

COUNTY OF SEVIER CITY OF RICHFIELD

At the Planning Commission

In and for said City

October 2, 2024

Minutes of the Richfield City Planning Commission meeting held Wednesday, October 2, 2024, at 6:00 p.m., Chairman Pro Tem Lisa White presiding.

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| 1. ROLL CALL | D. Teddy Lewis – 8-foot fence. |
| 2. SELECT AN INTERIM CHAIRPERSON | 4. DISCUSSION ITEMS – |
| 3. CONDITIONAL USE PERMITS/HOME OCCUPATION PERMITS | 5. MINUTES APPROVAL – |
| A. Tyson Curtis –Pizza Hut site update c-1 use in a cg commercial general zone. | A. MINUTES OF JULY 10, 2024, PLANNING COMMISSION MEETING. |
| B. Braden Seegmiller – Roots At Richfield C-2 use in a RM-24 zone | B. MINUTES OF THE SEPTEMBER 4, 2024, PLANNING COMMISSION MEETING |
| C. Jack Black –Cottonwood Corner | 6. OTHER BUSINESS |
| | 7. ADJOURNMENT. |

1. Roll Call **Roll Call.**

Present: Blaine Breinholt, Branden Anderson, Lisa White, Wes Kirshner, Zack Leavitt.

Excused: Josh Peterson, Wayne Cowley.

2. Select an Interim Chairperson – Commissioner Breinholt nominated Commissioner White to serve as the pro tem chair for the meeting tonight. Vote: Blaine Breinholt, Zack Leavitt, Wes Kirshner, Branden Anderson and Lisa White vote aye. Chairman Pro Tem Lisa White presiding.

3. Conditional Use Permits/Home Occupation Permits

a. Tyson Curtis – Update on conditional use to establish a commercial retail business at the old Pizza Hut site. A C-1 use in a CG Commercial General Zone.

Tyson Curtis was unable to attend this meeting, but this is an issue the commission has already approved, said Deputy Clerk Anderson. The only update is that he was able to acquire some property to the south, so now he will have more room for the development, which may result in the building being shifted so that it faces east rather than north. This is more for the Planning Commission's information.

Commissioner Anderson asked if Curtis has added stalls. Now the site will have 14 extra stalls. That was one of the goals in acquiring the additional land. Commissioner White said the total parking required is 222, and the total provided in the proposal is 236.

Commissioner Leavitt asked if the building itself has been changed. Its square footage is not changing.

b. Braden Seegmiller – To request a conditional use for the Roots at Richfield development, a Multiple Family (five or more units) facility. This is a C-2 Use in a RM-24 Zone.

This item was discussed last month. The Planning Commission tabled it until they could have some clarification on what constitutes three stories and what is considered four. The proposal has a bottom story that is halfway above ground, which if it counted as a floor would put the development over the limit of three stories. Upon review, City Attorney Eric Johnson said approving the project as is would be in harmony with the ordinance since basement levels are not considered one of the floors of a building.

Austin Seegmiller addressed the commission. He said the city's ordinance is very tight, and reaching a density of 24 units per acre would be very difficult without reaching four stories. The plot of land is just over an acre, literally at 24 units per acre. This project has some more efficient apartments with 20 one-bedroom units and eight two-bedroom units. It's about as efficient as it gets.

Commissioner White asked about the total height of the building, which is 35 feet. She said the ordinance was changed to a maximum of 42-feet.

Commissioner Anderson said the commission was not as concerned with the height, as with the number of floors. He said the worry was setting an unintended precedence. He said the commission went through all the other requirements.

Austin Seegmiller said his group ran the plan through all the different authorities, including the airport, the garbage collection company and the utilities.

Commissioner Kirshner said it was covered it pretty well last month. Commissioner Breinholt said the question was primarily if it was over three stories. The attorney's advice was to let it be approved on the basis of the bottom floor being a basement.

Austin said the facility also has an attractive courtyard for residents to use, covered entrances to the units to protect them from snow and the elements. It will make a great project for people in the area looking for market rate apartments. He said a market study they conducted revealed there is literally nothing when it comes to market rate apartment buildings, especially those that are five years old or less. There are a few three-bedroom, two bath type homes for \$2,400 a month, and a lot of income restricted apartments, but the market is starved for one- or two-bedroom market rate apartments.

