



## 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, December 1, 2020.

**Commission Members Present:** Jay Bair, Cache Christensen, Jessica Dunyon, Amber Ervin

**Commission Members Absent:** Vern Fielding

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

**Others Present:** Jordan Knutson, Sharik Peck, Debbie Zilles

Commissioner Amber Ervin called the meeting to order at 7:00 p.m.

**Approval of the October 6, 2020 meeting minutes.**

Minutes from the October 6, 2020 meeting were reviewed. Jessica moved that the minutes be approved as submitted. Cache seconded the motion. The motion was unanimously approved.

**Selection of New Chairperson.**

Jessica Dunyon was selected to serve as the new Chairperson for 2021.

**Discussion and possible vote on Ordinance 2020-20, an Ordinance rezoning Parcel Number 09-046-0026 from RE-2 (Residential 2-Acre) to RLD (Residential Low Density). The parcel is located at approximately 415 North State Street and is 1.92 acres.**

Jeremy explained that the owner would like to sell this lot. Because it is currently zoned Residential 2-Acre (RE-2) and it is just under the 2 acres required (1.92 acres) to be buildable, they are asking for a rezone to Residential Low Density (RLD), which allows a minimum acreage area of 14,500 SF to 1-acre lots. The owners were originally going to build a home; however, they have since decided to sell the property.

Terrie said this section of property was discussed in 2016 when it was divided, and some lots were rezoned. The lots to the north are zoned RLD. Jessica said it does not seem to be a concern because the adjacent lots are Residential Low Density (RLD) so this request would be in line with what is already there.

Amber asked if potential purchasers do research on a property to find out what it is zoned and what can and/or cannot be done on it. Terrie said a County title search can provide all that information. Jeremy noted that there are some scenarios when boundary line adjustments are done and recorded with the County and sometimes the City is not involved. A property owner always has the option to request a rezone. Justin pointed out that although a rezone can be requested, the City can deny it, if determined it is not in line with the General Plan or Future Land Use.

Jessica asked if all three of the lots could be rezoned at once. Justin said they can only be rezoned at the request of the property owner, the two parcels to the south have different owners. This request is only for parcel 09-046-0026.

Jeremy confirmed for the Commission that the frontage is 252' and the minimum acreage for RLD is 14,500 SF.

**\*\*\* A motion was made by Jess to forward a recommendation for approval to the City Council regarding Ordinance 2020-20, an Ordinance rezoning Parcel Number 09-046-0026 from RE-2 (Residential 2-Acre) to RLD (Residential Low Density). The parcel is located at approximately 415 North State Street and is 1.92 acres. Jay seconded the motion. The motion passed 4-0. \*\*\***

Yes Vote: Bair, Christensen, Dunnyon, Ervin

Absent: Fielding

The Board agreed to move the meeting start time, beginning in January, from 7:00 p.m. to 6:30 p.m. The next scheduled meeting will be January 5, 2021 at 6:30 p.m.

**A motion was made by Amber to adjourn at 7:13 p.m. Jessica seconded the motion. The motion passed unanimously.**

Minutes submitted by Debbie Zilles

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Planning Commission Chairperson