



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 6:30 p.m. on Tuesday, April 11, 2023

Commission Members Present: Jay Bair, Cache Christensen, Sharik Peck, Brent Wallis

Commission Members Excused: Jessica Dunyon, Reesa Sparrow

Staff Present: Justin Lewis (City Recorder), Amber Ervin (City Council), Terrie Wierenga (City Council), HollyJo Karren (Treasurer)

Others in Attendance: Debbie Zilles

Vice Chairman Wallis called the meeting to order at 6:30 p.m.

Approval of the March 7, 2023 meeting minutes

Minutes from March 7, 2023, Planning Commission meeting were reviewed. Cache moved that the minutes be approved as submitted. Sharik seconded the motion. The motion was unanimously approved.

Public Hearing for the purpose of discussing Ordinance 2023-02, an Ordinance amending the Richmond City Municipal Code, Title 12-000 "Land Use, Development & Management (LUDMO)", Chapter 12-900 "Zones", Part 12-908 "Central Business District Zone "CBD", Section 12-908-5 "Area, Width and Yard Regulations".

6:32 p.m. Public Hearing Opened

No public comments were made.

6:33 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 2023-02

Jay said the ordinance looks good and will help establish the Central Business District (CBD).

Cache suggested that the Commission consider reviewing what a proper front setback might be in the CBD, especially considering future growth and what might be sufficient for the needs of a business (e.g., patio seating, streetscape, pedestrian traffic). The library's setback is 35' as an example. Terrie said there is currently no minimum front setback, which would be up to the Planning Commission to determine. This is something that can be considered and discussed in the future.

*** A motion was made by Cache to **recommend approval** to the City Council for Ordinance 2023-02, an ordinance amending the Richmond City Municipal Code, Title 12-000 “Land Use, Development & Management (LUDMO)”, Chapter 12-900 “Zones”, Part 12-908 “Central Business District Zone “CBD”, Section 12-908-5 “Area, Width and Yard Regulations”. Sharik seconded the motion. **The motion passed 4-0.** ***

Yes Vote: Christensen, Bair, Peck, Wallis

Continued discussion on the General Plan update

Brent said the document has been well done, it is difficult to take such a broad topic and condense the information into a readable and usable document.

Terrie provided a brief overview. The feedback from the last public meeting was considered and addressed in this revision (public comments are included in Appendix B). There was a comment about raising the allowance for building height (currently the maximum is 35’), however, one of the strongest suggestions from the results of the survey was to keep the maximum at 35’. This is something the Commission can consider and possibly change in the future if necessary. JUB Engineers has been a great team to work with. The update will be reviewed by the City Council on April 27, 2023. The Commission will then review and determine a recommendation to the City Council at the May 2, 2023 meeting.

Jay discussed having good verbiage for developing a good use of space and promoting walkable communities. Terrie said that was discussed and is listed in the matrix in Appendix A. It is important to identify areas/zones where walkable connections can be met. The Trails Master Plan will also address this concern. Jay said vertical rise can help conserve land/water in certain areas. Terrie said the Commission can review ordinances, especially the multi-family housing overlays which can help accommodate growth in specific areas.

Sharik asked about senior housing. Terrie said the original worry was that it would be considered discriminatory, however, the Fair Housing Act allows for it. The area around the future Lee’s grocery store might be a good location to consider.

Cache likes the idea of a multi-use allowance. Terrie agreed that duplexes, triplexes, and other housing styles are needed to allow for more affordable housing and more diversity. Cache pointed out that Logan City requires that multi-use developments have a certain percentage of commercial, which helps provide a more walkable community. Terrie agreed that there are lessons to be learned from other communities and planning.

Cache would like to see the community come together and attract the type of businesses that would fit in. Terrie said the Cache County Economic Development would be a good source of information.

The meeting adjourned at 6:53 p.m.

The next meeting will be held on May 2, 2023.

Planning Commission Chairperson