



## RICHMOND CITY PLANNING & ZONING COMMISSION

City Council Chambers  
90 South 100 West  
Richmond, Utah 84333

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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, November 1, 2022

**Commission Members Present:** Cache Christensen, Jessica Dunyon, Sharik Peck, Brent Wallis

**Staff Present:** Justin Lewis (City Recorder), Jeremy Kimpton (City Manager), Weston Bellon (JUB/City Engineer) Amber Ervin (City Council), Terrie Wierenga (City Council), HollyJo Karren (Deputy Treasurer)

**Others in Attendance:** Ryan Rogers, Mike Harris, Debbie Zilles

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

Approval of the August 2, 2022 meeting minutes

Minutes from the August 2, 2022 meeting were reviewed. Brent moved that the minutes be approved as submitted. Cache seconded the motion. The motion was unanimously approved.

**Public Hearing** for the purpose of discussing Ordinance 2022-14, an Ordinance rezoning Cache County Parcel Numbers 09-067-0009 and 09-067-0007 from A-10 (Agricultural 10-Acre), RLD (Residential Low Density), and MLI (Manufacturing/Light Industrial) to RMD (Residential Medium Density). The parcels are located at approximately 150 North 450 West and total 16.68 acres.

### 6:42 p.m. Public Hearing Opened

Terrie Wierenga asked about the roads, especially 150 North and the east portion of 400 West. Justin explained that the developer is required to put in half of the full-size roads plus an additional 10'. The interior of the project will have full roads.

### 6:44 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 2022-14

Mike Harris said the reason for the zone change request is so that homes can be developed.

Cache asked about the plans for the dirt. Mr. Harris said the topsoil will be used within the project.

Cache pointed out that this development will be near the railroad and asked if there were any thoughts or concerns. Jessica said she did not have a problem with it and pointed out that

there are development in Logan City that are quite close to the railroad. Mr. Harris explained that UPRR has a 300' right-of-way. The homes will be substantially away from the railroad.

Cache said this does not seem like a controversial request.

Brent said the proximity of this parcel from the future Lee's Marketplace seems to fit well and will allow walkability to the commercial businesses from the residents. It will have access to Main Street and 150 North and seems like a favorable location for this type of density.

Mr. Harris and Mr. Rogers confirmed for Cache that there are no plans for any potential overlays.

Jess asked how many homes are planned. Mr. Rogers said there will be 48 lots which will range from .75 to .5 acres.

Sharik asked about school access. Cache explained that bus service requires that students live 1.5 miles away from the school. There is a crosswalk by Maverik.

Terrie noted that she was on a call with UDOT today regarding the Trails Master Plan, specifically discussing crossings along Hwy 91. There are three sources of funding that the City may have access to for designing and planning safe routes and sidewalks.

\*\*\* A motion was made by Cache to **recommend approval to the City Council** for Ordinance 2022-14, an Ordinance rezoning Cache County Parcel Numbers 09-067-0009 and 09-067-0007 from A-10 (Agricultural 10-Acre), RLD (Residential Low Density), and MLI (Manufacturing/Light Industrial) to RMD (Residential Medium Density). The parcels are located at approximately 150 North 450 West and total 16.68 acres. Brent seconded the motion. **The motion passed 4-0\*\*\***

Yes Vote: Christensen, Dunyon, Peck, Wallis

Meeting adjourned at 6:47 p.m.

Minutes submitted by Debbie Zilles

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Planning Commission Chairperson