



## RICHMOND CITY PLANNING & ZONING COMMISSION

City Council Chambers  
6 West Main Street  
Richmond, Utah 84333

The Richmond City Planning & Zoning Commission met in the City Council Chambers, 6 West Main Street, Richmond, Utah at 7:00 P.M. on Tuesday, March 6, 2018.

**Commission Members Present:** Jay Bair, Vern Fielding, Jerry Kidd, Jessica Dunyon, Randy Fischer

**Commission Members Absent:** Rod Going

**Staff Present:** Jeffrey Young (Mayor), Tucker Thatcher (Councilmember), Lyle Bair (Councilmember), Kelly Crafts (Councilmember), Cheryl Peck (Councilmember), Justin Lewis (City Recorder), Darek Kimball (City Engineer), Jeremy Kimpton (City Administrator)

**Others Present:** Debbie Zilles, Jake Thompson, Fred Hendricks, Laurie Meacham

The meeting was called to order at 7:00 P.M. by Jerry Kidd

### **Approval of the December 5, 2017 Planning Commission Meeting Minutes**

Minutes from the December 5, 2017 meeting were reviewed. Jessica moved that the minutes be approved as submitted, Jay seconded the motion. The motion was unanimously approved.

Yes Vote: Bair, Dunyon, Kidd, Fielding, Fischer

No Vote: None

Absent: Going

### **Initial discussion with Jake Thompson regarding the possibility of building townhomes and storage units on parcel #09-046-0021, 9.54 acres, located at approximately 300 North 200 West (Highway 91).**

Jake Thompson explained that he is considering the possibility of a development project, consisting of townhomes (4-plex and 8-plex units) and storage units on 9.54 acres at 300 North 200 West. The property is currently zoned agricultural and would require a rezone. Lee's Marketplace will be going in across the highway and the anticipated use for this area is mixed use and this type of project would be compatible. Although only a rough concept at this point, Jake is considering approximately 96 dwelling units and 250 storage units. 300 North will likely eventually go through and connect with Highway 91, which can be anticipated with this project.

Jake clarified for Vern that the intent is to have the townhomes and landscaping oriented toward the highway with the garages in the rear of each unit.

Jessica said her preference is if storage units are included, they be located toward the back of the property, she does not like the idea of storage sheds located right off the highway. Jessica would like to see data about other projects (specifically the use of storage units by the residents of a development). Jake said he could provide that information at a future meeting.

Jake explained that he is currently working on a townhome project in Logan on 1400 North 500 West (Summer Wilde Villas) and has completed a similar project in Hyrum.

Jessica asked if these units would be rentals. Jake said they would be sold individually with an HOA (Homeowner's Association) being put in place. The units will have 3-bedrooms.

Justin explained that before the process of a rezone is started, Jake wanted to get a feel for what the city wants before putting a lot of money into the project. The city councilmembers and mayor have been invited to participate in the discussion.

Jerry liked the idea; however, would prefer the storage sheds/units to be along the highway for safety and consistency with the General Plan, which calls for commercial use along the highway. Jerry is concerned about a potential sewage lift station; however, realizes that there are regulations in place that will help ensure there are no problems. Darek outlined the city and privately-owned service lines on the map.

Vern asked where the lift station would pump to; Darek said it would go across the highway, if it ran west it would have to follow the contour of the land. If the line serviced only the development, the HOA would have to own/maintain it. A city station would service a larger area. Jake said the HOA would be responsible to maintain it.

Jessica asked Jake if he would consider just townhomes, with no storage units. Jake said that could be considered if that is what the city would rather have. Jessica said she is not opposed to the idea; however, she does not like storage units and believes they can devalue the property. Jake explained that many of the tenants of the townhomes use the storage units.

Jay asked if storage facilities are allowed in a mixed-use area. Tucker explained that mixed-use is not a zone, rather a general idea for combining commercial and residential uses.

The Mayor said one of the considerations is determining what the city wants along the highway, how much feasibly makes sense for commercial or livable areas, and, as a town what is the objective.

Jessica asked about roads and whether they would be put in prior to the development. The area around White Pines Elementary gets very busy during peak drop-off and pick-up times. Jake explained that he would development the property in phases and put one road in at a time as units are constructed.

Justin said this proposed development would require 96 additional sewer and water connections, which is a large project for a small town like Richmond where there are currently only 847 connections in the entire city. The average growth in the city has been 5 to 10 homes per year. Jake said this will help support future commercial projects. Successful retail requires residents.

The Mayor looked at similar projects in Logan and North Logan. Hyde Park does not allow multi-family projects and Smithfield has ballooned with multi-family development. The concern with townhomes and apartments is what will they become in 10 to 20 years. Generally, the trend is for them to turn into rentals. If this approved, what will the balance be?

Jessica asked about common areas and amenities. Jake said they are planned and will be maintained by the HOA.

Vern asked about the demographic information of other projects, such as the one currently being built on 1400 North in Logan. Jake said he would be happy to find out the exact numbers. Justin advised that the general average is 3.5 people per townhome, compared to historic numbers of 3.8 in traditional residential areas.

