



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

AGENDA

Public Notice is given that the Richmond City Council will meet in a regularly scheduled meeting at 90 South 100 West, Richmond, Utah, on **Tuesday, July 15, 2025**. The meeting will begin at 6:30 PM.

Welcome and Opening Ceremonies by Amber Ervin.

1. Approval of the city council meeting minutes from June 17 and June 30, 2025.
2. Discussion and possible vote on Ordinance 2025-10, an Ordinance amending the Richmond City Municipal Code, Title 12-000 “Land Use, Development and Management (LUDMO)”, Chapter 12-900 “Zones”, Parts 12-903-2 “Permitted Uses”, 12-903-3 “Conditional Uses”, 12-904-2 “Permitted Uses”, 12-904-3 “Conditional Uses”, 12-905-2 “Permitted Uses”, 12-905-3 “Conditional Uses”, 12-906-1 “Conditional Use”, 12-907-2 “Conditional Uses”, 12-908-2 “Conditional Uses”, 12-909-2 “Conditional Uses” and 12-910-2 “Conditional Uses”.
3. Discussion and possible vote on Ordinance 2025-08, an Ordinance amending the Richmond City Municipal Code, Title 12-000 “Land Use, Development and Management (LUDMO)”, adding in its entirety Chapter 12-3000 “Permitted Use Matrix”, Part 12-3001 “Permitted Use Matrix Table”.
4. Discussion and possible vote on Ordinance 2025-09, an Ordinance amending the Richmond City Municipal Code, Title 12-000 “Land Use, Development and Management (LUDMO)”, Chapter 12-1000 “Overlays”, deleting in their entirety Parts 12-1070 “Sensitive Lands Regulations Overlay”, 12-1070-1 “Overview”, 12-1070-2 “Development Requirements”, 12-1070-3 “Sensitive Lands Analysis Requirements”, 12-1070-4 “Waiver/Modification of Analysis and Study Requirements”, 12-1070-5 “Sensitive Lands Regulations”, 12-1070-6 “Administrative Process”, amending Chapter 12-300 “Definitions”, Part 12-805-19 “Retaining Walls”, Chapter 12-900 “Zones”, Part 12-901 “Establishment of Zones”, adding in their entirety, Parts 12-2005 “Sensitive Lands”, 12-2005-1 “Overview”, 12-2005-2 “Development Requirements”, 12-2005-3 “Sensitive Lands Analysis Requirements”, 12-2005-4 “Waiver/Modification of Analysis and Study Requirements”, 12-2005-5 “Sensitive Land Regulations”, and 12-2005-6 “Administrative Process”, and amending Chapter 10-700 “Telecommunications Tower Facilities”, Part 10-701 “Purpose Of Chapter”.
5. Discussion and possible vote on Ordinance 2025-07, an Ordinance amending the Richmond City Manual of Design & Construction Standards, Chapter 2.0 “Street Design”, Section 2.01 “General”.

6. Discussion and possible vote on the Real Estate Exchange Agreement between Mary Ellen C. Glenn and Richmond City.
7. Public Hearing for the purpose of discussing a COG (Cache County Council of Governments) grant application for funding to engineer a new road at 300 North State from State Street to 200 West.
8. Staff reports and monthly financial review
9. Council Member and Mayor Reports
 - a. Level III Wastewater Certification Update
 - b. Human Resources Department Update

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.

The regular meeting of the Richmond City Council was held at the Park Community Center located at 90 South 100 West, Richmond, Utah on Tuesday, June 17, 2025. The meeting began at 6:30 P.M.; Mayor Pro Tempore Amber Ervin was in the chair. The opening remarks were made by Bryce Wood.

The following Council Members were in attendance: Lyle Bair, Amber Ervin, Joel Draxler, Bryce Wood and Daryl Black.

Mayor Paul Erickson was excused.

City Administrator HollyJo Karren, City Engineer Weston Bellon, Melissa Titensor, Karyn Tejan and City Recorder Justin Lewis were also in attendance.

VISITORS: Chase Westwood, Terrie Wierenga, Jay Bair

APPROVAL OF THE CITY COUNCIL MEETING MINUTES FROM MAY 15, 2025.

A motion to approve the May 15, 2025 city council meeting minutes was made by Bryce, seconded by Joel and the vote was unanimous.

