



**RICHMOND CITY CORPORATION
90 SOUTH 100 WEST
RICHMOND, UTAH 84333**

AGENDA

Public Notice is given that the Richmond Planning & Zoning Commission will meet in a regularly scheduled meeting at 90 South 100 West, Richmond, Utah, on **Tuesday, April 1, 2025**. The meeting will begin at 6:30 PM.

Call to Order

1. Approval of Planning Commission Meeting Minutes from March 4, 2025.
2. Public Hearing for the purpose of discussing Ordinance 2025-01, an Ordinance rezoning Cache County Parcel Number 09-043-0006 from A-10 (Agricultural 10-Acre) to HC (Highway Commercial). The parcel is located at approximately 11480 North Highway 91 and is approximately 5.24 acres.
3. Discussion and possible vote on Ordinance 2025-01.
4. Continued discussion on Use Matrix Table.

Adjournment

*****Items on the agenda may be considered earlier than shown on the agenda.*****

In accordance with the Americans with Disabilities Act, individuals needing special accommodation for this meeting should contact the City Office at (435) 258-2092, at least 3 days before the date of the meeting.



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, March 4, 2025

Commission Members Present: Cindy Allen, John Hortin, Brock Meacham, Todd Smith, Brent Wallis

Commission Members Excused: Cache Christensen

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

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

Approval of the February 4, 2025 meeting minutes

*****Brock moved to approve the February 4, 2025, Planning Commission meeting minutes. Cindy seconded the motion. The motion was approved 5-0.*****

Yes Vote: Allen, Hortin, Meacham, Smith, Wallis

No Vote: None

Continued discussion of Use Matrix Table

Brent explained the process to the new members; Todd and John. The goal of the project is to consolidate uses into one location. Once approved, other ordinances will be changed to refer to this permitted use matrix table. When uses change, it will only have to be done on this table. The Commission has been using a shared worksheet to review the NAICS (North American Industrial Classification System) list of uses and decide if they will be allowed or prohibited in each zone.

The list of zones includes:

- A-10 (Agricultural)
- A-5 (Agricultural)
- RE-1 (Residential)
- RE-2 (Residential)
- RLD (Residential-Low Density)
- RMD (Residential – Med Density)
- MF (Multi-Family)
- NC (Neighborhood Commercial)
- CBD (Commercial – Central Business District)
- HC (Commercial – Highway Commercial)
- MLI (Manufacturing – Light Industrial)

A shared Excel worksheet was sent out for commissioners to review before the meeting. This sheet is what the commission reviewed for the remainder of the meeting.

Brent asked for the definition of the NC zone. Justin said it reads, as listed in Code 12-907-2: *"To provide areas for convenient shopping be the residents of the neighborhood." Currently the conditional uses allowed include a grocery store, drug store, bakery, dry cleaning and laundry pickup, beauty shop, barber shop, ice cream store, convenience store, variety store, medical and/or dental offices, professional office, public utilities, accessory buildings and uses and other uses approved by the Commission as being in harmony with the intent of the zone and similar in nature to the previously list of used."* Justin said that currently, there is no property zoned NC. Brent said it seems like in-home business applications are handling this. Justin said this one could be deleted in the future.

The following were discussed:

11. **Agriculture, Forestry, Fishing, and Hunting**

Brock said a greenhouse nursery or other crop farming (trees and garden) should be allowed in a residential zone. Brent said it should be fine if it is for personal use. Justin pointed out that a few families grow produce and sell it alongside the road.

1122. Hog and Pig Farming was broken into two lines.

Hog and Pig Farming (except for fair pigs as allowed below) – not allowed

Hog and Pig Farming to be shown/sold at the County fair – only allowed as a conditional use in the RLD and RMD zones.

1151. Support Activities for Crop Production - not permitted in R, MF, or NC zones

1152. Support Activities for Animal Production - not allowed in R, MF, or NC zones

1153. Support Activities for Forestry – not allowed in R, MF, or NC zones

Cindy asked how many are allowed. Justin said one family had three, but typically it is one or two. Letters from neighbors are required.

238. **Specialty Trade Contractors** – not allowed in MF or NC

22. **Utilities** are allowed in all zones (consideration for solar panels). Justin said there is also an irrigation company that produces hydroelectric power. A natural gas distribution station is located at approximately 300 West 100 South, behind Rocky Mountain Landscape and is a pressure-reducing station.

31-33 **Manufacturing** is not allowed in R or NC zones; most sub-categories are only permitted in HC and MLI.

