



**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 7:00 P.M. on Tuesday, November 6, 2018.

Commission Members Present: Jay Bair, Jessica Dunyon, Vern Fielding, Randy Fischer, Rod Going, Jerry Kidd

Staff Present: Justin Lewis (City Recorder), Tucker Thatcher (Council Member), Darek Kimball (City Engineer)

Others Present: Cindy Smith, Vicky Dodge, Juliene Parrish, Jan Gilbert, BrookeAnn Ballard, Quint Casperson, John Watterson, Debbie Zilles

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

Approval of the September 4, 2018 Planning Commission meeting minutes.

Minutes from the September 4, 2018 meeting were reviewed. Jerry moved that the minutes be approved as submitted. Jessica seconded the motion. The motion was unanimously approved.

Yes Vote: Bair, Dunyon, Fielding, Fischer, Kidd

No Vote: None

Absent: None

Public Hearing on the Preliminary Plat for the Elk Meadows Subdivision, an (11) lot subdivision (9 residential lots and 2 commercial lots) located south of 450 West Main and west of 50 South 400 West. Zoned RLD (Residential Low Density) and MLI (Manufacturing/Light Industrial). Applicant is Brian Webb.

Brian Webb confirmed that this request is for nine residential lots and two commercial lots. His excavating company will be using the north lot (Lot #3) for a maintenance shop and vehicle/equipment storage. The other commercial lot has not been sold or leased.

Brian clarified where the zoning line ran for Randy.

Public Hearing

Quint Casperson Jr., in attendance representing his father, said they are supportive of this proposal. His family owns the old cheese factory property located to the west of this parcel.

Cindy Smith is concerned with traffic, especially with the speed limit. Adding more homes will increase the traffic, which is a safety concern for children. She also questioned the noise that will be associated with the business.

Brian said that from the business standpoint, there will be two trucks that leave in the morning (6:00-7:00 A.M.) and will return in the evening (5:00 P.M.). He does not anticipate a substantial increase in business-related traffic.

Randy has similar concerns; however, it is difficult because the land is zoned for industrial use. The Planning Commission is not the body that manages how the land is used, if it is an allowable use for the zone it would be allowed. He thinks it is best to have traffic coming from Main Street. Speed limits are not within the purview of the Commission. Brian said speed limits were discussed at the City Council meeting regarding the rezone of the property and it is UDOT (Utah Department of Transportation) who sets the speed limits on state roads.

Vern said, in looking over the Master Plan, the area was originally zoned Manufacturing/Light Industrial because that is where the milk plant was. It makes sense in the Master Plan; however, his concern is bringing commercial traffic through an existing residential area. He asked Quint if he would be opposed to having additional traffic along 500 West, as it was originally intended based off the existing access. Quint said he would be fine with that. Brian questioned whether this option would fix anything. The state would review and mandate access onto Main Street. Vern said the argument could be made that it is already zoned commercial, and has been for over 50 years; it would make more sense keeping the commercial traffic in an established commercial route than to bring it through a residential neighborhood.

Jay noted that the gravel trucks, owned by Brian Webb and his dad, go through his neighborhood and generally travel slower and are more cautious than neighborhood traffic.

Justin pointed out that 500 West is not a City street, it is a privately-owned road with no left turn access onto Main Street. The City only owns the property where the maintenance shop is located at approximately 200 South 500 West.

Jessica asked if the residential neighborhood would be an H.O.A. (Homeowner's Association)? Brian said it would not be.

Julienne Parrish said traffic from the landscaping business that is just east of her home travel slower than most of the traffic and are generally more cautious. She walks along 400 West every morning.

John Watterson, lives on 400 West, is concerned with the safety of the children in the area with more traffic, especially large commercial trucks. He would like to see the traffic minimized on 400 West.

Randy asked about sewer issues. Darek explained that the sewer would have to be run through the neighboring property, as soon as the preliminary plat is approved the perpetual easement agreement for the sewer will be signed and recorded.

Jessica asked about visibility on the hill and whether you could turn left. Darek said UDOT reviews the sight distance, which they have determined is adequate for the new access point.

Jerry agrees with the concerns related to traffic; however, the farms in the area have traffic. Jerry does not think this business will be much different than farm traffic. Jessica agreed. Vern asked Brian if there were any prospects for the other commercial lot. Brian said it is open to whoever wants to purchase or lease it.

Randy asked if Brian explored not connecting the new road onto 400 West? Brian said it was his understanding that the City would not allow that due to fire access. If the City were to allow one access, the Main Street access would be lost and traffic would be forced to travel along 400 West. Darek said in the past, the concept of a cul-de-sac was discussed; however, the road was determined to be far too long.

Jessica asked if the concern regarding 400 West was related more toward the commercial zone or the residential zone? Randy said it is difficult to mix residential and industrial. He agrees with Vern the point of the industrial zone was tied to the factory which was previously there. Tucker pointed out that this is the only MLI area in the City.

Vern asked what the City's attitude would be in allowing increased traffic by the maintenance shop on 500 West. Brian said that would create more problems, the reasoning behind the proposal is to limit the amount of traffic through the residential area. Tucker said that would force traffic to 200 South (which is a problematic intersection for commercial trucks) and then up to the highway.

Vern said the milk plant area is a challenge for the City with regards to maintenance, upkeep and vandalism. An area for industrial manufacturing is needed; however, he would like to see options that would result in cleaning up that area. Justin said the challenge is how and who would pay for the road improvements. Vern would like to see it be the City, developers, landowners and possibly use of a state grant. The milk plant will have to come down some day, he questioned what the impetus for that will be, and what will be the catalyst to get it cleaned up. Randy said this is a difficult issue and one that needs to be realistic and economical. Vern pointed out that if there are enough resources are behind it, it can be improved. He questioned "if not now, when?".

Rod said hopefully businesses will improve the area. Randy said, given the land, the zone and the access, this proposal seems to be a good solution, without any undue harm to the City. Brian said he cannot see how UDOT would allow access onto 500 West Main due to the slope and proximity to the railroad tracks.

Jay asked what the width of the asphalt would be for the new road? Brian said it will be a 66 foot right-of-way with sidewalk and park strip on both sides of the road. Jay said this seems to be a good design and use of the property.

*****A motion to recommend approval to the City Council for the Preliminary Plat for the Elk Meadows Subdivision, an (11) lot subdivision (9 residential lots and 2 commercial lots) located south of 450 West Main and west of 50 South 400**

West. Zoned RLD (Residential Low Density) and MLI (Manufacturing/Light Industrial) was made by Jay and seconded by Randy. Motion passed 4-1***

Yes Vote: Bair, Dunyon, Fischer, Kidd
No Vote: Fielding
Absent: None

The meeting was adjourned at 7:35 P.M.

Rodney Going, Chairman

Minutes submitted by: Debbie Zilles