur on the north side (100 South) and there would be no more than one semi-truck at a time.

Jason confirmed for Randy this will be an Associated Foods store; they have had quite a few discussions with Mark Bergeson who was part of the Lower Foods expansion project.

Jay asked about side and rear setbacks. Jason said they will both be ten feet.

Randy asked about financing. Jason said they are waiting for the City's approval before funding can be obtained; he does not anticipate any concerns.

Jay suggested using landscape rock rather than wood bark in the park strip because bark tends to get blown around. Jason said they will look at different options that will keep with the traditional design of the building.

Jason said the number of employees will vary by shifts, during the day (the highest shift) there may be seven to ten employees. Hours of operation are typically from 7:00 A.M. to 11:00 P.M. for this type of store.

Jason clarified for Rod they will have 97 parking spaces, with the potential for 3 additional stalls. The ordinance requires 73 so they are comfortably above the requirement.

Tucker asked about the variance process with UDOT (Utah Department of Transportation). Jason said he has met with UDOT and they need a letter from the City; however, they are fine with shared access with the dental office and expanding the driveway up to 50 feet.

Vern asked if there would be a deceleration lane. Jason said there is already one there and UDOT said no additional studies are needed

Jay explained that the City requires onsite water retention, there is a detention area planned for the southwest corner of the site.

Darek said there will be a fence around the southeast perimeter, UDOT is allowing the joint access and waiving the traffic impact study. As they move forward in the building process, the technical issues will be reviewed. A sidewalk will need to be added by the parking on 100 South. The bus shelter on the highway will be moved to the south to allow for 450 feet of sight distance.

\*\*\*A motion was made by Vern to approve the Conditional Use Permit request by Jason Trexler, agent for Trexler Enterprises, LLC, for a grocery store to be located at approximately 150 South 200 West, TIN 09-058-0019, approximately 1.81 acres. Jay seconded the motion. Motion passed 5-0. \*\*\*

Yes Vote: Bair, Fielding, Fischer, Going, Kidd

No Vote: None

Absent: Dunyon

**Discussion and possible vote on the minor subdivision request by Dan Richins, for a 6-lot minor subdivision to be located at approximately 300 South from 200-300 East. TIN 09-083-0010;-0009, a total of 2.5 acres.**

Dan Richins explained that he would like to subdivide his property. The surveyor talked to him about the canal easement on the furthest east proposed lot.

Darek spoke with the surveyor. The Richmond Irrigation Company pipeline and the City's runoff, runs across the southeast corner of Lot 6, which will require an easement to be recorded so the future property owner understands that it is there.

A sidewalk will be required on the east and south sides of Lot 6.

There is another easement across one of the lots for a private irrigation line for Larry Dunkley, which is a recorded easement. Dan has talked to Larry about it and it can be moved if it becomes an issue. Darek suggested that if it is moved, to have it rerecorded with the County.

The subdivision is on a pressure zone boundary so the water will have to be brought from the east to the west and the sewer from the west to the east to the end of the parcel (300 East).

Installation of the laterals will be handled by the property owner(s). The City requires boring, not cutting on the road. Jeremy said the only exception would be a letter from a licensed, reputable boring company that says they are unable to bore the road.

The location of the fire hydrant will be handled at a future date.

Jeremy explained that when a building permit is issued on any of the building lots, a sidewalk will be required. A provision that the sidewalk can go in after construction of the home is allowed; \$3,000 will be put into an escrow account so that occupancy will not be held up. Darek explained that there are currently two lots, which will each be split into three lots per parcel. The sizes of the lots are adequate for the current zoning.

Larry Dunkley asked if the lots would be developed by Dan or sold. Dan said he does not know; however, he intends on building himself and will work with Larry on the irrigation line easement on Lot 3. Larry said it is low pressure irrigation line that runs along the east edge of Lot 3 and he is willing to work on moving it if necessary. If moved, it will be recorded.

Dan confirmed for Randy that his nephew will be handling the installation of the infrastructure.

\*\*\*A motion was made by Jerry to approve the request for a minor subdivision by Dan Richins, for a 6-lot minor subdivision to be located at approximately 300 South from 200-300 East. TIN 09-083-0010;-0009, a total of 2.5 acres. Randy seconded the motion. Motion passed 5-0. \*\*\*

Yes Vote: Bair, Fielding, Fischer, Going, Kidd  
No Vote: None  
Absent: Donyon

\*\*\*A motion to adjourn was made by Vern, seconded by Jay.  
Motion approved 5-0 \*\*\*

Yes Vote: Bair, Fielding, Fischer, Going, Kidd  
No Vote: None  
Absent: Donyon

The meeting adjourned at 7:38 P.M.

---

Rodney Going, Chairman

Minutes submitted by: Debbie Zilles