3113. Sugar and Confectionary Product Manufacturing – allowed in CBD, HC and MLI

3314. Fruit/Vegetable Preserving is allowed in all zones.

312. **Beverage and Tobacco Product Manufacturing** – only allowed in CBD, HC, and MLI zones (as indicated on the sheet).

324 **Petroleum and Coal Products Manufacturing**

All sub-categories (3241-3339) are prohibited in all zones except MLI.

334. **Computer and Electronic Product Manufacturing** – only allowed in HC and MLI zones.

3341-3399 sub-categories only allowed in CBD, HC, and MLI as defined.

3341. Computer and Peripheral Equipment Manufacturing – allowed in all zones because it could be an in-home business.

42. **Wholesale Trader**

Sub-categories 4231-4572 are only allowed in NC, CBD, HC, and MLI where defined.

4245. Farm Product Raw Material Merchant Wholesaler – allowed in HC and MLI, conditionally approved in Ag zones.

458. **Clothing, Clothing Accessories, Shoes and Jewelry Retailers**

4581-4583 sub-categories allowed in all but MF zone.

The remainder of the list will be reviewed and discussed at the next meeting.
Assignments for review/recommendation:

Brent – 4 categories

Brock – 5 categories

Cindy – 6 categories

Todd – 7 categories

John – 8 categories

Cache – 9 categories

The meeting adjourned at 7:38 p.m.

Next meeting: Tues. April 1, 2025

Planning Commission Chairperson

ORDINANCE NO 2025-01

AN ORDINANCE AMENDING THE ZONING MAP OF RICHMOND CITY.

BE IT ORDAINED by the City Council of Richmond City, Utah as follows:

That certain map or maps entitled "Zoning map of Richmond City, Utah" is hereby amended and the following described properties are hereby rezoned from A-10 (Agricultural 10-Acre) to HC (Highway Commercial).

Approximate Property Location: 11480 North Highway 91

Cache County Parcel Number: 09-043-0006

BEG ON E LN OF ST ROAD 94 RDS 11 FT S OF N LINE OF S/2 OF NW/4 SEC 23 T 14N R 1E & TH S 731 FT 6 INCHES TO N BANK OF CHERRY CREEK TH NE'LY ALG CHERRY CREEK TO PT 140 FT 6 INCHES S OF PT 604 FT E OF BEG TH N 140 FT 6 INCHES TH W 604 FT TO BEG CONT 5.36 AC LESS: PARCEL TO UDOT FOR HWY 91 PARCEL 09-043-0018 ENT 896564 CONT 0.12 AC NET 5.24 AC

Approximately 5.24 Acres

APPROVED by the Richmond City Council this 24th day of April, 2024.

RICHMOND CITY CORPORATION

Paul J. Erickson, Mayor

ATTEST:

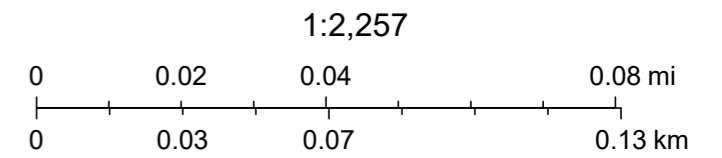
Justin B. Lewis, City Recorder

ArcGIS Web Map



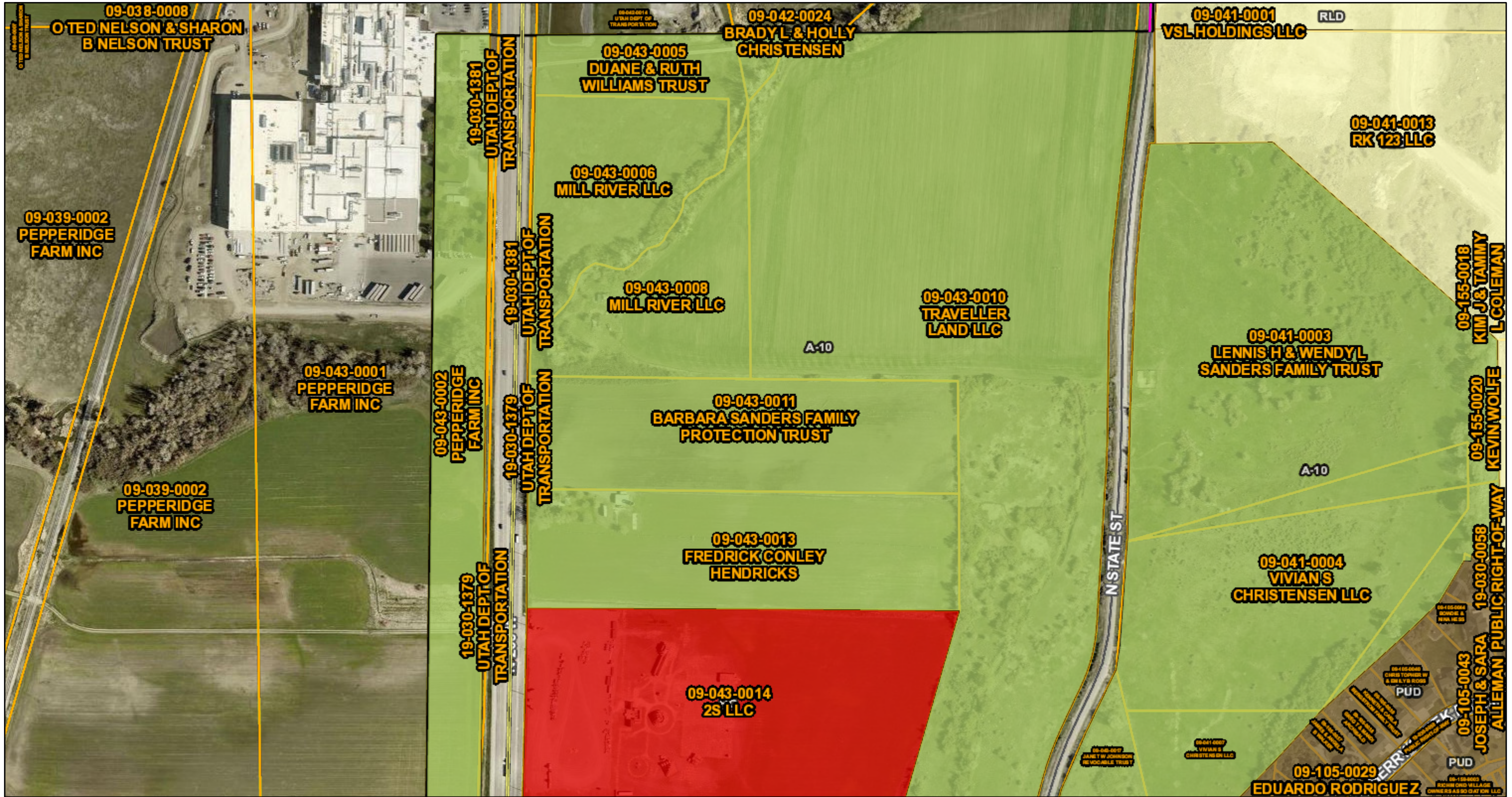
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- Override 1
- Gravel
- Dirt
- Private
- Asphalt
- Municipal Boundaries
- County Boundary
- Cache Parcels