Jake said there are many older, retired couples in the Hyrum development. Lyle said the housing market has gone up the last few years and there is a need to consider where future generations will live.

Vern asked what the target price for the townhomes would be? Jake said they will be high-quality and he anticipates around \$170,000. The market is available now to make these types of projects very nice. He also noted the demand for this type of housing is growing, especially with Pepperidge Farm in the area.

Justin asked about the process and how or if amenities and open space would be affected if development was delayed. Jake said there are typically requirements within each phase of the project (requiring green space, landscaping, etc.). Jake anticipates project completion to be in one to two years.

Vern noted that there have been 36 homes sold in Richmond in the last 12 months, so this type of project would be a fairly substantial “splash in the pond”. The Mayor said if the White Pine subdivision was taken out of the average, the numbers change significantly. There were several years where impact fees collected were next to nothing since very few homes were built. Vern noted that sales in the White Pine Subdivision were faster than anticipated. Jessica pointed out that there is not a lot of housing in the price range Jake will be offering in Richmond.

Mayor asked about the idea of coming so far to the north, outside of larger traditional areas? Jake said it is the anticipated need for this type of housing.

Laurie noted that there are currently seven active home listings on the market, two at \$159,000 with the next lowest price at \$249,000. There are four under contract in addition to the seven on the market.

Jessica asked about access to the highway. Jake indicated that there is an existing access on the south side of the parcel which would be used. There would be an application for another access submitted to UDOT for approval. The Mayor noted the road through White Pine Elementary could be used to exit. Jessica asked if it would have to be approved by the school district. Mayor said they will likely not approve anything like this. Vern said there is a huge bottleneck problem now at the school right now.

Tucker answered for the Mayor that currently the regulation is that a multi-family development must be at least 2,000 feet from another similar development. The Mayor pointed out that once Lee’s Marketplace was built in Smithfield, multi-family development began booming all around it. That type of scenario needs to be considered.

Vern questioned whether this is the best location for this project; is it the highest and best use of the frontage along the highway, or would it be better suited located behind the future Lee’s Marketplace building?

Mayor said right now there are not many people willing to pay the kind of money that this type of land could go for without building either a large development or business.

Vern likes the high-density plan; however, he is not in favor of the location along the highway. Jessica said this is a great location for density housing, especially the back part of the property.

The Mayor pointed out that if 300 North were extended to connect with the highway it would split this parcel of land. Jake said his biggest concern with that would be UDOT access. Darek said the plan shows a general street going in at 300 North somewhere, there would have to be an application made to UDOT regardless of the location (250 North, 300 North, 350 North). Jake said there could be some shared access. Darek said the current access to the field may just be an agricultural access rather than full access.

Justin asked if the slope of the road would affect an intersection. Darek said sight distance would be taken into consideration. Historic maps show an existing right-of-way at 100 West 100 North although he does not know the status or specific history.

Darek advised that there are many issues which will need to be addressed and refined such as water, sewer, sidewalks, garbage services, roads, access, easements, parking, possible sewage lift station, and utilities on master or individual meters. The commission will drive many of the design issues. Jake said he is willing to work with the city to meet the requirements, this is only a preliminary concept.

Jessica asked what Jake has learned from other developments? Jake said he takes pride in his projects; however, he would have changed the orientation of the homes on the project on 300 West Main in Hyrum (44 units on 4.8 acres). Jake prefers the front of the homes facing the road not the back of the units like in Hyrum.

Debbie noted she lives in Bridgerland Meadows, a townhome complex in Logan, and advised that demographically it has a good mix of single, families and older people. There is a high demand for housing in that price range.

Jerry pointed out that to accommodate the storage sheds, it would require two zones. Vern asked if an ordinance change might be necessary, Justin said it could be rezoned for multi-family and then the part for storage units could be zoned accordingly. The townhomes are the largest part of the project.

Tucker explained that there is a provision that allows a rezone to the same zone that is contiguous to the property; this request is more difficult.

The Mayor said it is unknown how the community will feel about this request. There have been concerns voiced about what the townhomes will look like in the future and what type of demographic they will have.

Jay asked if an HOA could prohibit rental use. Jake said the project in Hyrum does that. Vern said it is common to only allow a certain percentage of a development to be rentals. Jay said he would prefer owner-occupied units because rentals usually have a higher turnover. Jake said the higher price point may discourage investors that purchase property for rental use.

Lyle asked about maintenance and upkeep on developments managed by an HOA. Justin pointed out that Castle View Manor in Smithfield is 12-15 years old and is maintained by an HOA. Jake said there will be an operating income and a reserve which will take care of the exterior maintenance and repair of the units.

Jake asked if the interior roads would be private or public? Darek said city roads would have to meet the appropriate design standards. This issue will need to be reviewed. If a full-road were put in it would be by a city road.

The Mayor has received multiple phone calls regarding storage units, many people want them, people need places for storage. Opinions can become quite diverse, which is why ordinances need to be followed. The Mayor also pointed out that as larger projects come in, there can be millions of dollars at stake so the city must "have our ducks in a row" when defining what is appropriate and determining what the implications may be now and in the future.

