



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, September 3, 2024

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

Staff Present: Justin Lewis (City Recorder)

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

Approval of the August 6, 2024 meeting minutes

Cindy moved to approve the August 6, 2024, Planning Commission meeting minutes. Cache seconded the motion. Motion approved 5-0.

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

No Vote: None

Continued discussion for framework and assignments on a new multi-family zoning ordinance.

Brent put together a matrix from last month's discussion. He did some research with examples from Smithfield, Nibley & Hyrum. Setbacks, open space, units per acre, and height requirements were all discussed. Clearance between/behind buildings was decided to match the 20-foot side and 30-foot front setbacks. If amenities are proposed, an HOA (Homeowner's Association) would be required to maintain them, but they would not be mandated.

Brock commented that if garages are available, they are sometimes used for storage and asked whether they should be included in the mandatory parking requirement or if more mandatory spaces should be built in to meet the need. Covered parking was discussed, but the Commission did not favor carports.

Jay noted that most developers feel amenities sell their projects but asked if bonus densities would be allowed. Cache suggested allowing developers to present their plans and make decisions based on what is proposed. Fencing would not be an amenity that would qualify for any bonus density.

Justin asked the Commission to define what fencing will be allowed and discouraged using wood and chain-link. Brent said there are many options, and it might be better to determine what is "not allowed." Jay likes the idea of requiring fencing between multi-family and adjoining zones. Cindy wants to ensure that fencing "around a project" does not make it

look segregated. Jay used Stone Haven in Smithfield as a good example. Brock also mentioned that fencing around a complex might create issues for the flow of pedestrians. Justin noted that fencing along a park strip, if it is the backyard to the properties, can create some problems with the maintenance and upkeep of the park strip if it is difficult to get to. He also suggested that amenities be located within the development and not along the main roads.

Justin asked what the Commission thought about selling individual units within a development. Cache noted that owners are generally more invested in maintaining their properties well. Brock agreed that developers should be given the option.

Cache asked about capping the size of development and whether more than one parcel can be developed. Brent said it might be challenging to manage if one owner has several parcels, but that can be considered during the zone change process.

The Commission discussed the size of complexes and determined that a 6-plex would be the maximum building size allowed.

Justin will work putting together a draft ordinance which will include:

- ✓ Height – maximum height 45-feet.
- ✓ Setbacks – 30-foot front and 20-foot side and rear (measured from a permanent fixture or foundation).
- ✓ Open Space – 40% required.
- ✓ Parking Required – (3) per unit

The draft ordinance will be reviewed at the October 1st planning commission meeting. The ordinance can be changed anytime. Once the draft has been reviewed, it will be presented to the City Council, who will provide feedback.

Assignments for the next meeting (October 1st).

Cache will work on amenities and what should be included in the open space. Amenities are often market-driven and should make the development financially feasible for the developer. Justin noted that they should not be located along the main streets but inside the development for safety reasons. Some ideas included interior walking trails and pickleball courts.

Brock will work on a list of permitted uses; do not want to allow conditional-uses when possible.

Brent will prepare a use-matrix that can be adjusted.

Jay suggested considering whether a detention pond should be allowed and considered as an open space. Justin said he does not believe it should be because it cannot be used for any other reason.

Next meeting: Tues. Oct. 1, 2024.

The meeting adjourned at 7:23 p.m.

Planning Commission Chairperson