



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.P. on Tuesday, October 6, 2020.

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

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

Others Present: Raymond Smith, Heather Smith, Blake Davis, Rhonda Davis & Debbie Zilles

Chairman Jerry Kidd called the meeting to order at 7:00 P.M.

Approval of the September 1, 2020 meeting minutes.

Minutes from the September 1, 2020 meeting were reviewed. Cache moved that the minutes be approved as submitted. Jay seconded the motion. The motion was unanimously approved.

Yes Vote: Bair, Christensen, Ervin, Fielding

No Vote: None

Absent: Dunyon

Discussion and possible vote on the Conditional-Use Permit request by Raymond Smith for a kennel license at 36 East 800 South. Parcel Number 09-084-0076.

Raymond Smith has four dogs and needs a kennel license. He confirmed for Cache that he meets the minimum square footage requirements.

7:03 P.M. Jessica arrived at the meeting.

***** A motion was made by Jay to approve the Conditional-Use Permit request by Raymond Smith for a kennel license at 36 East 800 South. Parcel Number 09-084-0076. Amber seconded the motion. The motion passed 5-0. *****

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

No Vote: None

Introduction of the Traveller Lane Subdivision by Blake Davis

Blake Davis has purchased the land previously owned by Brian Fife and wants to subdivide for 15 new building lots (in addition to the original Traveller/Fife house). He has been working to clean it up. Access to the subdivision will be from 300 North and 300 East. Each home will have secondary/irrigation water.

Blake confirmed for Cache that he will be building the homes, there will be different home plans to choose from. Amber asked about the timeline. Blake said they are finishing cleaning up the area and will be tearing down the old barn and possibly the shed next to the house. They would like to begin breaking ground in early Spring 2021. The homes will all be custom built, they do not anticipate having an HOA (Homeowner's Association) or any CC&R's (Covenants, Codes & Restrictions) because they can control the quality of what is built.

Blake clarified for Vern that the irrigation water shares will be turned over to the City, homeowners will have to hook up through the City.

Jeremy cited a similar situation (new concept) in the Elk Meadows Subdivision where a deal with the developer was made that the City purchased the piping and the developer installed it. Homes will have to be individually metered. The City will review how many shares are received and how they will be distributed. The City Engineer will work on the specific issues.

Vern asked about the cost of individual meters for the lots. Jeremy said it depends on the size and type of meter.

Amber suggested informing purchasers about the size of lots for kennel licenses since there have been so many requests lately. A minimum of 15,000 square feet, including any building, is needed for three dogs. Keeping four to six dogs requires a minimum of 20,000 square feet.

Jay asked about streetlights as the plat only shows three of them. Terrie said there might be one across the street to the north on 300 North. The specifications and requirements are listed in the design manual.

Blake answered for Vern that there will be no curb and gutter. Sidewalk will be installed all the way around.

Tucker asked if the storm drains would be in the swells. Blake said there is a retention pond located in the southwest corner of the development and there will be small boxes located through the area to help. Justin said it will be made clear on the deed that the retention pond cannot be modified.

Jay asked about the road width. Blake said it will be 26 feet wide. Jeremy will double-check the right-of-way width. Engineering will review the plans.

Jay asked about the dimension of the angled corner lots (indicated as Lot 4 and 6 on the plat). Blake said they will work with the City Engineer to make sure all frontage, setback and other requirements are met.

Public Hearing on the Preliminary Plat for the Traveller Lane Subdivision, a 16-lot subdivision located at approximately 272 North 300 East. Zoned RMD (Residential Medium Density).

7:21 P.M. Public Hearing Opened

There were not any comments or questions.

7:22 P.M. Public Hearing Closed

Discussion and possible vote on the Preliminary Plat for the Traveller Lane Subdivision.

***** A motion was made by Vern to approve the Preliminary Plat for the Traveller Lane Subdivision. Cache seconded the motion. The motion passed 5-0. *****

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

No Vote: None

Discussion and possible vote on Ordinance 2020-17, an ordinance rezoning Parcel Number 09-084-0041 from RMD (Residential Medium Density) to MF OVERLAY ZONE (Multiple-Family Dwelling Unit Overlay). The parcel is located at approximately 170 West 650 South and is 0.71 acres.