The White Pine Subdivision is 20 acres and has 42 homes, which impacted the local schools, buses and traffic. The Mayor said the reality is that Lee's Marketplace will change things. A determination needs to be made whether Richmond is ready for this type of project.

Vern recognized the need and likes the concept but is unsure that this is the right location. Jake noted that if it is too close to residential neighborhoods people generally do not like these projects in their backyards, so it can be difficult to find the right location. Jake thinks this will fit with the potential future commercial that will be in the area across the highway.

Jay asked how the 2,000 foot requirement works with rentals and if there are no rentals allowed with this project, could another multi-family project or similar development go in next to it? Darek explained that the code does not differentiate between a rental, an apartment or townhome. They are all considered multi-family; therefore, a similar development would have to be at least 2,000 feet from this one.

The Mayor pointed out if this is approved for a multi-family development, it will have impact on what will happen to the property behind Lee's Marketplace. The city needs to consider all possible implications.

Lyle questioned where storm water would be stored, there is a subdivision that has retention at the front of the property, which would push the townhomes back off the highway and allow more open space along the highway.

The Mayor said often roads on the edge of the parcel are developed by adjoining landowners. Jake said he would like to create access for both properties. Road design will need to be carefully considered. Darek explained that if the road came through the north side of the property, Jake would have to provide at least 24 feet of asphalt for two lanes of travel.

Vern asked about school capacity at White Pine Elementary. Cheryl said there is enough room for two additional classes, if necessary.

Jay said the decision is whether the city is willing to approve a project like this and if so, whether it be at this location or elsewhere.

Jerry asked about land ownership. Jake said he does not currently own the land, Jake is willing to purchase the property but does not want to invest money if this is not an idea that can be considered. Jessica was generally supportive of the idea with caveats. Randy likes the concept but not the location as he would prefer to see it not along the highway. Jessica agreed. Jake suggested a landscaped area along the highway.

The Mayor has received requests for storage areas along the highway for accessibility. The highway is the logical artery which is more appealing for an owner/tenant. The reality is that businesses in small towns do not come first and keeping highway frontage intact is very difficult. The city needs to determine what is desired. Long-time residents may be resistant, others would be okay with reasonable growth. The question is what is "reasonable"?

Vern noted that the north end of town has the best building area (topographically); however, having approximately ten percent of the city's population living across the highway from Lee's Marketplace does not make much sense. The highway is a major artery and naturally divides the city. Jessica said eighty percent of the population live on the east side of the highway.

The Mayor said if there is not some type of growth that would spur a UDOT response, there will be no way to cross the highway other than Main Street.

Vern said another road would help with the Cherry Peak Ski Resort traffic which is currently funneled to Main Street. Jerry agreed this is a good point to consider. Darek said there will eventually be a through-street from State Street to the highway. The Mayor questioned who would take the brunt for a road; if it were to continue through on 300 North it will split the property; however, consistency of proper road alignment and a future intersection will need to be addressed.

The Mayor said there are a lot of internal questions which need to be considered. This decision has the potential to impact Richmond for years to come and it needs to be decided how future growth will be managed.

Vern noted that the economic impact for the city (from impact fees to the lifespan of the sewer, etc.) would be significant.

Jake said the project in Hyrum has individually-owned meters and that is what he would anticipate with this project. The Mayor said this is how it is set up in the ordinance. Darek advised that an ERU fee is applied to apartments and individual meters will require easements.

Fred Hendricks, the owner of the property, has not heard enough enthusiasm for the project to want to enter into a contract with Jake to tie up the land. The Mayor said until there is something that can be formalized, he does not know how anyone can commit to anything. The council is present tonight to listen to the discussion as this will come through the Planning Commission with a recommendation to the council for final approval. Jessica said there is no lack of enthusiasm, this is only a preliminary discussion.

Jake said he would be willing to come back next month with a more definitive plan to review.

Fred said he likes the idea of putting in a through-road next to the elementary school so the parcel will not be divided in half. The Mayor had a discussion with school officials last fall about what might happen with future development and discussed possible ideas with elementary school officials.

Fred said there used to be two points of access to Highway 91. The Mayor advised that UDOT closed off several accesses to make it a limited access highway. There is a light corridor agreement that ends at Smithfield City. The city staff will get more information from UDOT.

Justin said he will work with city administrators and determine how split zoning can be handled. Justin will contact Jake with the information so that he can decide how to proceed.

\*\*\*A motion to adjourn was made by Jerry and seconded by Jessica. The vote was unanimous. \*\*\*

Yes Vote: Bair, Dunyon, Fielding, Fischer, Kidd  
No Vote: None  
Absent: Going

\*\*\*The meeting was adjourned at 8:50 P.M.\*\*\*

The next meeting will be held on Tuesday April 10, 2018 starting at 7:00 P.M. The meeting is being rescheduled from Tuesday, April 3<sup>rd</sup> as it is spring break and a majority of the commission would be out of town.

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Rodney Going, Chairman

Minutes submitted by: Debbie Zilles