



**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 7:00 p.m. on Tuesday, August 4, 2020.

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

**Staff Present:** Jeremy Kimpton, Justin Lewis, Terrie Wierenga (City Council), Tucker Thatcher (City Council).

**Others Present:** Mike Watts, Curtis Wright, Cory Wright, Debbie Zilles

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

**Approval of the July 7, 2020 meeting minutes.**

Minutes from the July 7, 2020 meeting were reviewed. Cache moved that the minutes be approved as submitted. Amber seconded the motion. Motion unanimously approved.

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

No Vote:

Absent:

**Discussion and possible vote on the request for a sign permit for Richmond Storage, LLC, located at approximately 550 West Main. Parcel Number 09-067-0003.**

Curtis Wright explained that they want to put up two signs. A business sign (8'x4') and an off-premise sign (16'x8'). Both signs will be double-sided.

Terrie said UDOT will need to be informed and give approval because this is along a state highway. Curtis said he will check with them.

Corey Wright confirmed for Jess that the off-premise sign will sell advertising space. The first sign will be about 150' from the corner of the property and the second sign is about 375'. There will be two 15' watt light bulbs on each side of the signs (as noted on the submitted drawing).

**\*\*\* A motion was made by Vern to approve the request for an on premise business sign permit for Richmond Storage, LLC, located at approximately 550 West Main. Parcel Number 09-067-0003. Cache seconded the motion. Motion passed 5-0. \*\*\***

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

No Vote:

Absent:

**\*\*\* A motion was made by Vern to conditionally approve the request for an off-premise sign permit, based on approval from UDOT, for Richmond Storage, LLC, located at approximately 550 West Main. Parcel Number 09-067-0003. Jess seconded the motion. Motion passed 5-0. \*\*\***

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

No Vote:

Absent:

**Discussion and possible vote on Ordinance 2020-14, an Ordinance rezoning Parcel Numbers 09-046-0008, 09-046-0006, 09-046-0003 and 09-046-0010 from A-10 (Agricultural 10-Acre) to HC (Highway Commercial). The parcels are located at approximately 350 North 200 West and total 2.88 acres.**

Justin pointed out that only a small part of Parcel 09-046-0003 is in the City, the remainder of the parcel is in the County.

Mike Watts, representing the sign company and the applicant Craig Harris, said the reason for the rezone of the annexed property is because in order to put up signs, the property needs to be zoned Highway Commercial (HC). The change of zone will not affect taxes because those are based on the use, not the zone. The signs are proposed on each end, one on 09-046-0010 and one on 09-046-0003.

Amber asked if this would impact any of the surrounding property. Justin said it would not, with Lee's possibly going in to the south, there would be more property likely changing to commercial at some point. This change makes it easier to add more buildings and opens more business opportunities.

Justin noted that this will go to the City Council for a public hearing and decision.

**\*\*\* A motion was made by Jay to recommend approval to the City Council for Ordinance 2020-14, an Ordinance rezoning Parcel Numbers 09-046-0008, 09-046-0006, 09-046-0003 and 09-046-0010 from A-10 (Agricultural 10-Acre) to HC (Highway Commercial). The parcels are located at approximately 350 North 200 West and total 2.88 acres. Vern seconded the motion. Motion passed 5-0. \*\*\***

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

No Vote:

Absent:

**\*\*\* A motion was made by Vern to adjourn at 7:16 p.m. Jess seconded the motion. Motion passed unanimously \*\*\***

Minutes submitted by Debbie Zilles

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Jerry Kidd, Chairman