Median income is higher than what the income restricted properties are set at, which means people have to rent from 40- to 50-year-old properties. Lots of people have different standards. The sales point here is that this is only building in the city that won't be income restricted that is new.

Motion: Recommend approval of the conditional use for the Roots at Richfield development, a Multiple Family (five or more units) facility, **Action:** Approve, **Moved by** Zack Leavitt, **Seconded by** Branden Anderson. The motion passed with commissioners Blaine Breinholt, Brandon Anderson, Lisa White, Zach Leavitt, Wes Kirshner voting aye. Wayne Cowley was excused.

c. Jake Black – To request reapproval of the Cottonwood Corner subdivision.

This was a subdivision that was approved previously, however, it has been more than a year since it was approved so it was brought to the planning commission for reapproval as it is technically required to restart the process.

Commissioner Breinholt asked if the lots have been changed or if any other modifications have been made. Nothing has substantially changed, it's the same proposal. Black said the only changes were notes given to the developers during the city's previous technical review by Jones & DeMille Engineering. Kendall Welch confirmed it's the same proposal of 30 lots in the same configuration.

Motion: Reapprove the Cottonwood Corner Subdivision, **Action: Approve, Moved by** Blaine Breinholt, **Seconded by** Zack Leavitt. The motion passed with commissioners Blaine Breinholt, Brandon Anderson, Lisa White, Zach Leavitt, Wes Kirshner voting aye. Wayne Cowley was excused.

d. Teddy Lewis – Request to build an eight-foot fence in his back yard at 625 S 1000 W.

Lewis provided some pictures of the current fence. One of his backyard neighbors has previously put up an 8-foot fence approximately 15 years ago, which runs along approximately half of Lewis's yard. Lewis would like to extend that fence so that it is consistent along the entire length of his yard.

Commissioner Breinholt asked if the height was six feet on one side of the property. If so, it shouldn't be a problem. However, the fence is 8-feet on both sides.

Commissioner White asked if the other neighbor is agreeable to having the 8-foot tall fence. Lewis said he had spoken with her and she was agreeable to the proposal.

Deputy Clerk Anderson said under ordinance, he is allowed to approve up to six feet in height administratively. The Planning Commission can approve up to eight feet. Anything over eight feet would have to be an engineered wall.

Motion: Approve the installation of an 8-foot fence along the back of Teddy Lewis's property, **Action:** Approve, **Moved by** Wes Kirshner, **Seconded by** Branden Anderson. The motion passed with commissioners Blaine Breinholt, Brandon Anderson, Lisa White, Zach Leavitt, Wes Kirshner voting aye. Wayne Cowley was excused.

4. Discussion Items – Deputy Clerk Anderson said last month Jared Cephalia spoke with the Planning Commission about adding a second drive through to his development at 400 South and Main. The Planning Commission gave preliminary approval conditional upon UDOT authorizing the concept. However, in the meantime Deputy Clerk Anderson ran the concept past the city's contracted engineer Micklane Farmer. Farmer said the concept doesn't appear to be viable, especially when considering emergency vehicle access and vehicles unloading freight. The City has not heard back from Cephalia on the proposal's status with UDOT.

5. Minutes Approval –

a. Minutes of July 10, 2024, Planning Commission Meeting. **Motion:** Approve the minutes of the July 10, 2024, Planning Commission Meeting, **Action:** Approve, **Moved by** Branden Anderson, **Seconded by** Blaine Breinholt. The motion passed with commissioners Blaine Breinholt, Brandon Anderson, Lisa White, Zach Leavitt, Wes Kirshner voting aye. Wayne Cowley was excused.

b. Minutes of the September 4, 2024, Planning Commission Meeting.

Motion: Approve the minutes of the September 4, 2024, Planning Commission Meeting, **Action:** approve, **Moved by** Blaine Breinholt, **Seconded by** Branden Anderson. The motion passed with

1 commissioners Blaine Breinholt, Brandon Anderson, Lisa White, Zach Leavitt, Wes Kirshner voting aye.
2 Wayne Cowley was excused.

3 6. Other Business - Next month the Utah Transportation Conference is the first week of November.

4 7. Adjournment. **Motion:** Adjourn, **Action:** Adjourn, **Moved by** Zack Leavitt, **Seconded by** Blaine
5 Breinholt. The motion passed with commissioners Blaine Breinholt, Brandon Anderson, Lisa White, Zach
6 Leavitt, Wes Kirshner voting aye. Wayne Cowley was excused.

7