



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, June 6, 2023

Commission Members Present: Jay Bair, Cache Christensen, Jessica Dunyon, Sharik Peck, Brent Wallis

Staff Present: Jeremy Kimpton (City Manager), Justin Lewis (City Recorder), Amber Ervin (City Council), Terrie Wierenga (City Council), Weston Bellon (City Engineer)

Others in Attendance: Laura Harvey, Cindy Allen, Larry Dunkley, Debbie Zilles

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

Approval of the May 2, 2023 meeting minutes

Minutes from May 2, 2023 Planning Commission meeting were reviewed. Jay moved that the minutes be approved as submitted. Cache seconded the motion. The motion was unanimously approved.

Discussion and possible vote on the request by Ryan Busenbark for approval of the Preliminary Plat for the Johnson Cove Subdivision, an (11) lot/unit subdivision located west of approximately 250 South 300 East. Zoned RMD (Residential Medium Density).

Ryan Busenbark explained that in the previous proposal the road coming to the east, onto 300 East, was miscalculated and would have required too much of a slope than allowed. This design rectifies that issues. He confirmed for Cache that he would not be able to do the project with the amount of fill that would have been required for the initial proposal.

Weston (the City Engineer) said he would review the construction drawings for storm drainage, he has no other concerns with the project.

Jay suggested considering moving the building footprint of lot 1 (where the detention pond will be) further to the south to allow for more buffer between the property and the public utility easement.

*** A motion was made by Sharik to forward a **recommendation of approval** to the City Council on the request by Ryan Busenbark for the Preliminary Plat for the Johnson Cove Subdivision, an (11) lot/unit subdivision located west of approximately 250 South 300 East. Zoned RMD (Residential Medium Density). Cache seconded the motion. **The motion passed 5-0.** ***

Yes Vote: Bair, Christensen, Dunyon, Peck, Wallis

Public Hearing for the purpose of discussing Ordinance 23-09, an Ordinance amending the Richmond City Manual of Design & Construction Standards, Chapter 5.0 “Culinary Water System Design”, Section 5.01 “General”, Chapter 2.0 “Street Design”, Section 2.01 “General”, Chapter 8.0 “Storm Drainage Design”, Section 8.08 “Detention/Retention Facilities” and Chapter “Summary of Amendments” to the “Manual of Standard Plans”.

6:40 p.m. Public Hearing Opened

Weston reviewed the changes as proposed. This is a housekeeping ordinance in the construction and design standards regarding roads and streetlights which aligns the language of the standard to what is currently being done.

Larry Dunkley questioned the ownership of detention ponds. Justin explained detention/retention facilities will be integrated into a lot and maintained by the property owner. Mr. Dunkley said there is an area near his home (which is just west of the previous proposal) that is currently a swampy mess and the pond does not seem to drain properly. Jeremy said the staff is aware of this concern and is currently working with the landowner on improvements. The owner was encouraged to contact the Cache Mosquito Abatement District for additional help. The pond has been inspected for proper drainage.

Laura Harvey asked why detention pond ownership is being changed, if the City does not want to maintain them, it puts residents at risk and she has some serious concerns. Justin explained that the City does not have the manpower to maintain all the detention ponds. The change in the ordinance is updating what is currently being done with the last few subdivisions that have been developed. Laura suggested informing lot owners what their obligation is and questioned how these things will be monitored. Jeremy said this point is well taken, if maintenance is not being taken care of, it will be handled similar to other code enforcement issues.

Brent noted that the property owner is enjoying the beneficial use of the open space, if the City were to take on all the costs of maintenance, additional staff would have to be hired and residents would have to share in that cost.

Terrie suggested encouraging xeriscaping in park strips. Jeremy agreed that this is a good point. Justin said this can be addressed in another section of the code.

Jay asked about the industry standard and/or if the sewer can be placed closer to the shoulder of the road. If it needs to be fixed, it would require less of a road cut. Weston said sewer and water need to be on separate sides of the road (with at least a 10' separation).

7:06 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 23-09.

Cache shared a PowerPoint presentation on roads/streets. The difference between roads and streets is what they are used for and how they are designed (several examples were viewed and discussed).

Cache asked what the argument would be against requiring a wider park strip. Weston said one problem with bigger park strips is the additional maintenance and water that is required. Efficiency and aesthetics need to be balanced. The market will likely dictate what is wanted. Some designs work better than others in different areas. Jay agreed and said developers will do what is best for their project.

Weston confirmed for Jay that the proposed change to the minimum service line to $\frac{3}{4}$ (three-quarter) inch diameter for residential in Section 5.01 Q is the standard connection for a normal residential home.

Jay questioned if there might be a better material (e.g. stainless steel) for street lights that might last longer. Jeremy said staff can look into that more if the Commission wants them to. Terrie pointed out that the City has chosen to maintain the more rural, historic feel. Jeremy said he is not sure what was negotiated with UDOT along the highway. Terrie did note that when the highway was widened, some frontage property was removed, which is why the lights are as close to the road as they are.

*** A motion was made by Cache to **forward a recommendation of approval** to the City Council for Ordinance 23-09, an Ordinance amending the Richmond City Manual of Design & Construction Standards, Chapter 5.0 "Culinary Water System Design", Section 5.01 "General", Chapter 2.0 "Street Design", Section 2.01 "General", Chapter 8.0 "Storm Drainage Design", Section 8.08 "Detention/Retention Facilities" and Chapter "Summary of Amendments" to the "Manual of Standard Plans". Brent seconded the motion. **The motion passed 5-0.** ***

Yes Vote: Bair, Christensen, Dunyon, Peck, Wallis

The meeting adjourned at 7:55 p.m.

The next meeting will be held on Thursday, July 6, 2023 (due to the July 4 holiday)

Planning Commission Chairperson