Yes Vote: Bair, Ervin, Draxler, Wood, Black

No Vote: None

DISCUSSION AND POSSIBLE APPROVAL OF CAMILLE GILBERT, SHARI BAIR AND DAVID STULL AS MEMBERS OF THE RICHMOND CITY LIBRARY BOARD.

JUSTIN: Library Director Lora Smith asked me to pass along she has met with the three applicants and they are all willing to volunteer to serve on the board. Each one of them would have a different assignment. This would make nine board members if they are approved.

AMBER: The board has been doing well and I am happy to see people willing to serve.

A motion to appoint Camille Gilbert, Shari Bair and David Stull as members of the Richmond City Library Board was made by Bryce, seconded by Lyle and the vote was unanimous.

Yes Vote: Bair, Ervin, Draxler, Wood, Black

No Vote: None

DISCUSSION AND POSSIBLE VOTE 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 "RESIDENTIAL MULTIPLE-FAMILY ZONE "RMF"", 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", 12-911-10 "ALLOWED USES" AND 12-911-11 "DENSITY BONUS AND INCENTIVES".

JUSTIN: This Ordinance would create the new Residential Multiple-Family (RMF) zone. The planning commission worked on this for about a year. The city council reviewed it a couple of months ago and made some changes. The council wanted to wait and adopt the Ordinance at the same time the PUD Overlay and Multi-Family Overlay were removed from the municipal code. The Ordinance to remove those zones is the next item on the agenda. The changes the council requested such as reducing the maximum building height to 35 feet and proximity to a school have been added.

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DARYL: In the purpose it talks about the PIC (Planned Industrial Commercial Overlay Zone). Where does this apply to?

JUSTIN: Right now, we have a couple of parcels zoned PIC west of North Cache Middle School on the highway.

JOEL: A lot of work has been included in this Ordinance. We will find out what we missed, in due time. A lot of time and effort has been spent to make this how we want it for the community. This type of development will happen. I am okay with it happening. This Ordinance allows us to control where and how it happens and that is the most important thing. It also keeps the state from telling us where they want it. It mirrors what some other communities have done in some regards. Some other communities seem to approve all of these types of requests. I am glad we will get to review each one individually.

AMBER: Thanks to the planning commission for all of their work. Other communities we have talked with have told us what they would do differently. We know we will have to make some amendments to the code as time goes on.

LYLE: The addition of within 500 feet of a school is concerning to me. This would allow these types of units almost a block away from a school. I didn't think we wanted this zone spread out that far.

JOEL: That was a number we included in the terminology. We said next to a school it didn't need to abut the property line. The 500 feet allows us to consider a request in close proximity.

JUSTIN: The example which was used was White Pine Elementary. There is a row of homes on the south side of the school. The discussion was what if someone owned vacant land south of those homes and it was close to a school. The council wanted the ability to consider a request by a school even if there was a buffer of houses in between the boundary lines.

LYLE: If the parcel is big enough these units could be spread to the far end of the parcel and more than 1,000 feet away from a school.

JOEL: We can amend that section to state this zone is not allowed by a residential low-density parcel.

AMBER: Is a change in this regard even necessary?

JOEL: Today, no. Long term, yes. There is not a threat today but there could be long term.

LYLE: We could deny a request but a future city council could approve it.

JOEL: We could add it cannot abut an RLD (Residential Low Density) zoned parcel.

BRYCE: I like that as well.

AMBER: I am fine either way.

DARYL: I don't think it is an issue. Remind me how the 1,500 linear foot rule would apply?

JOEL: It would be removed in Ordinance 2025-06.

DARYL: As written, this will stop these types of developments from many other areas of town.

JOEL: Yes, it will basically keep these types of requests along the highway by making them abut certain zones.

DARYL: We can also modify this section long term if needed.

JOEL: I worry about several projects having the ability to abut each other.

AMBER: Each parcel owner would have to file a rezone request.

LYLE: Maybe we could require something like a two-lot single family home buffer.

JOEL: Do we want to add a transition area and if so, how would we handle it or can we handle it with individual rezone requests?

JAY BAIR: The planning commission discussed it would be handled by reviewing and approving or denying the rezone request. Some other cities have a buffer. We chose to review it parcel by parcel as requests are submitted.

DARYL: I have a problem with Part 12-911-9 "Development in Phases". I am aware of a previous developer that came in and got an approved project and never installed the amenities. We had no way to force them to install the amenities. I have seen this happen. We need to make a developer follow through on the amenities. People purchasing these units want the amenities in place when they move in. It is not our problem the developer cannot complete the project. I know the amenities can be expensive.

