



## 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 6:30 p.m. on Tuesday, February 2, 2021.

**Commission Members Present:** Jay Bair, Cache Christensen, Jessica Dunyon, Amber Ervin, Jordan Knutson, Sharik Peck

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

**Others Present:** Lee Lower, Alan Lower, Debbie Zilles

Chair Jessica Dunyon called the meeting to order at 6:30 p.m.

**Approval of the December 1, 2020 meeting minutes.**

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

**Discussion and possible vote on the Conditional Use Permit request by Sterling Urgent Care and High Creek Pharmacy to operate an urgent care facility and pharmacy at 609 South 200 West.**

Lee Lower said this building will be half an Urgent Care facility and the other half will be a pharmacy. They are working on getting plans ready for a building permit and are excited to begin moving forward with the remodel. They have worked with the School District to acquire more land for parking.

Amber has received comments that this will be a nice improvement. She commended Mr. Lower for investing in the building and the community. She asked if there were any concerns with having a pharmacy across from a school. Mr. Lower said they have met with the District and there are no concerns. All pharmacy industry standards will be met. He said having an Urgent Care so close will be a benefit for the school. They have also told the school that they can use the parking lot for after-hours overflow parking. The plan is to have operating hours from 8:00 a.m. – 8:00 p.m.

Sharik asked about the expanded services. Mr. Lower said they will have an X-ray room and more exam rooms. There will be a drive-thru on the south side for the pharmacy. It will be a great service to the community.

Jay asked about the plan for a covered north entrance. Mr. Lower said it will be a 12' pop-out to serve as weather protection for clients. It will likely be 20-25' from the sidewalk; it will meet all applicable requirements. The east entrance will be to the pharmacy, the north entrance will be for the medical facility.

Terrie clarified for the Commission that this is not a rezone, it is a request for a Conditional Use Permit because the use of the property is being changed. She noted that it is nice to see a historical building repurposed with a use that meets the needs of the community.

**\*\*\* A motion was made by Sharik to approve a Conditional-Use Permit request by Sterling Urgent Care and High Creek Pharmacy to operate an urgent care facility and pharmacy at 609 South 200 West. Amber seconded the motion. The motion passed 4-0. \*\*\***

**Yes Vote: Bair, Ervin, Knutson, Peck**

**Absent: Christensen**

**Discussion and possible vote on Ordinance 2021-02, an ordinance amending Title 12-000 "Land Use, Development and Management (LUDMO)", Part 12-1000 "Overlays", Part 12-1010-4 "General Requirements" and Part 12-1010-7 "Open Space".**

Terrie provided some background for this discussion. She has had complaints from developers interested in a Planned Unit Development (PUD) regarding the 40% of required open space. They have said that is too high. She reviewed codes from some of the surrounding communities in the Valley. Smithfield begins with 60% open space in an RA-1 and RA-2 zone, down to 25% in a Community Commercial zone. Hyrum, Millville, and Wellsville are determined by the Planning Commission. Nibley and Providence requirements are 35%. She would ideally like to remain in the 35-40% range because it fits more with the rural atmosphere of Richmond, which residents want to maintain.

Sharik asked whether this would pertain to only certain locations. Terrie said open space is specifically identified in a PUD. Justin pointed out that this does not pertain to a regular subdivision, only a PUD. The only PUD in Richmond is Cherry Creek Heights.

Jay questioned what could be considered as open space and whether parking lots and trails count as part of the percentage. Terrie said that is not clearly identified. The current stipulation is that 10% of the 40% must be open land. Some of the other codes she reviewed were very specific. She would like to narrow the definition or revise it so that the Commission has some leeway for the percentage allowance. Jay said that developers want more density because of the cost of land. He thinks it would be a good idea to classify exactly what can be counted as open space with a possible caveat that the Commission may have some leeway depending on a specific location or project. Justin said every City defines open space differently, the Commission needs to consider what is best for Richmond.

Jess said she has no interest in reducing the requirement to anything less than 40%. Amber agreed but said there is a benefit in solidifying the definition and possibly offering some allowances as things progressively move forward.

Tucker said the General Plan was completed in 2013, the results of the survey from the residents clearly indicated the importance of the preservation of open/green space.

Sharik offered a different perspective. He has married children who have found it difficult to find affordable places to live. He is curious if there are certain areas where higher density housing might work while still maintaining a larger agrarian community. He does not see a problem with having designated areas for this type of housing so more people would have the ability to live here.

Jay suggesting getting rid of the multi-family overlay and developing a code.

6:51 p.m. Cache Christensen arrived.

Terrie said the last few developers who have been talking with City officials have been focusing on the northwest part of town for future growth, which is something the General Plan did not consider.

Amber asked if it would be better handled on a case-by-case basis or to establish definitive parameters. Terrie said if everything is spelled out in a code, it is easy to defend and justify decisions. When a range is allowed, it is incumbent upon the Commission and City Council to justify decisions.

Amber asked if the Commission would have to agree to the open space as requested or if it could be required to be put in at a certain point in development. Justin said it would be in the development agreement. Jeremy said when Cherry Creek Heights was developed there were no bonds in place, now bonds can ensure that open space is put in. Specific obligations can be put into the development agreement. Justin said amenities can be negotiated when they are put in (during which phase). He said from the staff's perspective it is easier to have things in black and white and very defined. Overlays are confusing. It would be better to have a multi-family zone created rather than an overlay.

Jay asked if there would be a place in the current Land Use Code to prohibit and/or designate multi-family in certain areas. Jeremy said that can be done through zoning. Terrie said boundaries can be created for different types of housing. The General Plan is almost 10 years old and there have been lessons learned. There are also things in the legislature that could have future impacts such as the current discussion on accessory dwelling units. Richmond is growing and she encouraged the Commission to consider areas where this type of development might make sense. She also recommended they review the General Plan, especially given the recent annexations and potential new growth.

Jay agreed that many residents like the rural feel. Jeremy said it is always a challenge and it might be helpful to have more defined zones.

Amber pointed out that she does not want to see an overabundance of a transient population.

Jess pointed out that she worked hard and earned the ability to afford to live in Richmond. She would like to define open space more tightly. She likes the rural feel of the area.

Jordan said it seems to be without merit without specific definitions in place.

Sharik asked if there are specific examples of where this is working well. Justin said each municipality is different, the goal is to determine what works the best for Richmond. Jeremy said it is always a struggle to find a balance between developers and residents – what is equitable for a developer and still benefits the community without jeopardizing important values. The community consensus seems to prefer open space. Reviewing other codes is a good start, but it is important to have a code that fits Richmond.

Tucker agreed that it can be difficult to dictate how private property will be used, however, the City can create some direction.

Cache said there is a trend for smaller homes/lots as the market continues to increase. Jess noted that there are a lot of people who telecommute and are willing to move into the area and pay for large homes and lots.

Mr. Lower said he does not like to see what is happening in Smithfield (regarding high-density) and would not like to see the same thing happen to Richmond.

Amber said controlled growth is important. She would like to find a good balance.

**\*\*\* A motion was made by Amber to continue the discussion to the next meeting (March 1, 2021). Cache seconded the motion. The motion passed 5-0. \*\*\***

**Yes Vote: Bair, Christensen, Ervin, Knutson, Peck**

Jess encouraged members to do some individual research to help drive next month's discussion.

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

Minutes submitted by Debbie Zilles

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Jessica Dunyon, Chairperson