



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, October 5, 2021.

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

Staff Present: Justin Lewis (City Recorder), Tucker Thatcher (City Council),

Others Present: Esterlee Molyneux, Tracy Pharis, Vance Smith, Debbie Zilles

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

Approval of the September 7, 2021 meeting minutes.

Minutes from the September 7, 2021 meeting were reviewed. Cache 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 and dine-in eatery, at 196 West Main. Zoned HC (Highway Commercial).

Last month Esterlee Molyneux came in for a Conditional Use Permit for the SoulFull Café for a drive-through eatery at 196 West Main. The Commission and Council approved the CUP as a drive-through only because of a lack of parking. Since then Esterlee and Tracy have secured parking with the property owner, Paul White, east of the building. The request is to have a drive-through and a dine-in eatery now the parking issue has been resolved.

Tucker outlined the parking lot requirement (Part 12-603 Parking Lot Regulations: Every parcel of land hereafter used as a parking lot shall be paved with a surfacing material of oil, asphalt, concrete composition, or other hard-packed surface and shall have appropriate bumper guards where needed as determined by the Building Inspector.)

Esterlee and Tracy confirmed that parking will be less than 500' from the business, will be a compact surface, and can park up to nine (9) vehicles. There are two (2) ADA stalls in front of the business and employee parking will be located onsite. There is a small area planned for the indoor seating with the largest space for the kitchen and refrigerator. Mr. White has hired someone to clean up the weeds and install the hard surface which should be completed within the month. There is an existing ADA ramp to the restrooms in the building.

Justin confirmed for Cache that there is no concern with the surrounding zoning.

Amber said the improvements look good and she appreciated Mr. White's willingness to come up with a compromise for parking.

***** A motion was made by Amber to conditionally approve the request upon the completion of the parking lot for the Conditional-Use Permit by Esterlee Molyneux to operate the SoulFull Café, a drive-through, and dine-in eatery, at 196 West Main. Zoned HC (Highway Commercial). Jay seconded the motion. The motion passed 5-0. *****

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

Discussion and possible vote on the request by Vance Smith for approval of the Preliminary Plat for the Knolls Subdivision, Phase 1, a (37) lot/unit subdivision located north of 615 Cherry Creek Parkway. Zoned RLD (Residential Low Density).

Phases 1 and 2 will be just north of Phase 2 and 3 of the Cherry Creek Heights PUD.

Justin explained that some of the concerns will be addressed during the construction phase. Consideration at this meeting is only for the preliminary plat. Staff has received phone calls with questions regarding existing sidewalks in Cherry Creek Heights PUD, connectivity from 500 North to State, and the parcel that borders 500 North (south of Cherry Creek Heights Phase 2). None of these items are part of this request.

Vance pointed out that this parcel was rezoned last month. Phase 1 will be a horseshoe design and will connect to existing roads. All phases are being presented together to better understand and visualize the entire project.

In reference to the property (pasture) to the west, Amber asked about the plan for the space between the border of this development to the fence line. Vance said according to the surveyors and engineers the dark line on the plat is their property. Amber noticed the slight discrepancy and reached out to the owner who was aware that there would eventually be homes going in this area.

Vance confirmed for Amber that an all-surface road will be required before Phase 2.

Vance confirmed for Jay that the remainder lot, south of Lot 20, will be a retention basin.

Jay expressed concern about the irrigation easement along Lot 1. Vance said there is an individual who is interested in Lot 1 and is aware of the easement restrictions and buildable footprint. It will be like any other recorded easement. Jay asked if there would be room to access the area to maintain the weeds and a possible dedicated easement along the boundary line. Vance said there are a few solutions that could work and he is open to discussion.

Jay asked if would make sense to combine Lots 16 & 71 since Lot 16 is quite skewed. Vance said although Lot 16 has a peculiar shape it is 20,000 SF and large enough for a building lot. Amber said the shape is not concerning as long as it meets all the requirements.

Amber noted the recent news article by Craig Buttars regarding development. She has reached out to some of the older residents in the community who believe it makes sense to put homes in this area. This development will best utilize the space. She likes the larger lots which will provide for different opportunities and styles of living.

Cache is looking forward to having the road go to State Street.

***** A motion was made by Jordan to approve the request by Vance Smith for approval of the Preliminary Plat for the Knolls Subdivision, Phase 1, a (37) lot/unit subdivision located north of 615 Cherry Creek Parkway. Zoned RLD (Residential Low Density). Cache seconded the motion. The motion passed 5-0. *****

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

Discussion and possible vote on the request by Vance Smith for approval of the Preliminary Plat for the Knolls Subdivision, Phase 2, a (15) lot/unit subdivision located north of 615 Cherry Creek Parkway. Zoned RLD (Residential Low Density).

Vance said Cherry View Drive will be required to connect to State Street before any building permits for this phase can be issued.

Vance confirmed for Jay that the remaining area between parcels 37-38 has been revised and will be added to Lot 38.

Cache asked about curb and gutter; Vance say they have anticipated swales.

Justin noted that the Richmond Irrigation approval box needs to be updated on the plat to their new name Richmond Irrigation & Power.

***** A motion was made by Amber to approve the request by Vance Smith for approval of the Preliminary Plat for the Knolls Subdivision, Phase 2, a (15) lot/unit subdivision located north of 615 Cherry Creek Parkway. Zoned RLD (Residential Low Density). Jay seconded the motion. The motion passed 5-0. *****

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

Discussion and possible vote on the request by Vance Smith for approval of the Preliminary Plat for the Knolls Subdivision, Phase 3, a (34) lot/unit subdivision located at approximately 900 North State Street. Zoned RLD (Residential Low Density).

Phase 3 will be north of Knolls Phase 1 and 2 and go all the way to State Street. Phase 3 not only includes acreage from what used to be part of Cherry Creek Heights PUD, but Vance has secured a deal with the landowner to the north and purchased some property from him. Part of Phase 3 is on that property which is zoned RLD as well.

Justin noted that Lot 50 will need to be adjusted to 120' (currently showing 119.94').

Vance explained that this area is below the gravity feed for the sewer. Lot 83 (northwest corner) will be a retention basin with a lift station. Jordan asked if it will be a private or public station; Justin said that will require a discussion with the City Council.

Because this will change the face along State Street, Amber asked about concerns with the sidewalk along the road. Tucker said traffic will certainly be a concern.

Vance said this phase is anticipated to be in 18-24 months.

Jay pointed out that Lot 66 should front State Street and have the address adjusted as such.

Justin confirmed for Jay that he will double-check that the cul-de-sac radius is correct.

Jay likes, and encouraged, wider roads, especially for snow plowing.

***** A motion was made by Cache to approve the request by Vance Smith for approval of the Preliminary Plat for the Knolls Subdivision, Phase 3, a (34) lot/unit subdivision located at approximately 900 North State Street. Zoned RLD (Residential Low Density). Sharik seconded the motion. The motion passed 5-0. *****

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

Justin explained that the Transportation Plan includes a long-term plan for the connection of 500 North to State Street, as well as a new connection from State Street to the highway on the north end of town.

Due to the general election, the next meeting will be held on November 9, 2021.

***** A motion was made by Jordan to adjourn at 7:25 p.m. Amber seconded the motion. The motion passed unanimously. *****

Minutes submitted by Debbie Zilles

Planning Commission Chairperson