

## **Richmond City Planning and Zoning Commission Meeting**

**Date:** June 1, 2010

**Place:** City Hall Council Chamber

**Members Present:** Chris Anderson as Chair, Commission members Lee Anderson , Monica Merrill, Suzanne Dent and CJ Sorenson present. Daryl Black was absent. Allen Lundgreen - City Council representative and Marlowe Adkins, City Manager, present.

Meeting was called to order at 7:05 p.m. Minutes for the May 4, 2010, meeting were read and approved. Suzanne Dent moved to approve, seconded by Lee Anderson. Vote was unanimous.

### **Discussion of provisions in the current ordinance dealing with sidewalks:**

Commissioner Suzanne Dent passed out a paper containing the text of the current P&Z Ordinance, 12-301-1 ff. She enquired of Council member Lundgreen or the City Manager relative to how the current ordinance is enforced. She noted a few examples of new homes that do not have front sidewalks required of the owner/developer. She also noted that, in some instances, it seemed to her that the installation of such sidewalks are a waste of time and money. Her specific concern centers on those who have a sidewalk that goes nowhere, i.e., sidewalk in front of their home but adjacent, older homes do not have a front sidewalk. Under current conditions, she questions the effectiveness of the ordinance. Relative to 12-301-3 dealing with retrofitting of old sidewalks, there are many sidewalks that are in extremely poor shape, but who pays for the retrofitting, the City? Council member Lundgreen and the City Manager explained the policy being followed, and emphasized that much of the retrofitting is being delayed due to the lack of funding. Ten years ago the City set aside \$10,000 per year, this year we have \$8,000 and the cost of concrete has increased drastically. The City Council is now enforcing the new Manual of Design and Construction Standards which requires new development to have a sidewalk. Homes built prior to the enactment of that ordinance were encouraged but not obligated to have sidewalks. Suzanne said that her suggestion, if possible, would be to have a sidewalk fee fund established and instead of new homes having to build a sidewalk to no where, they would be the fee and the City could use that money to build sidewalks where they were needed and practical. An explanation relative to impact fees and the past history relative to sidewalks in Richmond followed. It was noted that the poor condition of the older sidewalks does create a hazardous situation. A very sound general discussion took place and it was noted that the Land Use Development and Management Act passed by the State Legislature is going to require a deep review of our Planning & Zoning Ordinance. Suggestions such as Suzanne's will be extremely valuable to the Council as they review matters. There was general agreement that Suzanne has developed a very valid point that needs to be addressed.

**Discussion and possible recommendation relative to provisions found in 10-9a-605 of Utah Code (Annotated) relating to possible waiver of a requirement of the Richmond Planning and Zoning Ordinance:** This item was put on the agenda should Paul Erickson ask to come before the Commission. Due to a meeting out-of-state, the agenda was of necessity

prepared a week in advance of normal. The intent was to give the Commission an opportunity to discuss whether or not they were in favor of a waiver. Marlowe spent some time explaining what he'd discovered relative to LUDMA and the law surrounding that portion of the Utah Code (Annotated). He then shared his knowledge from these studies relative to the legislative authority of the City Council, the administrative duties of the Commission, and need to now review the entire P&Z ordinance for the City. Additionally, Suzanne shared the information she had gained from Jay Baker at the County Planner's Office relative to the sequence of events that had to take place before consideration of the waiver could take place. This item was a general information sharing event with no decisions made or expected.

**Motion to adjourn** made by Suzanne Dent, seconded by Lee Anderson. Vote was unanimous.

Meeting adjourned at 7:45 p.m.

**Next meeting is scheduled for July 6, 2010.**

---

Chris Anderson      Chair, P&Z Commission