Maxar, Microsoft

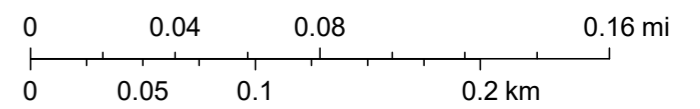
ArcGIS Web Map



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1:4,514

Wellsville Zoning	COMMERCIAL C1	MANUFACTURING - M1	RESIDENTIAL - R-1-8	PLANNED UNIT DEVELOPMENT	Multiple Residential District R-M-18	COMMERCIAL GENERAL - CG	RESIDENTIAL R-1-30	Commercial Zone - C	RESIDENTIAL (R-2)
NEIGHBORHOOD COMMERCIAL - NC	COMMERCIAL C2	MULTIPLE FAMILY RESIDENTIAL - RM	RESIDENTIAL - R-1-10	RESIDENTIAL MULTI-FAMILY MF	Public District	COMMUNITY COMMERCIAL - CC	RESIDENTIAL SINGLE FAMILY - SF8	Neighborhood Commercial Zone - C-N	TOWN CENTER (TC)
COMMUNITY COMMERCIAL - C1 - C2	PARK	RESIDENTIAL AGRICULTURAL - RA-1	RESIDENTIAL - R-1-12	CITY	Residential District R-1-1	DOWNTOWN - DT	RESIDENTIAL MULTI FAMILY - RM	Industrial Zone - I	AGRICULTURAL - A-1
GENERAL COMMERCIAL - GC	RESIDENTIAL	RESIDENTIAL AGRICULTURAL - RA-2	AGRICULTURAL A-10	SCHOOL	Residential District R-1-6	HOSPITAL - HOSP	MIXED RESIDENTIAL 7 - MR7	Park/School - P/S	COMMERCIAL - C-1
HIGHWAY COMMERCIAL - CH	MIXED USE OVERLAY	RESIDENTIAL R-1-10	AGRICULTURAL A-5	TRAILER	Residential District R-1-8	HIGH-TECH MFG AND RESEARCH - M-2	MIXED RESIDENTIAL 8 - MR8	Floodplain Overlay District - FP	LIGHT INDUSTRIAL - L-1
MANUFACTURING	MIXED USE OVERLAY	RESIDENTIAL R-1-12	CENTRAL BUSINESS DISTRICT CBD	PARK	Residential District R-1-10	MFG. HEAVY COMMERCIAL - MC	RECREATION SCHOOL	Residential Development - R-PUD	RESIDENTIAL - R-1
RESIDENTIAL AGRICULTURE - 5 ACRE	MIXED USE OVERLAY	RESIDENTIAL R-1-20	PLANNED INDUSTRIAL COMMERCIAL PIC	CEMETERY	Residential District R-1-12	MIXED USE GENERAL - MXG	Newton Zoning	Residential - PUD	MULTI-FAMILY - R-2
RESIDENTIAL - 1 ACRE	AGRICULTURAL - A-3	MASTER PLANNED COMMUNITY - MPC	HIGHWAY COMMERCIAL HC	AGRICULTURAL DISTRICT	Residential District R-1-20	PROFESSIONAL - PR	(A1) AGRICULTURAL	Residential - PUD	PARK
RESIDENTIAL - 1/2 ACRE	AGRICULTURAL - A-5	River Heights Zoning	MANUFACTURING - LIGHT INDUSTRIAL MLI	AGRICULTURAL DISTRICT	Paradise Zoning	RESIDENTIAL BUSINESS - RB	Residential Estate Zone - R-E	Newton Zoning	PUBLIC
RESIDENTIAL - 12,000 SF	AGRICULTURAL - A-10	AGRICULTURAL - AG	PLANNED INDUSTRIAL COMMERCIAL PIC	AGRICULTURAL DISTRICT	North Logan Zoning	RESIDENTIAL ESTATE - RE-1	Residential Zone - R-1	Newton Zoning	LOGAN ZONING
RESIDENTIAL - MULTIFAMILY	CENTRAL BUSINESS DISTRICT - CB	COMMERCIAL - C	PLANNED INDUSTRIAL COMMERCIAL PIC	AGRICULTURAL DISTRICT	Mixed Use District MXD 25-33	RESIDENTIAL ESTATE - RE-2	Residential Zone - R-1A	Newton Zoning	SUBURBAN NEIGHBORHOOD
RECREATIONAL PLANNED DEVELOPMENT	COMMUNITY PROFESSIONAL	COMMERCIAL PARKING - CP	PLANNED INDUSTRIAL COMMERCIAL PIC	AGRICULTURAL DISTRICT	Multiple Residential District R-M-7	RESIDENTIAL R-1-10	Residential Zone - R-2	Newton Zoning	TRADITIONAL NEIGHBORHOOD
RESIDENTIAL CRITICAL AREA	COMMUNITY COMMERCIAL - CC	PARK - PR	PLANNED INDUSTRIAL COMMERCIAL PIC	AGRICULTURAL DISTRICT	Multiple Residential District R-M-12	RESIDENTIAL R-1-12	Residential Zone - R-2A	Newton Zoning	MIXED RESIDENTIAL TRANSITIONAL
FOREST RECREATION - 40 ACRE	GENERAL COMMERCIAL - GC	MIXED USE - MU	PLANNED INDUSTRIAL COMMERCIAL PIC	AGRICULTURAL DISTRICT	Multiple Residential District R-M-12	RESIDENTIAL R-1-15	Residential Mixed Zone - R-M	Newton Zoning	MIXED RESIDENTIAL LOW (MR-12)
Trenton Zoning	INSTITUTIONAL - I-1	HISTORIC	PLANNED INDUSTRIAL COMMERCIAL PIC	AGRICULTURAL DISTRICT	Multiple Residential District R-M-12	RESIDENTIAL R-1-20		Newton Zoning	MIXED RESIDENTIAL MEDIUM (MR-20)
AGRICULTURAL			PLANNED INDUSTRIAL COMMERCIAL PIC	AGRICULTURAL DISTRICT	Multiple Residential District R-M-12			Newton Zoning	



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