



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 4, 2025

Commission Members Present: Cindy Allen, Jay Bair, Cache Christensen, Brock Meacham, Brent Wallis

Staff Present: Justin Lewis (City Recorder), Joel Draxler (City Council)

City Administrator HollyJo Karren was excused.

Others Present: Paul & Rebecca Hammond, Terrie Wierenga, Todd Smith, Paul Erickson, Kassy & Duncan Greer, Colby Bair, Terri White, Mike Harris, Kaden Spackman, Todd Titensor

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

Approval of the January 7, 2025 meeting minutes

***** Jay moved to approve the January 7, 2025, Planning Commission meeting minutes. Brock seconded the motion. Motion approved 4-0.*****

Yes Vote: Allen, Bair, Meacham, Wallis

No Vote: None

Absent: Christensen

6:32 p.m. Cache Christensen arrived at the meeting.

Public Hearing for the purpose of discussing Ordinance 2024-12, an Ordinance amending the Richmond City Municipal Code, Title 12-000 “Land Use, Development and Management (LUDMO)”, Chapter 12-900 “Zones” adding in its entirety Part 12-911 “Multi-Family Residential Zone “MF”, Sections 12-911-1 “Purpose”, 12-911-2 “Width, Density and Yard Regulations”, 12-911-3 “Height Regulations”, 12-911-4 “Modifying Regulations”, 12-911-5 “Group Dwelling Standards”, 12-911-6 “Parking, Loading and Access”, 12-911-7 “Landscaping”, 12-911-8 “Trash/Garbage”, 12-911-9 “Development in Phases” and 12-911-10 “Allowed Uses” and 12-911-11 “Density Bonus & Incentives”.

6:33 p.m. Public Hearing Opened

Terrie Wierenga expressed concerns about the proposal; she is uncomfortable with the 45-foot height allowance. Although the recommendation is to have this height against Highway Commercial and Industrial zones, not necessarily in with established residences, it could still happen. She recommended adding more constrictive language for established neighborhoods that the 35-foot height would still be honored and not allow 45 feet to go in

next to single-family homes. She had some confusion about the allowable density in 12-911-5. Jay explained that the intent is for 10 units per acre total. Terrie encouraged requiring water-wise landscaping for at least 1/3 of open space. Utah is running out of water. She asked if amenities would be for the public or only for residents of the development. Brent said the HOA (Homeowner's Association) would regulate the rules and regulations. Cache noted that there were some discussions about the public using amenities for a fee; Terrie said the idea would help defray HOA fees if considered.

Mike Harris asked if the 45-foot height would be allowed only along the highway. Brent said if permitted in the zone, it would be allowable anywhere within that zone. The goal is to go in areas that make sense, such as along the highway, areas close to main road arteries, or by the Lee's Marketplace development. Mike said that although he agrees with thoughtful landscaping, there has been excess water in the last few years, so that may be considered in the future. Mike asked if it would be 10 units per acre? Jay said it could go up to 12 units per acre with a density bonus.

Cache thanked everyone for attending and being involved.

6:42 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 2024-12

Cache acknowledged Terrie's concern about the height and said that was a topic of concern during previous discussions. Jay said part of the reasoning for 45 feet is that when a mixed-use zone is developed, this could allow for main street commercial with residential areas above. This will give developers more design flexibility (roofs, higher ceiling heights, etc.). Cache explained the 1:1 ratio in building design which refers to the proportion between the height of a building and the width of the street. Jay said another component that can be added to this type of zone is having height tiered height back from the street to make it less prominent. Cache likes that idea, which would prevent a project like the hotel in Logan at 200 North Main, a multi-story building next to the sidewalk. Brent said it is important to note that this issue was debated when the draft was being put together; he would suggest forwarding the recommendation to the City Council to discuss and possibly modify it because they will be making the final decision. He encouraged residents to express their opinions to the City Council.

Cache likes the idea of adding something to help with water-efficient design. He does not like being too restrictive but rather incentivizing good development, which is why the ordinance has included bonus density. He also likes having ADA-compliant designs for residents and/or visitors who might need them.

Cindy would like to add a twenty-five (25) percent requirement for water-efficient landscaping. Brent said that a modification to 12-911-7 (add subsection I) requiring 25% of open space to be an efficient design could be added as part of the motion.

*****Cindy made a motion to recommend approval to the City Council for Ordinance 2024-12, an Ordinance amending the Richmond City Municipal Code, Title 12-000 "Land Use, Development and Management (LUDMO)",**

Chapter 12-900 “Zones” adding in its entirety Part 12-911 “Multi-Family Residential Zone “MF”, Sections 12-911-1 “Purpose”, 12-911-2 “Width, Density and Yard Regulations”, 12-911-3 “Height Regulations”, 12-911-4 “Modifying Regulations”, 12-911-5 “Group Dwelling Standards”, 12-911-6 “Parking, Loading and Access”, 12-911-7 “Landscaping”, 12-911-8 “Trash/Garbage”, 12-911-9 “Development in Phases” and 12-911-10 “Allowed Uses” and 12-911-11 “Density Bonus & Incentives” with an amendment to Section 12-911-7, adding subsection I requiring that 25% of the open area be landscaped with water-wise landscaping. Cache seconded the motion. The motion was unanimously approved 5-0.***

Yes Vote: Allen, Bair, Christensen, Meacham, Wallis

No Vote: None

Brent believes this is a good framework to build upon and thanked the Commission for the many months of discussion and hard work.

Continued Discussion on Use Matrix Table

Brent provided the members with the updated matrix table including the NAICS list (North American Industry Classification System). The primary question is what level of definition should be included. Justin said the staff believes the 4-digit “Industry Group” code would be sufficient. The Commission agreed that this level would make it clear from all standpoints and seems to provide enough guidance.

As members reviewed the sheet, Justin recommended adding “P” for permitted use, “C” for conditional-use, and “–” for not allowed. Jay noted that, as in past discussions, it would be preferable to have it either be a permitted or prohibited use; Justin agreed that conditional-uses can become problematic.

Brent assigned each member to review the matrix sheet and provide recommendations for further discussion at next month’s meeting. He assigned Brock to review uses in the Agricultural zone; Cache in the residential zones, Cindy the NC, CBD, HC, and Manufacturing and Light Industrial zones.

Brent thanked Jay for his years of service on the Planning Commission. Tonight was his last meeting as his second term has ended; his expertise will be missed.

The meeting adjourned at 7:10 p.m.

Next meeting: Tuesday, March 4, 2025

Planning Commission Chairperson