



RICHMOND CITY PLANNING & ZONING COMMISSION

Park Community Center
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, January 8, 2019.

Commission Members Present: Jay Bair, Vern Fielding, Rod Going and Jerry Kidd

Commission Members Excused: Jessica Dunyon and Randy Fischer

Staff Present: Tucker Thatcher and Jeremy Kimpton

Others Present: Debbie Zilles

The meeting was called to order at 7:06 P.M. by Rod Going.

Approval of the November 6, 2018 Planning Commission Meeting Minutes.

Minutes from the November 6, 2018 meeting were reviewed. Vern moved that the minutes be approved as submitted. Jerry seconded the motion. The motion was unanimously approved.

Yes Vote: Bair, Fielding, Going, Kidd

No Vote: None

Absent: Dunyon, Fischer

Discussion and possible vote on Ordinance 2019-1, an Ordinance modifying and updating Title 12-000, Chapter 12-602 (Parking Space for Buildings or Uses Other than Dwellings) Section (E).

Jeremy explained it was brought to staff's attention the parking ordinance for retail spaces was too extreme. Staff spent substantial time researching other, similar-sized cities, to come up with reasonable alternative. Richmond currently requires one parking stall for every 100 square feet of retail floor space, it was determined that one stall per 200 square feet seemed more reasonable (in line with Lee's Marketplace in Smithfield and Stokes Market in Preston). Often retail spaces have areas, such as storage or office space, which do not need to accommodate customers. Language regarding employee parking was deleted because Richmond would likely not have a place big enough for a large retail space where this would be a concern. Industrial and manufacturing areas may differ but this seems appropriate for retail areas.

Tucker advised that when LUDMO (Land-Use, Development & Management Ordinance) was adopted years ago, it was a broad, boilerplate plan. Over time there are things which need to be adjusted and/or changed. The City Council discussed this last month and the proposed changes, specifically separating requirements for restaurants and retail spaces, makes sense.

Vern said the old ordinance is basically all-encompassing by saying “everything but residential dwelling”, whereas the proposed ordinance breaks down restaurant and retail requirements; however, does not address everything else. He asked if this was intentional? Jeremy advised that the Council directed staff to focus specifically on retail and restaurants. Requirements in other zones did not seem to be too far out of line. Because LUDMO was painted with a broad brush there may be a need for future adjustments as necessary.

Rod asked if there was something driving the change. Tucker said it originally came to staff as a request from a property owner who was considering a new commercial/retail building.

Jeremy said the Council felt that regardless of who brought the issue up, the current ordinance of one parking stall per 100 square feet in retail areas was too dense; it is almost double many other locations.

Vern asked if the research involved reviewing other city ordinances or calculating footage based on aerial analysis. Jeremy said it included both.

Tucker pointed out that floor space in the proposal is defined as “*The actual occupied area not including unoccupied accessory areas such as; corridors, stairways, refrigerated storage, bulk goods and materials storage, restrooms, mechanical and IT rooms, and closets. Display shelving shall be included in the net floor area*” which helps identify the use of the building and parking will be based on the actual retail square footage.

Jerry said this change is a good idea and the proposal seems to be reasonable.

Vern said one concern he has would be the change of use of a building. For example, an auto parts store that might have 30% retail and 70% storage could change to another use that might have more retail space utilized that would affect the amount of parking needed. Jeremy said that concern was brought up during the Council discussion. Vern noted that even with this concern, the proposal seems to be a fair approach that is proactive and responsive to business’s needs.

Jay noted that available parking may naturally dictate the use of the space. Jeremy said it can be difficult to regulate and legislate; the concerns raised are valid and future adjustments can be made. Jeremy advised that the desire was to keep the approach simple and reasonable. Tucker said there have been discussions related to how shared parking might be handled; however, those issues can be considered in the future.

Vern asked how this new ordinance would have affected Lower Foods before their last expansion. Tucker said, although there is a small retail portion of their business, because they are in the manufacturing zone this would not have had an impact.

A motion to adopt Ordinance 2019-1 modifying updating Title 12-000, Chapter 12-602 (Parking Space for Buildings or Uses Other than Dwellings) Section (E) was made by Vern, seconded by Jerry and the vote was unanimous.

Yes Vote: Bair, Fielding, Going, Kidd

No Vote: None

Absent: Dunion, Fischer

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

Yes Vote: Bair, Fielding, Going, Kidd

No Vote: None

Absent: Dunyon, Fischer

The meeting was adjourned at 7:25 P.M.

Rodney Going, Chairman

Minutes submitted by: Debbie Zilles