



**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, September 7, 2021.

Commission Members Present: Cache Christensen (via phone), Jessica Dunyon, Amber Ervin, Jordan Knutson, Sharik Peck

Commission Members Excused: Jay Bair

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

Others Present: Esterlee Molyneux, Tracy Pharis, Jonathan Badger, Vern Fielding, Vance Smith, Scott Ward, Lee Anderson, Julie Johnson, Debbie Zilles

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

Approval of the August 3, 2021 meeting minutes.

Minutes from the August 3, 2021 meeting were reviewed. Sharik moved that the minutes be approved as submitted. Amber seconded the motion. Motion was unanimously approved.

Discussion and possible vote on the Conditional-Use Permit request by Esterlee Molyneux to operate the SoulFull Café, a drive-through eatery, at 196 West Main. Zoned HC (Highway Commercial).

Esterlee Molyneux and her business partner Tracy Pharis presented their plan to open a drive-through eatery at the old train station located at 196 West Main in the Highway Commercial zone. This property was most recently used as a hair salon/photo studio. She showed the Commission slides indicating the plan for traffic flow. The drive-through entrance will be from Main Street, along the east side of the building and the exit will be onto Hwy 91. The parking entrance for curbside orders (3-4 parking spaces) would be from Hwy 91. She explained that they would ultimately like to have indoor seating, however, due to Code requirements regarding parking that is not currently possible (would require 14 parking stalls). There is a parking lot located across the street which is owned by the City and they would like to explore the option of renting it for patron parking. Jeremy pointed out that parking would be a consideration for the City Council to determine, tonight is only deliberation for the Conditional Use Permit.

Esterlee indicated the plan for signage (for the business, the entrance, exit points and curbside pickup area). Justin said staff will need the dimensions and specific information to ensure that it conforms with what is allowed.

Tracy answered for Cache that the drive-through will be built out and will not be an issue with the natural gas obstruction on the east side.

Jess asked if there would be any potential problems with the left-hand turn in regard to proximity to the traffic signal. Darek said it should be far enough away and is currently used by Cache Valley Cabinets, there is good sight distance.

Jess asked about employee parking. Esterlee said employees will not park there. Terrie said parking is determined by the number of employees and square footage of the business. Sharik asked if parking could be shared with another business. Jeremy said there is an exception for off-site parking within 500' of the business, with permission from the City Council.

Sharik asked if there would be any concern with modifying a building that is on the National Historic Registry. Terrie said they would have to check with the National Historic Preservation website and see if there are any specific requirements based on the historical significance of the building.

Tracy confirmed for Sharik that the proposed hours will be 6:00 A.M. – 6:00 P.M.

Cache said this would be a great addition to the City. Jess agreed and said she likes to see small, local businesses flourish. It will be nice to have another eating establishment in the area.

*****A motion was made by Jordan to approve the Conditional-Use Permit request by Esterlee Molyneux to operate the SoulFull Café, a drive-through eatery, at 196 West Main. Zoned HC (Highway Commercial). Sharik seconded the motion. The motion passed 4-0. *****

Yes Vote: Christensen, Ervin, Knutson, Peck

No Vote: None

Absent: Bair

Discussion and possible vote on the request by Jared Mitchell for approval of the Preliminary Plat for the AFS Lee's Richmond Subdivision, an (8) lot/unit subdivision located at approximately 150 North 200 West. Zoned HC (Highway Commercial).

Jonathan Badger said they have made all the necessary engineering adjustments.

Justin explained that this recommendation will be sent to the City Council for final approval, after which it will come back to the Commission for review of the Conditional-Use Permit and Final Plat.

*****A motion was made by Amber to recommend approval to the City Council for the request by Jared Mitchell for approval of the Preliminary Plat for the AFS Lee's Richmond Subdivision, an (8) lot/unit subdivision located at approximately 150 North 200 West. Zoned HC (Highway Commercial). Sharik seconded the motion. The motion passed 4-0. *****

Yes Vote: Christensen, Ervin, Knutson, Peck

No Vote: None

Absent: Bair

Public Hearing, no sooner than 6:45 P.M., for the purpose of discussing Ordinance 2021- 17, an Ordinance rezoning 67.47 out of 78.96 Acres of Parcel Number 09-041-0006 from PUD (Planned Unit Development) to RLD (Residential Low Density, Minimum 14,500 Square Feet). The parcel is located north of 615 Cherry Creek Parkway.

6:55 P.M. Public Hearing Opened

Vance Smith explained the reason for the rezone request. This property was originally zoned to PUD in 1999, the desire is to have it zoned to Residential Low Density (RLD) to work within a structured Code and allow larger lot sizes. Amber asked about the original intention of the PUD. He said there is some documentation about previous agreements, however, the lot sizes are not clear. The desire is that once it is rezoned, it would be subdivided into lots for single-family homes to be built. A PUD could allow for 130-140 homes to be built; however, they do not want that many homes on small lots, they would like larger homes on larger lots. The smallest lot in the proposed preliminary plat would be ~18,000 SF.

Terrie was on the City Council when this was being discussed (during Phase 2 at the time). As far as she can recall, any agreements made about a PUD over 10 years old are no longer valid. She likes the larger lots and there is a need for more homes.

Jeremy answered for Sharik that the White Pine subdivision is zone Medium Density and the existing Cherry Heights (Webb) subdivision is a PUD.

Justin clarified for Scott Ward that this rezone request will not affect any of the space between and/or behind Phase 1 and 2. The parks are assigned to the HOAs of the existing subdivisions. This only involves the area north of Phase 3 and does not include the retention pond. He pointed out that this is only a request for a zone change at this time, nothing can be designed at this point. This will have nothing to do with what is already developed.

Julie Johnson asked about access; Jeremy said accesses are determined by the Fire Department and will be addressed at a future stage.

Justin confirmed for Cache that the northwest portion will remain a PUD.

Jess said this seems like a positive plan for this area, she is a proponent of larger lots to help protect the rural community feel. Amber agreed and noted that there is a lot of unkempt open space there now, she would like to see it improved. Jordan also likes this area becoming larger lots rather than open space that is not maintained.

Jeremy noted that water shares and sewer/water will be worked out.

Lee Anderson is worried about garbage in the area. Jess confirmed that tonight's discussion is only related to the request for a zone change.

Amber noted that it is always difficult to let go of natural spaces, but there are other opportunities to enjoy those spaces; there is a need to find the “give and take”. There are many positives which can be gained by this idea.

7:16 P.M. Public Hearing Closed

Discussion and possible vote on Ordinance 2021-17.

*****A motion was made by Sharik to forward a recommendation of approval to the City Council for Ordinance 2021-17, an ordinance rezoning 67.47 out of 78.96 Acres of Parcel Number 09-041-0006 from PUD (Planned Unit Development) to RLD (Residential Low Density, Minimum 14,500 Square Feet). The parcel is located north of 615 Cherry Creek Parkway. Cache seconded the motion. The motion passed 4-0. *****

Yes Vote: Christensen, Ervin, Knutson, Peck

No Vote: None

Absent: Bair

The next meeting will be held on October 5, 2021.

*****A motion was made by Jordan to adjourn at 7:20 P.M. Amber seconded the motion. The motion passed unanimously.*****

Minutes submitted by Debbie Zilles

Planning Commission Chairperson