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In and for said City

Minutes of the Richfield City Planning Commission meeting held on Wednesday, August 9, at 6:00 p.m., Chairman Josh Peterson, presiding.

- ## 1. Roll Call.

2. Business -

. Commissioner Breinholt said Jeff Albrecht is now involved with the project and met with City Engineer Micklane Farmer on site. Everything slopes to the Southwest. There is already drainage from the City's irrigation ditches that drain into the canal in the area of the proposal.

Commissioner Breinholt explained how the drainage in the area already hits the canal from open ditches. It's going to drain there regardless of the proposed construction.

Chairman Peterson stated currently it is dirt, and dirt will soak up a lot more water than the concrete. There is no official document that states the property has issues with pollution, so that is not something the planning commission is going to chase. The planning commission is

going to focus on him building his distribution center. Peterson said he would be in favor of moving the project forward contingent on it meeting all of the city engineer's stipulations.

Commissioner Terry said it would be advisable to have a written agreement from the canal company that the drainage can be discharged.

Motion: Approve the conditional use of the warehouse contingent on the project meeting the City engineer's requirements and a written agreement from the canal company that the drainage is approved to drain into the canal, **Action:** Approve, **Moved by** Roxanne Bobo, **Seconded by** May Anderson.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 7).

Yes: Blaine Breinholt, Josh Peterson, May Anderson, Ray Terry, Roxanne Bobo, Wes Kirshner. Wayne Cowley excused

b. Review the site plan for phase 2 of the Cove Junction Apartments development.

Chairman Peterson asked how the proposal lines up with the total number of units per acre.

Deputy Clerk Anderson said they are at the maximum size of 3 acres, with 60 units, allowed under RM-24.

Commissioner Breinholt said there are approximately 20.7 units per acre, with a size of 2.9 acres. Commissioners also counted the parking stalls to make sure they have sufficient.

There have been some concerns about conflicts over who uses which parking spots, but that doesn't appear to be in the City's purview, Deputy Clerk Anderson said.

Commissioner Kirshner said that is more of a management issue. Most facilities like this have their parking spots numbered and assigned.

Chairman Peterson asked what the DRC had to say about the proposal. Deputy Clerk Anderson said the primary thing the DRC wanted to see is the hydrant added to the end of the waterline, so it could be flushed. Peterson asked if it should loop, and Anderson said it likely would at some future point.

Fire access will need to be looked at by the fire chief.

Chairman Peterson asked about where the garbage enclosure is. There is one area set aside for garbage collection on the west side of the property. That is a lot of units to rely on one dumpster. If they get too much trash, they will add more dumpsters.

Commissioner Kirshner asked where the garbage enclosure is on the current facility. He said it is difficult to see.

Commissioner Terry asked about the ingress and egress out of the facility. The second phase parking lot will connect to the first phase's parking lot. He also asked about the fire hydrants. There is one located in the island between the north and south buildings, as well as a future hydrant set for the third phase.

Commissioner Anderson asked about how use of City resources, considering the size of the development.

Chairman Peterson said the effects of developments on resources are considered. In fact the City pulled clear back on RM-24 due to the effects. He said there are also impact fees that are charged to help differ the cost the development on the City's infrastructure.

Anderson asked about school bus pickups and drop offs. Commissioner Terry said that is something the school district will have to determine where the bus stops are.

Commissioner Kirshner said the developers were good to work with the post office on the mailbox for the first set of units.

Commissioner Anderson asked about the pedestrian crossing in the parking lot. The south building will likely have children making their way to the playground and sports court. But it is something to consider for safety – making sure the children have places to cross.

Commissioner Kirshner asked about putting a fence along the canal. Commissioner Terry said there are always children playing along the canal bank. It is a concern.

One issue with fencing along the canal is that the canal company needs to have access, and if its fenced along the road, the canal company will want access on the golf course side.

Motion: Recommend approval of the second phase subject to the technical review, **Action:** Approve, **Moved by** Blaine Breinholt, **Seconded by** Wes Kirshner.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 7).

Yes: Blaine Breinholt, Josh Peterson, May Anderson, Ray Terry, Roxanne Bobo, Wes Kirshner. Wayne Cowley excused

3. Minutes approval: Motion: Approve the minutes of the July 9 planning commission meeting **Action:** Approve, **Moved by** Ray Terry, **Seconded by** Roxanne Bobo.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 7).

1 **Yes:** Blaine Breinholt, Josh Peterson, May Anderson, Ray Terry, Roxanne Bobo, Wes Kirshner.
2 Wayne Cowley excused.

3
4 **4. Other Business:** Deputy Clerk Anderson asked if there are some items the commission
5 would like to discuss concerning developments where homes are being put into lots
6 sideways, including duplexes and fourplexes. Is that something the Planning Commission
7 would like to look at. One current project appears to have minimal amount of room to
8 back out of the garage.

9 Commissioner Kirshner said this is should absolutely be addressed. He said the one on
10 100 East had a shared access agreement, but even with that, it appears that there isn't
11 room for vehicles to back out of garages. He asked how the shared access is supposed to
12 work.

13 Deputy Clerk Anderson pulled up the map and showed where the shared access was
14 supposed to be. It apparently ends at the Fackrell property, which is fenced off. This
15 creates a narrower space for the west unit.

16 Commissioner Kirshner said there isn't a way for a full-sized pickup to pull into the west
17 garage.

18 Deputy Clerk Anderson said it's also brought up the question of how setbacks are
19 administered. Is the front of the house required to have a certain setback, or is it simply
20 the front setback is measured from the road regardless of the orientation of the home.

21 Chairman Peterson said he would like the commission to relook at the RM-11 standards
22 as well as the size of RM-11 developments. He said he would also like Kendal Welch's
23 opinion on the RM-11 developments and what other communities are doing. The City is
24 shoehorning in developments. The City also probably needs a paragraph in its code that
25 requires if a development isn't backing onto a public road, it needs to provide adequate
26 room for backing out.

27
28 **5. Meeting adjournment: Motion:** Adjourn the meeting, **Action:** Adjourn, **Moved by** Blaine
29 Breinholt, **Seconded by** Wes Kirshner.

30 **Vote:** Motion carried by unanimous roll call vote (summary: Yes = 7).

31 **Yes:** Blaine Breinholt, Josh Peterson, May Anderson, Ray Terry, Roxanne Bobo, Wes Kirshner.
32 Wayne Cowley excused.