Justin said Michael & Jennifer Hall were unable to be at the meeting, so he provided an overview of the request.

The Hall family owns the home on parcel 09-084-0059 and the home behind them on parcel 09-084-0041.

There is currently a renter in the home behind theirs that they have a good relationship with.

They are considering long-term plans for their family.

The rental home has parking on both sides with the ability to drive completely around the house.

There is a separate basement entrance to the home with a separate restroom.

They would like to someday make the home a legal duplex.

The only improvement they would have to make is adding a kitchen to the basement.

This is a long-term plan, they do not intend to make it a duplex immediately, but if/when the renter moves, they would have the ability for some of their married children to use it.

Mr. Hall wants to make sure it is zoned appropriately for that use. The closest multi-family dwelling is 2,900-3,000 feet away so the 2,000 foot limitation has been met.

If the Commission approves this, it will go to the City Council for a public hearing and vote.

Vern asked about the history of the property. Justin said the rental home was built in the late 70's-early 80's with the frontage originally along 600 South. The parcel was split, and the home was allowed with a dedicated road, which is now grandfathered. The home the Hall family reside in was built after the rental home.

Justin confirmed for Jess that parcel 09-084-0062 (the property to the south) is zoned RMD (Residential Medium Density).

Justin also answered for Cache that the Overlay Zone is what would allow for a multi-family use of the home (duplex-upstairs/downstairs). No additional buildings could be built, only the interior could be changed. Terrie said any improvements must remain within the same footprint of the home.

Jess asked if lot 09-084-0041 could be sold individually. Justin said it could because of the dedicated road. Terrie said the quit claim deed explains the maintenance responsibilities of the shared road.

***** A motion was made by Jay to recommend approval to the City Council for Ordinance 2020-17, an Ordinance rezoning Parcel Number 09-084-0041 from RMD (Residential Medium Density) to MF OVERLAY ZONE (Multiple-Family Dwelling Unit Overlay). The parcel is located at approximately 170 West 650 South and is 0.71 acres. Amber seconded the motion. The motion passed 5-0. *****

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

No Vote: None

Discussion and possible vote on the Conditional Use Permit request by Jennifer Hall to have a duplex on Parcel Number 09-084-0041 located at 170 West 650 South. The parcel is 0.71 acres.

Justin explained that even with the Overlay Zone, a Conditional-Use Permit is required for the home to be used as a duplex.

Jay asked, if this is not changed to a duplex soon, and a nearby neighbor wanted a multi-family dwelling, would this situation disqualify that request. Jeremy said there could be an argument that it could be first-come-first-served situation; however, that would have to be considered at the time. Justin did note that the ordinance can be changed if there is a request to do so and the planning commission and city council agree to the change.

***** A motion was made by Jess to approve the Conditional-Use Permit request by Jennifer Hall to have a duplex on Parcel Number 09-084-0041 located at 170 West 650 South. The parcel is 0.71 acres. Jay seconded the motion. The motion passed 5-0. *****

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

No Vote: None

Discussion and possible vote on Ordinance 2020-17, an ordinance rezoning Parcel Number 09-046-0013 from A-10 (Agricultural 10-Acre) to HC (Highway Commercial). The parcel is located at approximately 150 North 200 West and is 10 acres.

Justin pointed out that there is Highway Commercial (HC) to the south, so this would be a contiguous zone request. Parcel 09-046-0011 (to the north) is zoned differently than Highway Commercial. If this is recommended for approval, it will go to the City Council for a public hearing and vote.

***** A motion was made by Cache to recommend approval to the City Council for Ordinance 2020-17, an ordinance rezoning Parcel Number 09-046-0013 from A-10 (Agricultural 10-Acre) to HC (Highway Commercial). The parcel is located at approximately 150 North 200 West and is 10 acres. Amber seconded the motion. The motion passed 5-0. *****

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

No Vote: None

Terrie presented Chairman Jerry Kidd with a small clock for his years of service on the Planning Commission.

Jerry said it has been an enjoyable experience serving and thanked the current and previous members and staff.

A motion was made by Jess to adjourn at 7:40 p.m. Jay seconded the motion. The motion passed unanimously.

Note: Next meeting will move to November 10, 2020 due to the election on Tuesday, November 3, 2020.

Minutes submitted by Debbie Zilles

Planning Commission Chairman