



## RICHMOND CITY PLANNING & ZONING COMMISSION

City Council Chambers  
90 South 100 West  
Richmond, Utah 84333

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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, January 7, 2025

**Commission Members Present:** Cindy Allen, Jay Bair, Cache Christensen, Brock Meacham, Brent Wallis

**Staff Present:** Justin Lewis (City Recorder), HollyJo Karren (City Administrator), Joel Draxler (City Council)

**Others Present:** Paul Hammond, Terri White, Ryan Palmer

Chairman Brent Wallis called the meeting to order at 6:30 p.m.

Approval of the December 3, 2024 meeting minutes

**\*\*\* Jay moved to approve the December 3, 2024, Planning Commission meeting minutes. Brock seconded the motion. Motion approved 5-0.\*\*\***

**Yes Vote:** Allen, Bair, Christensen, Meacham, Wallis

**No Vote:** None

Continued discussion on Ordinance 2024-12, an Ordinance amending the Richmond City Municipal Code, Title 12-000 "Land Use, Development and Management (LUDMO)", Chapter 12-900 "Zones" adding in its entirety Part 12-911 "Multi-Family Residential Zone "MF", Sections 12-911-1 "Purpose", 12-911-2 "Width, Density and Yard Regulations", 12-911-3 "Height Regulations", 12-911-4 "Modifying Regulations", 12-911-5 "Group Dwelling Standards", 12-911-6 "Parking, Loading and Access", 12-911-7 "Landscaping", 12-911-8 "Trash/Garbage", 12-911-9 "Development in Phases" and 12-911-10 "Allowed Uses".

Justin explained that Section "12-911-11 Density Bonus and Incentives" was added, as discussed at last month's meeting. Under the Proximity to Public Transportation section, he added "or State Road 142 (SR142) west of the railroad tracks at approximately 550 West Main" and asked the Commission if they would like to change that. Brent said it makes sense to allow it where a stop light already funnels traffic, especially if future land is ever annexed. Jay suggested changing it from the highway to 200 West.

Cache said offering bonus density west of the railroad tracks might prove difficult because developers have wanted to go west and have been turned down. Justin said there is a waterline there now that was not there in the past; it would be up to a developer to decide if they want to put in the remaining infrastructure. Brent said this is only allowing bonus density and not giving approval for a development.

This will be added as a public hearing to the February 4, 2025, meeting agenda.

#### Initial Discussion on Use Matrix Table

Brent presented a Use Matrix Table that he put together. All the listed uses are currently defined in the Richmond City Code; he has listed whether they are permitted or conditional within each zone. He questioned whether the list should be simplified into broader categories such as combining things like dairying, fur farms, feed yards, and corrals into agricultural uses. Brock said agriculture is a broad definition, and it might be wise to determine what type of uses would be acceptable; a dairy farm is very different than a garden, and separating them out would allow more control of what is permitted within a specific zone. Brent said in the banking world, agriculture is separated into crop production, dairying, and/or livestock production. Livestock is not specifically defined (e.g., a pig, a goat, a cow, etc.). Brock said his concern is that a dairy would require more equipment and possibly bigger trucks than other uses. Cache noted that in some cases, livestock and crop production could occur. Brent said one good reason to keep them separate would be to help with situations where there might be more public outcry, such as a pig farm. The separation would allow better control of uses. Cache said another option could be to regulate the nuisances associated with different uses, such as smell, noise, etc. Jay wondered if livestock should be delineated further. Justin pointed out that the City Code currently does not allow pigs.

Cache wants to ensure there are ways to allow for temporary events and activities, such as the straw maze offering a petting zoo in the spring. Brock noted those would likely fall under a special event/license permit.

Brent asked if fur farms should be a separate use or should be included under the livestock/poultry category. Justin said, because of the smell, they are typically separate. Mink farms used to be in Richmond.

Brent noted that one of the issues in the code is retail goods versus retail services and questioned whether those should be delineated. Jay said other cities spell those out and may prohibit specific uses such as a tattoo or vape shop.

Justin pointed out that conditional uses can be difficult. Legal counsel encourages making them a permitted use or denying them. Brent said most uses in the current code are listed as conditional. Justin said that is, unfortunately, the case, and it should be corrected as the Matrix Table is developed.

Brent asked whether retail should be better delineated beyond goods and services and what type of, if any, commercial should be allowed in a Multi-Family zone. Brock questioned whether the consideration would be a small retail establishment or a home based business because someone doing an online business from home would have no impact on the surrounding area. Brent said retail should be anyone that sells a product, whether out of their garage or a brick-and-mortar location. Cache said the Commission could consider what types of things should be avoided and focus on how to regulate those such as loud noises, smells, and certain sales.

Brock asked about the approval of business licenses and what items are reviewed when they are considered. HollyJo said factors such as traffic, parking, and chemicals are a few of them.

Brent suggested inserting the NAICS codes (North American Industry Classification System) into the table, as they are broken into specific and separate categories. Cindy thinks this is a smart place to begin rather than trying to reinvent the process. Brent will work on adding those in.

Cache said the Commission needs to decide whether the uses should be more permissive or prohibitive. Brent said it can be challenging to determine what should and should not be allowed without a fairly exhaustive list.

Brent suggested removing any use with its own overlay zone such as schools, PUDs, and public utilities. The Commission agreed.

Cache said residential facilities for the elderly and disabled could be combined in a similar category. Brent asked about group dwellings like recovery facilities or halfway houses; Cache suggested they could be considered an institution.

Jay said Smithfield City has a fairly extensive code that can be used as a resource; some of the language and uses could be derived from there to help delineate uses, for example, Home Occupation – Distributive or Home Occupation – Non-Distributive. Brock agreed that it is quite extensive but could help provide clarity. Justin said the table can constantly be amended at any time as well.

Brent would like to reach a point where changes can be made to the Matrix Table rather than every applicable zone.

Brent questioned whether agriculture should be allowed in this zone, specifically if a large property is being developed and part of it is still used for farming. Jay said that a development could be completed and zoned in phases. Brent said crop production and grazing, not large corrals or feed yards, could be allowed.

Cache said if it fits well, he would be fine with some small retail uses, such as shared office space in a clubhouse or small convenience store. A clubhouse is considered a commercial building in some developments, even within an HOA (Homeowner's Association) development, because it requires more life-safety considerations. If any commercial service were included in the clubhouse, the HOA would have to apply for a business license if they were to rent space or charge for use.

Cache suggested allowing a home business if there are no impacts. Brock agreed and noted an example of Riverwoods/Conservice in Logan and said size and scale would undoubtedly be an issue to be considered.

In the Multi-Family zone, the Commission decided to:

Allow: single-family Residential, retail (will continue to make a better distinction), clubhouse (permitted as a commercial component), home-based business (as long as there is no impact on adjacent properties), crop production/grazing, household pets,

community/community-use recreation facilities, facilities for the elderly and persons with disabilities.

Not Allow: gravel pits, car dealerships, manufacturing, livestock & poultry, farm buildings (unless pre-existing), dairying, cemeteries, fur farms, feed yards, corrals, silage pits, produce stands, stables, and group homes.

The Commission pointed out that this is an initial list that can be better delineated, but this will allow the ordinance to move forward at this time.

The meeting adjourned at 7:40 p.m.

Next meeting: Tues. Feb. 4, 2025

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Planning Commission Chairperson