JOEL: What is the bond we receive good for?

WESTON: The bond is for public infrastructure such as streets, water, sewer, natural gas and communication lines. The amenities are a private resource not a public resource. I don't know of any recourse the city would have for a private resource such as an amenity.

DARYL: The homeowner's association oversees the area long term. If the homeowner's association falters whose problem, is it?

WESTON: The homeowner's association is not involved with the city so that would be a private property dispute. Public infrastructure versus private infrastructure are two different things.

JOEL: I know we recently amended our code in regard to road issues we had in the past in these types of developments.

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DARYL: I hate being sold on something and it doesn't happen.

JOEL: I agree. I also think that is why we put 65% of the amenities must be included as a mandatory requirement in the phasing of the project.

AMBER: The bonus density section could be changed to state the only way the bonus density is approved is if the amenities are done by a certain time.

DARYL: This is certainly something we could consider.

AMBER: We could require the developer to include the amenities in Phase 1.

JOEL: It is difficult for the developer to have to pay that cost so early on in a development. It might actually make the project not feasible. More phases mean more money. Usually Phase 1 is the lowest profit phase of the project because of all of the upfront costs. The last lots are typically the ones where the most money is made.

AMBER: We are here for the community not the developer. The community pays the price in the end when something doesn't happen.

DARYL: Bikes and walking paths have minimal cost. I think in order to receive the bonus density the amenities need to be installed in Phase 1.

LYLE: If the amenities are included in the last phase of a project, it could be a very long time before any of them are installed.

AMBER: If the developer is advertising amenities they need to be installed.

BRYCE: Could the percentage requirement be changed?

LYLE: If a pool is not part of the current phase they are not required to build it until the phase it is included in so the percentage wouldn't matter.

DARYL: Who pays for the Cherry Creek Heights Park?

JUSTIN: Their homeowner's association. They pay for the maintenance and upkeep. They have a city utility account for the water for the park. The park is private property. Even if the homeowner's association were to fail the land cannot be sold per our municipal code.

JOEL: I have seen homes and projects partially started and abandoned.

AMBER: So, it sounds like we will leave the bonus density section as proposed at this time since we don't have any proposed alternatives. What about changes to the purpose section?

JOEL: I don't think changes are needed today but they will be long term. Future councils can make changes if they want.

AMBER: I agree. It is what we want for the future of the community.

LYLE: We could require two residential building lots in between these types of buildings.

JOEL: I think it is easier to include verbiage about abutting Residential Low Density (RLD).

BRYCE: Agreed.

A motion to adopt 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 "Residential Multiple-Family Zone "RMF"", 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", 12-911-10 "Allowed Uses" and 12-911-11 "Density Bonus And Incentives" amending Part 12-911-1 "Purpose" to "In order for a parcel(s) to be able to qualify for rezone consideration next to a public school the closest boundary line of the parcel(s) being considered for rezone must be within 500 feet of the closest school boundary line. The parcel(s) are not required to abut the school property line. The parcel(s) being considered for rezone by a school also cannot abut any parcel(s) currently zoned RLD (Residential Low Density)" was made by Bryce, seconded by Lyle and the vote was unanimous.

