



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