



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, February 1, 2022.

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

Excused: Jessica Dunyon

Staff Present: Justin Lewis (City Recorder), Jeremy Kimpton (City Administrator)

Visitors: Ryan Rogers, Dominique Rogers, Paul Erickson (Mayor), Terrie Wierenga (City Council), Lyle Bair (City Council), Tucker Thatcher (City Council), Kelly Crafts (City Council), Amber Ervin (City Council), Mike Harris, Seth Tait, David Bair, Nadine Bair

Cache Christensen called the meeting to order at 6:30 P.M.

APPROVAL OF THE PLANNING COMMISSION MEETING MINUTES FROM JANUARY 4, 2022

Minutes from the January 4, 2022 meeting were reviewed. Sharik moved that the minutes be approved as submitted. Jay seconded the motion. The motion was unanimously approved.

Yes Vote: Peck, Christensen, Bair, Wallis

No Vote: None

Absent: Dunyon

DISCUSSION AND POSSIBLE VOTE ON THE REQUEST BY NORTH RIDGE DEVELOPMENT FOR APPROVAL OF THE PRELIMINARY PLAT FOR THE RICHMOND VILLAGE SUBDIVISION, A 106 LOT/UNIT SUBDIVISION LOCATED AT APPROXIMATELY 550 CHERRY RIDGE LANE. ZONED PUD (PLANNED UNIT DEVELOPMENT).

Jay stated he needed to announce he is the project designer for this project and works with the developer on a regular basis.

Jay mentioned he would be discussing the request and voting on the item.

Jeremy mentioned City Engineer Darek Kimball reviewed the request and some clerical changes needed to be made. The items will be corrected before the final plat is submitted. The 40% open space requirement has been met. There are not any concerns from Darek that would require the project to be stopped at this time from an engineering aspect.

Ryan Rogers mentioned he has completed projects similar to this in Smithfield and Tremonton. The Richmond units would have the same design. A clubhouse and swimming pool would be included in the project. The setbacks were set the same as the Smithfield and Tremonton projects. The parcel has been zoned as a PUD for a couple of decades.

Cache asked if the project would include curb and gutter? Ryan stated that is correct.

Cache asked if some units would have one-car garages and others would have two-car garages? Ryan stated the majority of the units will have two-car garages. There are a few interior units with one-car garages. Because of the road configuration, frontage and other requirements it was not possible to put two-car garages with some of the units. The one-car garage townhomes will be cheaper than the two-car which is a better option for some buyers.

Cache asked if a property management company will manage the property and handle parking enforcement? Ryan stated that is correct. There will be an onsite manager for the property. There are specific rules for parking which will be put in place.

Sharik asked if there will be parking for visitors to the townhomes? Ryan replied there is a designated parking lot in Phase 2. There is also parking by Units 101-106. Parking will be available by the clubhouse as well. The main road on the east side, Cherry Ridge Lane, is 66 feet wide so people can parallel park along the road as well.

Cache asked if the new 500 North road will connect? Ryan replied 500 North will connect to the existing subdivision to the west of this parcel.

Cache mentioned the code recently changed to include xeriscaping in PUD's. Ryan replied the landscaping plan for the project was not yet complete. The project will fulfill the requirements of the code. Jay mentioned it is nice to have a landscaping buffer around the buildings.

Cache mentioned he reviewed the front setbacks of 25 feet and had some pros and cons. One of the pros are the Smithfield setbacks are 20 feet so this is larger. Longer trucks would be able to park in the driveway without blocking the sidewalk. Ryan mentioned in Tremonton they expanded the garages to 24 feet in length. The Smithfield garages were 21 feet long. Extended/longer vehicles will have enough room to park in the garage.

Cache asked for clarification if the garages will be 24 feet deep? Ryan replied that is correct.

Ryan mentioned the end units will have basements. The units will be approximately 1,800 to 1,900 square feet so they will be very similar in size to a single-family home. The biggest benefit is they won't cost \$500,000 like a single-family starter home currently costs.

Jay mentioned some of the driveways will be as long as 27 feet.

Ryan reviewed some pictures of the interior and exterior of the units. Amenities such as the weight room, clubhouse and swimming pool were also shown.

Cache asked if the ceilings in the units are nine feet tall? Ryan replied they are on the main floor.

Terrie asked if there will be RV parking and how it is enforced? Ryan replied there will not be any RV parking or RV pads.

Cache asked what the expected HOA (Homeowner's Association) fees will be? Ryan replied they are \$100 per month in Tremonton. The biggest factor in determining the fee is the cost of water to water the grass throughout the project. There are not any irrigation water shares with the land so the land will be watered with culinary water. Ryan is hopeful to eventually purchase some irrigation water shares so the land can be irrigated with irrigation water.

Sharik asked how much the townhomes will cost? Ryan replied before any upgrades they will be around \$310,000 to \$315,000.

Jay asked the commissioners if any of them had concerns with the setbacks as proposed? Brent replied he would prefer to see more than twenty feet between the units. The proposed layout has longer driveways so it is easier to give up extra grass in the backyard.

Brent had seen projects with the garages in the backs of the units and preferred this layout instead.

Brent asked if there will be a fence between this project and the existing homes to the north? Ryan replied most of the existing homes already have fences in place. A fence can be added but will add to the cost of each unit. The intent would be to minimize the cost as much as possible.

Cache mentioned this project is unprecedented for Richmond and will be standard for others to follow in the future as the city grows.

Brent mentioned the code was recently changed in multi-family zoned areas. Is fifteen feet between buildings bad? Ryan replied it is not too close or too far. Going more than that could be considered extreme compared to what other communities are doing.

Justin mentioned tonight is the preliminary plat only. The preliminary plat still needs to be reviewed by the city council as well. The final plat will eventually be voted on by the city council.

Jay mentioned there is a patio located on the backside of each unit as well.

Brent mentioned the number of units would most likely be reduced if the setbacks are changed from what is proposed.

A motion to approve the Preliminary Plat for the Richmond Village Subdivision, a 106 lot/unit subdivision was made by Brent, seconded by Sharik and the vote was unanimous.

Yes Vote: Peck, Christensen, Bair, Wallis
No Vote: None
Absent: Dunyon

****A short recess was taken at 6:50 P.M.****

****The meeting was reconvened at 6:59 P.M.****

LAND-USE TRAINING WITH LEGAL COUNSEL OF THE CITY.
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Seth Tait of Olson & Hoggan PC was introduced.

Seth is legal counsel for the city.

Olson & Hoggan have represented the city for several decades.

Seth represents approximately thirteen local communities.

Seth's expertise is land-use.

Seth reviewed stated code, city code, provided examples of things which are allowed, things to avoid and answered questions regarding land-use with the city council and planning commission.

*****A motion was made by Sharik to adjourn at 8:22 p.m. Jay seconded the motion. The motion passed unanimously.*****

Yes Vote: Peck, Christensen, Bair, Wallis
No Vote: None
Absent: Dunyon

Jessica Dunyon, Chairperson