Yes Vote: Bair, Ervin, Draxler, Wood, Black

No Vote: None

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 2025-06, AN ORDINANCE AMENDING RICHMOND CITY MUNICIPAL CODE, TITLE 10-000 “FIRE, HEALTH, SAFETY AND WELFARE”, CHAPTER 10-700 “TELECOMMUNICATIONS TOWER FACILITIES”, PART 10-701 “PURPOSE OF CHAPTER”, TITLE 12-000 “LAND USE, DEVELOPMENT AND MANAGEMENT (LUDMO)”, CHAPTER 12-200 “SUMMARY OF CONTENTS”, CHAPTER 12-300 “DEFINITIONS”, CHAPTER 12-400 “ESTABLISHMENT AND PROCEDURAL MATTERS”, PART 12-404 “DUTIES AND POWERS”, CHAPTER 12-800 “ZONING ESTABLISHMENT”, PART 12-805-20 “ACCESSORY DWELLING UNIT”, CHAPTER 12-900 “ZONES”, PART 12-903-3 “CONDITIONAL USES”, PART 12-904-3 “CONDITIONAL USES”, PART 12-905-3 “CONDITIONAL USES”, PART 12-901 “ESTABLISHMENT OF ZONES”, CHAPTER 12-1000 “OVERLAYS”, PARTS 12-1010 “PLANNED UNIT DEVELOPMENT OVERLAY ZONE “PUD”, 12-1010-1 “PURPOSE”, 12-1010-2 “CONDITIONAL USES”, 12-1010-3 “HEIGHT, AREA, WIDTH AND YARD REGULATIONS”, 12-1010-4 “GENERAL REQUIREMENTS”, 12-1010-5 “ADMINISTRATION”, 12-1010-6 “SITE PLAN”, 12-1010-7 “OPEN SPACE, 12-1010-8 “DEVELOPMENT IN PHASES AND TIME OF APPROVAL”, 12-1010-9 “LOST DEVELOPMENT ALTERATIONS”, 12-1010-10 FEES AND PART 12-1030 “MULTIPLE-FAMILY DWELLING UNIT OVERLAY “MF””, 12-1030-1 “PURPOSE”, 12-1030-2 “PERMITTED USES”, 12-1030-3 “CONDITIONAL USES”, 12-1030-4 “REGULATIONS”, 12-1030-5 “HEIGHT REGULATIONS”, 12-1030-6 “AREA, WIDTH, AND YARD REGULATIONS” AND 12-1030-7 “ACCESSORY DWELLING UNIT”.

JUSTIN: The proposed Ordinance would remove the PUD Overlay and Multiple-Family Dwelling Unit Overlay zones in their entirety. This Ordinance was proposed to have these zones removed when the new RMF (Residential Multiple-Family) zone was created and adopted. The planning commission has reviewed and recommended approval. There is one item we would like you to amend and not include if you choose to adopt this Ordinance. A concern was brought to our attention, during the public hearing, by a resident in Part 12-300 “Definitions” about the definition of Water-Wise Landscaping. The commissioners had concern as well. After review, this definition was used in the PUD Overlay section and could be removed at this time and a new definition created. There was some concern about how the definition was stated. Normally, when the code is amended the verbiage is removed from the code. In this case, we still have a project being built as a PUD, if this Ordinance is adopted the current code will be stricken through and the following sentence added: “***This Part was repealed in its entirety by Ordinance 2025-06 dated June 17, 2025.***” The reason this is being added is so that section of the code can be referenced if needed for the current project. Accessory Dwelling Units were also included in this area of the code for some reason. They are allowed and in this case the section of code would be renumbered from 12-1030-7 to 12-805-220.

A motion to adopt Ordinance 2025-06, an Ordinance amending Richmond City Municipal Code, Title 10-000 “Fire, Health, Safety and Welfare”, Chapter 10-700 “Telecommunications Tower Facilities”, Part 10-701 “Purpose of Chapter”, Title 12-000 “Land Use, Development And Management (LUDMO)”, Chapter 12-200 “Summary of Contents”, Chapter 12-300 “Definitions”, Chapter 12-400 “Establishment and Procedural Matters”, Part 12-404 “Duties and Powers”, Chapter 12-800 “Zoning Establishment”, Part 12-805-20 “Accessory Dwelling Unit”, Chapter 12-900 “Zones”, Part 12-903-3 “Conditional Uses”, Part 12-904-3 “Conditional Uses”, Part 12-905-3 “Conditional Uses”, Part 12-901 “Establishment of Zones”, Chapter 12-1000 “Overlays”, Parts 12-1010 “Planned Unit Development Overlay Zone “PUD”, 12-1010-1 “Purpose”, 12-1010-2 “Conditional Uses”, 12-1010-3 “Height, Area, Width and Yard Regulations”, 12-1010-4 “General Requirements”, 12-1010-5 “Administration”, 12-1010-6 “Site Plan”, 12-1010-7 “Open Space, 12-1010-8 “Development in Phases and Time of Approval”, 12-1010-9 “Lost Development Alterations”, 12-1010-10 Fees and Part 12-1030 “Multiple-Family Dwelling Unit Overlay “MF””, 12-1030-1 “Purpose”, 12-1030-2 “Permitted Uses”, 12-1030-3 “Conditional Uses”, 12-1030-4 “Regulations”, 12-1030-5 “Height Regulations”, 12-1030-6 “Area, Width, and Yard Regulations” and 12-1030-7 “Accessory Dwelling Unit” amending Chapter 12-300 “Definitions” to remove the definition of “Water-Wise Landscaping (Xeriscaping or Localscaping) was made by Joel, seconded by Bryce and the vote was unanimous.

