



RICHMOND CITY PLANNING & ZONING COMMISSION

City Council Chambers
6 West Main Street
Richmond, Utah 84333

The Richmond City Planning & Zoning Commission met in the City Council Chambers, 6 West Main Street, Richmond, Utah at 7:00 P.M. on Tuesday, December 5, 2017.

Commission Members Present: Rod Going (Chairman), Jay Bair, Jerry Kidd, Vern Fielding

Commission Members Absent: Jessica Dunyon, Randy Fischer

Staff Present: Marlowe Adkins - City Manager, Tucker Thatcher – Councilmember, Justin Lewis - City Recorder

The meeting was called to order at 7:00 P.M. by Chairman Going.

Approval of the November 14, 2017 Planning Commission Meeting Minutes

Minutes from the November 14, 2017 meeting were reviewed. Commissioner Kidd moved that the minutes be approved as submitted. Commissioner Fielding seconded the motion. The motion was unanimously approved.

Yes Vote: Bair, Kidd, Fielding

No Vote: None

Absent: Dunyon, Fischer

Discussion and possible vote on a rezone request by Tom Harward for Parcel #09-084-0056, 0.60 acres, located at approximately 200 West 600 South, from A-10 (Agricultural 10-Acre) to HC (Highway Commercial).

Angie Bair, representing her father, Tom Harward, explained that the rezone request is because there is nothing they can currently do with the land since it is less than 10 acres.

Justin stated the Code allows for under five acres to be zoned to HC (Highway Commercial). Justin said Tom had talked with staff about this property and was advised that specific uses of the property cannot be considered or reviewed until a rezone is approved by the City Council.

Chairman Going asked what the depth of the smallest portion of the property was? Jay replied the narrowest point of the property (north end) measures 95 feet according to the County records he was reviewing online.

Vern asked if there was accommodation for additional commercial along the highway in the Master Plan, as this would be a logical place for it? Marlowe pointed out the area to the north is Planned Industrial Commercial. The applicant is requesting Highway Commercial.

Vern asked about the difference between the zones? Marlowe replied Planned Industrial Commercial is designed for a variety of businesses rather than one large business. One of the

challenges in developing that area is the need for a sewer lift station on 400 West. Due to the financial investment that would be required, the land has not been developed as intended.

Marlowe informed the board there is a sewer line that runs down both sides of the highway and water service would be brought in from 600 South via a six inch main line which is sufficient for this particular property.

A motion was made by Vern to approve the rezone request by Tom Harward for Parcel #09-084-0056, 0.60 acres, located at approximately 200 West 600 South, from A-10 (Agricultural 10-Acre) to HC (Highway Commercial), seconded by Jay and the vote was unanimous.

Yes Vote: Bair, Kidd, Fielding

No Vote: None

Absent: Dunion, Fischer

This action will be forwarded to the City Council for the public hearing on the request as well as a vote for possible approval.

A motion to adjourn was made by Jerry, seconded by Vern and the vote was unanimous.

Yes Vote: Bair, Kidd, Fielding

No Vote: None

Absent: Dunion, Fischer

The meeting was adjourned at 7:09 P.M.

Rodney Going, Chairman

Minutes submitted by: Debbie Zilles