

RICHMOND CITY PLANNING COMMISSION

JUNE 5, 2018

The regular meeting of the Richmond City Planning Commission was held at the Park Community Center located at 90 South 100 West, Richmond, Utah on Tuesday, June 5, 2018. The meeting began at 7:00 P.M. Chairman Rodney Going was in the chair.

The following commission members were in attendance: Jay Bair, Vern Fielding and Jerry Kidd

Jessica Dunyon arrived during the meeting.

Randy Fischer was excused.

City Administrator Jeremy Kimpton, City Council Member Tucker Thatcher and City Recorder Justin Lewis were also in attendance.

APPROVAL OF THE PLANNING COMMISSION MEETING MINUTES FROM APRIL 10, 2018

A motion to approve the April 10, 2018 planning commission meeting minutes was made by Jerry, seconded by Jay and the vote was unanimous.

Yes Vote: Bair, Fielding, Kidd

No Vote: None

Absent: Dunyon, Fischer

****Jessica Dunyon arrived at the meeting.****

DISCUSSION AND POSSIBLE VOTE ON THE REZONE REQUEST BY BRIAN WEBB, AGENT FOR WEBB PROPERTIES, LLC, TO REZONE A PORTION OF PARCEL NUMBER 09-067-0053, 1.90 ACRES, FROM MLI (MANUFACTURING/LIGHT INDUSTRIAL) TO RLD (RESIDENTIAL LOW DENSITY). THE PARCEL IS LOCATED WEST OF APPROXIMATELY 50 SOUTH 400 WEST AND SOUTH OF APPROXIMATELY 450 WEST MAIN STREET.

JEREMY: The request is to rezone a portion, 1.90 acres, of the entire parcel from MLI to RLD. The parcel is currently zoned MLI and RLD. This request would change 1.90 acres of property currently zoned MLI to RLD. The request is compatible to the rest of this parcel and the surrounding area. The request is similar to the last request but the request for RMD (Residential Medium Density) was withdrawn and changed to RLD.

JAY: The rezone request is for where the new road will be located as well as one new building lot for a home.

VERN: Why was the five acre minimum rule removed by the city council?

JEREMY: Legal counsel was reviewing some of our land use ordinances and recommended this change be made. They are not aware of any other municipality with this requirement. They did not think this ordinance would stand up in a court of law. Legal counsel could find no basis to have the requirement in the code and felt it should be removed.

VERN: Historically this has been a major component in the past. I have been turned down on previous rezone requests because of this requirement. It was considered, acted on and voted on by the city council quickly.

JEREMY: I think another factor is the amount of available land in town to develop. There are not many large parcels left in town. I am not sure why this ordinance was enacted in the past. There might have been some hot topic items or issues in the past.

VERN: I am probably supportive of the change. It does allow for more flexibility. Parcels can now be addressed without this bottleneck. I just know I was specifically turned down in the past because the requests I made were for parcels under five acres.

MARIAN FIELDING: So will spot zoning be allowed?

JEREMY: Spot zoning is not allowed and the city council and legal counsel were both concerned this type of request would now be made once the ordinance was adopted. Legal counsel and the city council both felt the general plan is still in place and should be followed.

ROD: It is hard to keep the ordinance in place if it is not defensible in court.

Richmond City Planning Commission Meeting Minutes, June 5, 2018

BRENT WEBB: I was told there are 300 or less building lots in town available to build on.

JEREMY: I am not sure. I have not added up the amount of available space and options.

BRENT: The ordinance change will now allow some vacant lots to have homes built on them.

VERN: I was told the five acre rule was put in place to help create a buffer between areas.

JUSTIN: The proper process was done to approve the change. A public hearing was held and only two people were in attendance. Jerry was one of them. The council even specifically asked Jerry as a commissioner had any concerns or issues with the ordinance change. After the public hearing the vote was held by the council. The planning commission and council will still approve or deny every rezone request that is made. The only difference is a request can be made on parcels smaller than five acres. Just because a request is made does not mean it has to be approved.

JERRY: Brent is the intent to still have a business located on the west parcel?

BRENT: Yes.

JERRY: The rezone request will allow you to adjust the number of homes on the parcel?

BRENT: Yes.

JEREMY: The difference between a request for medium density and low density is two or three homes depending on the configuration.

JERRY: Based on the number of people in attendance tonight versus our last meeting I think the medium zoning request was the main issue of concern.

JAY: This request fits the rest of the surrounding area and parcel. I know a concern mentioned at the last meeting was commercial traffic on the new road. Access to the commercial lots being on the same road as residential homes was a concern.

JERRY: That issue will be discussed and addressed in the future when a plat is considered.

BRENT: Yes, any specific item will be addressed during the plat process.

TUCKER: This is a rezone request not approval of the final plat. The plat has to come before the planning commission and the city council at future meetings. The city engineer also has to review and approve the infrastructure as well. Brent do you expect this project to start in the near future?

BRENT: Yes, I would think so. There are items which will be addressed as we proceed by the commission and the council.

JERRY: The road concern will be reviewed at that time. This request does not go against the general plan in that area. I would support the request.

A motion to approve the rezone request for a portion of Parcel Number 09-067-0053, 1.90 Acres, from MLI (Manufacturing/Light Industrial) to RLD (Residential Low Density) was made Jerry, seconded by Jessica and the vote was unanimous.

Yes Vote: Dunyon, Bair, Fielding, Kidd

No Vote: None

Absent: Fischer

JUSTIN: If needed, the July planning commission meeting will be held on Tuesday, July 10th not Tuesday, July 3rd. The August meeting is scheduled for Tuesday, August 7th. This will be a joint meeting between the planning commission and the city council. Representatives of J-U-B Engineers will be in attendance to discuss the general plan, how it can be updated, what should be considered as part of an update and to answer any questions you might have.

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

Yes Vote: Dunyon, Bair, Fielding, Kidd

No Vote: None

Absent: Fischer

Adjournment at 7:15 P.M.

Rodney Going, Chairman