



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, August 6, 2019.

Commission Members Present: Jay Bair, Jessica Dunyon, Vern Fielding, Rod Going

Commission Members Excused: Jerry Kidd, Randy Fischer

Staff Present: Justin Lewis, Jeremy Kimpton, Tucker Thatcher (City Council)

Others Present: Jared Wisner, Terrie Wierenga, Debbie Zilles

The meeting was called to order at 7:00 P.M. by Rod Going.

Approval of the July 2, 2019 meeting minutes.

Minutes from the July 2, 2019 meeting were reviewed. Jessica moved that the minutes be approved as submitted. Vern seconded the motion. The motion was unanimously approved.

Yes Vote: Bair, Dunyon, Fielding, Going

No Vote: None

Absent: Fischer, Kidd

Discussion and possible vote on a Conditional Use Permit request by Jared Wisner to build storage units on a 2-Acre parcel located at ~360 West 600 South; Parcel ID 09-075-0023.

Jared Wisner outlined the plan to build three (3) separate buildings of storage sheds. Storm water retention will be in the northwest corner. The City well, located on the southeast portion of the property, will be protected. The area will be paved throughout and fenced all around, likely with six foot chain link. There will be one gated entrance (access method to be determined). The buildings will have block exteriors and wood framed interiors. Each building will be approximately 10,000 square feet (40'x271').

Rod asked about fire mitigation. Jared said there is a fire hydrant close to the well and the fire separation requirements between units will be met.

Jared said the building height will be eight to nine feet, depending on the setbacks, some may be taller to accommodate larger RV's (12-14'). The roof will be either metal or asphalt shingles.

Vern asked about power and lighting. Jared said there will be exterior security lighting with possible outlets in each unit depending upon what is available.

Jay asked if a feasibility study has been completed. Jared said he has not had an official study done; however, he has researched the availability of units in the valley. Richmond currently has no units and this is a good location. The plan is to phase each building.

Jared said he has a verbal agreement with the current landowner to purchase the property. This is a preliminary presentation to introduce the general concept for the development and objectives of the project before formal plans are drawn up and a permit is applied for. Storage units are an approved use in a PIC (Planned Industrial Commercial) overlay with a Conditional Use Permit.

Vern noted that the Planned Industrial Commercial (PIC) zone is more restrictive than the conventional manufacturing zone to provide buildings which have architectural excellence, grounds which have adequate landscaping and trees, and land uses which do not create air, light or noise pollution. Jared said he plans on providing landscaping around the project and is considering xeriscaping.

Jess asked if there would be an on-site project manager. Jared said there would not be, he is considering automated security software for access. Jay recommended only having one entrance/exit.

***** A motion was made by Vern to forward a recommendation for approval to the City Council for the request for storage units located at ~360 West 600 South, Parcel Number 09-075-0023. Jay seconded the motion. Motion passed 4-0. *****

Yes Vote: Bair, Dunyon, Fielding, Going

No Vote: None

Absent: Fischer, Kidd

General discussion on the future zoning map of the City

Jay suggested discussing this because the property for the future Lee's Marketplace will be annexed into the City soon, which will likely spur future development. The Commission should be proactive and get ahead of what they would like to see in that area.

Justin said a new sewer trunk line runs on the south side of where Lee's will be coming in (along 150 North) which can accommodate the north part of town. Pepperidge Farms has its own private pressurized sewer line which cannot be tied into.

Jay suggested adding areas where certain types of density could be allowed. Currently multi-family has to be 2,000 feet away from another multi-family development. Logan City has zones that are based on density.

Jay said the General Plan does not have a plan for future growth in areas that may be annexed. When Lee's is constructed, it will change the dynamic of the area and development will begin going in.

Vern noted that the highway is a major obstacle and naturally separates the City. The west side of town is lacking in park and recreation facilities, which should be considered in future planning.

Jessica does not support multi-family development in Richmond, she would like to see the City take a similar stand as Hyde Park. Jay asked what the legislation requires for affordable housing. Justin said they are beginning to address low-income housing, but it is difficult to define. The market drives development; the City cannot dictate, to a certain extent, what can happen on a property; the owner has an opportunity to apply for a use or development.

Vern suggested outlining in the Master Plan areas where higher-density development and future growth could be accommodated. The medium price of a single-family home is \$250,000 which makes affordability difficult.

Terrie Wierenga said it has been ten years since the General Plan has been revised and things have changed since then. She thinks it is time to begin another review. Some of the assumptions made ten years ago have changed. Vern agreed and noted the additional traffic and changes from the ski resort.

Jay asked what needs to be done to begin a review of the General Plan. Justin said an overall review is very costly; however, specific updates can be made.

Rod said the future land use map does not show any proposed zoning in the northern portion. Tucker said the annexation boundary incorporates the northern area.

Justin explained that CIB (Community Impact Board) funds can be applied for, which can pay for up to half the cost of the project. Jeremy said it is a good time to start having discussions about what changes need to be made. Tucker said small amendments could be considered until an overall update is undertaken. Terrie said once the scope of changes or amendments are determined it will be a nine to twelve month process for all applicable meetings and public hearings.

Jessica suggested, if a citizen survey is done, that specific questions or options be posed rather than just garnering general opinions.

Justin will research on CIB money and General Plan addendums, and will come back with possible options on how to move forward.

***** Motion to adjourn was made by Jay, seconded by Jess.
Motion approved 4-0 *****

Yes Vote: Bair, Fielding, Going, Kidd

No Vote: None

Absent: Dunion, Fischer

The meeting was adjourned at 8:10 P.M.

Rod Going, Chairman

Minutes submitted by: Debbie Zilles