



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, April 13, 2021.

Commission Members Present: Cache Christensen, Jessica Dunyon, Amber Ervin, Sharik Peck

Commission Members Excused: Jay Bair, Jordan Knutson

Staff Present: Jeremy Kimpton (City Administrator), Justin Lewis (City Recorder), Tucker Thatcher (City Council), Terrie Wierenga (City Council)

Others Present: Alan Lower, Lee Lower, Michael Ivie, Trish Ivie, Elbert Sweeten, Una Sweeten, Debbie Zilles

Chair Jessica Dunyon called the meeting to order at 6:30 p.m.

Approval of the March 2, 2021 meeting minutes.

Minutes from the March 2, 2021 meeting were reviewed. A change to the starting time from 7:00 to 6:30 p.m. was made. Cache moved that the minutes be approved as submitted with the change. Amber seconded the motion. The motion was unanimously approved.

Discussion and possible vote on a Conditional Use Permit request by Jenna Isaacs for a kennel license at 30 West 470 South. Parcel Number 09-096-0009. The parcel is 0.37 acres

Jenna joined the meeting via phone, she said all her neighbors agreed to her request for a kennel for three (3) dogs, she received no opposition. Cache said the lot size is appropriate and she has received the applicable signatures.

***** A motion was made by Sharik to approve a Conditional Use Permit request by Jenna Isaacs for a kennel license at 30 West 470 South. Parcel Number 09-096-0009. The parcel is 0.37 acres. Cache seconded the motion. The motion passed 3-0. *****

Yes Vote: Christensen, Ervin, Peck

Absent: Bair, Knutson

Discussion and possible vote on Ordinance 2021-06, an ordinance rezoning Cache County Parcel Numbers 09-084-0011, 09-084-0081 and 09-084-0015 from RMD (Residential Medium Density) and SCHOOL (School) to HC (Highway Commercial). The parcels are located at approximately 650 South 200 West (Hwy 91) and total approximately 4.39 acres.

Alan Lower said this will be to the north of Lower Foods, they own 30 acres to the side of the building. The business is mostly pre-cooked meat. The business is highly regulated and there is a requirement for a separation between raw and cooked. They have been using that end of the building for over 12 years and never thought they would fill it, but now they are in a position of needing more space.

Amber thanked Mr. Lower for making it look aesthetically nice, it has been a great addition to the community.

Mr. Lower confirmed for Sharik that they are working with Sunrise Engineering on altering the current driveway and making it wider (UDOT will not allow for another access) for the connection. The seminary building will be hooked together.

Amber asked about the building on the north part of the driveway; Mr. Lower said it has a pump to run the sprinklers for landscaping, it will stay and will have no impact.

Jess asked what the biggest challenge for getting new employees has been. Mr. Lower said it has been a struggle, the appeal for the younger generation is not wanting to work these types of jobs, he said other services and restaurants are having similar problems.

***** A motion was made by Cache to recommend approval to the City Council on Ordinance 2021-06, an ordinance rezoning Cache County Parcel Numbers 09-084-0011, 09-084-0081, and 09-084-0015 from RMD (Residential Medium Density) and SCHOOL (School) to HC (Highway Commercial). The parcels are located at approximately 650 South 200 West (Hwy 91) and total approximately 4.39 acres. Amber seconded the motion. The motion passed 3-0. *****

Yes Vote: Christensen, Ervin, Peck

Absent: Bair, Knutson

Discussion and possible vote on Ordinance 2021-09, an ordinance amending the Richmond City Manual of Design & Construction Standards, Chapter 6.0 "Irrigation Water Design", Section 6.01 "General".

Justin explained that the Council is looking to make some improvements to the subdivision guidelines. When construction standards are amended, they are reviewed by the Planning Commission and then sent to the City Council for formal adoption. JUB Engineers has been tasked with updating this section of the code. This would define for a developer what needs to be done regarding the irrigation system. This will not affect current residents, only new development.

Jeremy said this clarifies a vague section of the ordinance, cleans it up, and makes it more understandable.

Sharik asked if this would address issues the Water Board has about water shares and possibly selling them; Tucker said this will help curb that issue, the City will maintain ownership of the water and the infrastructure. Justin said the goal is to keep the shares on the land as it is developed, when a homeowner moves, they will not be allowed to take the share(s) with them. Cache asked if shares could be rented if they are not used; Jeremy said that might be possible, however, it has never been done and there would be no benefit to not using their share. The hope is this will minimize the impact on culinary water. It also helps with conservation and better utilizes secondary water shares.

