



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 6:30 P.M. on Tuesday, August 3, 2021.

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

Sharik attended via telephone.

Staff Present: Justin Lewis (City Recorder), Darek Kimball (City Engineer, J-U-B Engineers)

Others Present: Bryce Goodin, John Gilbert, LuDean Watterson, John Watterson, Jamie Andrus, Mark Andrus, Pam Spackman, Cindy Smith, Jane Larsen, Brad Smith, Debbie Zilles

Chair Jessica Dunyon called the meeting to order at 6:30 P.M.

Approval of the May 4, 2021 meeting minutes.

Minutes from the May 4, 2021 meeting were reviewed. Cache moved that the minutes be approved as submitted. Jordan seconded the motion. The motion was unanimously approved.

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

No Vote: None

Discussion and possible vote on the request by Bryce Goodin for approval of the Preliminary Plat for the City Creek Subdivision, a (16) lot/unit subdivision located at approximately 150 South 300 West. Zoned RMD (Residential Medium Density).

Bryce Goodin outlined the plan for a 16-lot subdivision, which includes 15 new lots and the lot with the existing house, barn, and buildings. The plat map was reviewed.

Justin explained the process; tonight, is not a public hearing, it is only a discussion with the developer and review of the submitted preliminary plat, not any construction drawings or details. The parcel is about eight acres, approximately 2.5 acres was rezoned to RMD a few months ago to have the same zoning as the rest of the parcel. This will go before the City Council in two weeks and then go back to the engineering firm and to legal counsel for review before the final plat is approved. It currently meets the applicable zoning requirements.

Bryce confirmed for Cache that he has not approached any neighbors about acquiring more property. He is only working with the property shown on the preliminary plat. He has worked with staff about the requirements that need to be met.

Bryce explained that the “knuckle” design of Lots 3,4,7 and 8 was to get the required frontage. Darek said that the way they are designed is fine. Jay discussed the frontage on Lots 7 and 8 and between 3 and 4. Bryce also outlined the storm water drainage design and the use of the public utility easement.

Jay has reviewed the plan and noted that all the lots meet the required frontage requirement.

Justin confirmed for Cache the square footage requirement for a kennel license is 14,500 square feet at a minimum.

*****A motion was made by Jay to approve the request by Bryce Goodin for approval of the Preliminary Plat for the City Creek Subdivision, a (16) lot/unit subdivision located at approximately 150 South 300 West. Zoned RMD (Residential Medium Density). Cache seconded the motion. The motion passed 5-0. *****

**Yes Vote: Bair, Christensen, Ervin, Knutson, Peck
No Vote: None**

Justin explained for the public how meetings are legally noticed. He encouraged everyone to subscribe to the Utah Public Meeting Notice website. Once subscribed, emails are sent out each time a public hearing notice is uploaded to the site.

The public in attendance had questions and were encouraged to stay after the meeting was adjourned to talk with the Commission and staff about specific concerns.

*****A motion was made by Amber to adjourn at 6:57 P.M. Cache seconded the motion. The motion passed unanimously.*****

**Yes Vote: Bair, Christensen, Ervin, Knutson, Peck
No Vote: None**

Minutes submitted by Debbie Zilles

Planning Commission Chairperson