Jeremy clarified for Amber that the infrastructure will be put in during development.

There was a question asked about metering. Jeremy explained that there will be a master meter where it ties in, the specifics of how it will be billed will be worked out. Terrie said the point is the City needs to show the beneficial use of water. A master meter to a subdivision will satisfy the needs of the irrigation company, so they can monitor it. Jeremy said the City is still working out the specific details, but there will be some type of assessment to offset the costs. The goal is to make sure everyone in a subdivision gets an equal amount of water. The water will be based on the acreage of the development. Terrie said the simplest approach is to meter each lot, however, that is tremendously expensive, so the City will need to figure out what the best approach will be. Jeremy said the hope is that this will be a win-win situation for all involved. Some of the discussion is beyond the scope of this request, this adjustment to the ordinance will set the standard for the design and construction.

Sharik said this is a great idea, there are still some questions that have not been answered, but that can be determined by the City Council.

Jess said the changes are more specific and much easier to read. Amber agreed that this is a good foundation and is a more proactive approach. Jeremy recognizes that there may be a need for adjustments to be made in the future, but this is a good starting point.

Cache likes that the service lines have been standardized to 1".

Amber said water is important, the more it can be kept within a development will reduce some of the stress elsewhere. Jeremy said there are many advantages, but the beneficial use will protect the City. Utah is currently rated as the driest state, so there is a need to protect water sources.

Jess asked about an education component. Terrie said there will be water education and conservation information in the City newsletter throughout the summer. There are some projections that the water runoff this year will be 18% of normal. She asked the members to send her any information they think might help educate the residents of Richmond.

Cache said the state has a program for sprinkler systems to help with conservation, he will forward the information to Terrie.

***** A motion was made by Cache to recommend approval to the City Council on Ordinance 2021-09, an ordinance amending the Richmond City Manual of Design & Construction Standards, Chapter 6.0 “Irrigation Water Design”, Section 6.01 “General”. Sharik seconded the motion. The motion passed 3-0. *****

Yes Vote: Christensen, Ervin, Peck

Absent: Bair, Knutson

Discussion on the definition of “Open Space” in the Municipal Code of the City.

(Ordinances from Hyde Park, Smithfield, and Lehi were given to the members to review as examples).

Cache said the example for Lehi City was very good. One point he specifically liked was that the open space contain water-wise landscaping, which could be xeriscaping and/or being more intentional in how it is landscaped. He questioned whether Richmond is considered a “Tree City”. Terrie said the City received a certificate of recognition for planting trees but never received a formal designation.

Justin reviewed that the reason for this discussion is not to change the percentage of open space from the current 40% but to create a clear definition of what it is. Terrie said the Commission needs to decide what they want to see in a definition and a new ordinance will be drafted. Tucker agreed that a clear definition needs to be developed, including what type of things can count toward the percentage of open space (e.g. sidewalks, parking lots, pavilions).

Amber agreed with the water-wise landscaping designation. Open space and development often have some contention. She would like to see that bridge gapped. Tucker agreed and said developers often look at this as “doors per acre” with a desire to maximize profits and the City considers it as part of the community so a balance needs to be created.

Amber said the example from Hyde Park is a similar-sized community to Richmond, whereas Lehi is a much larger area. She would like to find a good balance between the two that fits Richmond.

Jess likes the Hyde Park example with adding water-wise landscaping, which is a critical element. Terrie said water-wise can include native plants with smaller areas of grass. There can be several versions of localscape designs that can be effectively implemented. Tucker said a good definition of localscape should also be adopted. Terrie said there are many good examples.

Jess suggested using the Hyde Park definition, keeping the current open space at 40%, and including language similar to what is in Lehi’s definition I-1 (regarding water-wise landscaping).

Justin said they will create a draft for the Commission to review at the next meeting.

A motion was made by Cache to adjourn at 7:22 p.m. Sharik seconded the motion. The motion passed unanimously.

The next meeting will be held Tues. May 4, 2021.

Minutes submitted by Debbie Zilles

Planning Commission Chairperson