Yes Vote: Bair, Ervin, Draxler, Wood, Black
No Vote: None

DISCUSSION AND POSSIBLE VOTE ON RESOLUTION 2025-04, A RESOLUTION AMENDING THE PREVAILING FEE SCHEDULE OF THE CITY.

JUSTIN: Last month the council discussed amending the prevailing fee schedule in how the city works with the Richmond Irrigation & Power Company on the repairs they make in the city right-of-way. The verbiage proposed in the Resolution is as follows: “The Richmond Irrigation and Power Company shall pay a \$5,000.00 Road Cut Escrow fee before the start of the irrigation season each spring. At the completion of the irrigation season, in the fall of each year, Richmond City shall refund any escrow amount owed. The \$1,000 road cut fee will be deducted from the escrow each time a road is cut, if the road could not be bored, or if there is damage to the roadway as part of the irrigation line repair.”

AMBER: Were we aware of the repair at about 300 North State?

HOLLY: No, we were not aware until after the fact. They cannot pay or fill out the paperwork if they have an emergency repair at night or on the weekend. We are wanting to work with them as best as we can.

DARYL: I think this is a better option than what we are currently doing.

HOLLY: It still requires them to get permits and inspections when applicable.

AMBER: I think this is a good idea.

LYLE: Is \$5,000 enough?

JUSTIN: I don’t recall them ever paying for five or more road cuts in a single year. If they were to spend all of the \$5,000, we would contact them and let them know they needed to pay an additional \$5,000.

A motion to adopt Resolution 2025-04, a Resolution amending the Richmond City Prevailing Fee Schedule was made by Daryl, seconded by Bryce and the vote was unanimous.

Yes Vote: Bair, Ervin, Draxler, Wood, Black

No Vote: None

PUBLIC HEARING FOR THE PURPOSE OF DISCUSSING ORDINANCE 2025-05, AN ORDINANCE ESTABLISHING COMPENSATION INCREASES FOR CITY COUNCIL MEMBERS, MAYOR AND APPOINTED OFFICIALS.

JUSTIN: Senate Bill 91 from the 2024 legislative session requires a public hearing be held for wage increases for elected officials, appointed officials and department heads. In Richmond this would be for the mayor, city council, city administrator, city recorder and library director. The proposal is a 4.00% cost of living increase effective for the Fiscal Year 2026 budget.

A motion to close the regular council meeting and open the public hearing was made by Bryce, seconded by Lyle and the vote was unanimous.

Yes Vote: Bair, Ervin, Draxler, Wood, Black

No Vote: None

The public hearing opened at 7:18 P.M.

TERRIE WIERENGA: On the breakdown it doesn’t include a public works director. Does the city have a public works director?

HOLLY: No, not at this time.

TERRIE: Does this increase match what is being done for the other city employees?

JOEL: Yes. This year we have looked at a 4.00% cost of living adjustment for all employees.

TERRIE: So, the council could authorize, for example, a 20% increase for themselves if they wanted to?

JOEL: Yes, but it would require a public hearing and vote of the city council.

A motion to close the public hearing and reopen the regular council meeting was made by Joel, seconded by Lyle and the vote was unanimous.

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Yes Vote: Bair, Ervin, Draxler, Wood, Black

No Vote: None

The public hearing closed at 7:20 P.M.

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 2025-05.

JOEL: I don't think the mayor and city council need a raise. It is not a big increase but I think those funds could be allocated elsewhere. I thought about it last year and wish I would have proposed it then.

AMBER: I agree. If a person gets into public office for the pay, they don't understand what is going on. I give my earnings to a local program. Each of us chooses differently where we spend our money. I am not here for the money.

LYLE: I don't do it for the money. I have been attending engineering meetings and they last around 60-90 minutes. Those meetings take time away from my full-time job. I have been on the council for almost ten years and we used to be paid a \$200 a month stipend. Right now, the wage is just over \$200 per month. It doesn't cover our costs if we have to meet during the day. I did some research and the Smithfield City council members are paid around \$6,000 a year. We are more than 50% less than they are paid. I think we should be more on par with what other cities are paying. If I wasn't attending anything but a council meeting, I would be okay with it. I think the council should be paid around \$300 per month. The council needs to be fairly compensated more moving forward.

DARYL: I appreciate all of your comments. I think it is better to do 4.00% increase than a big increase later on.

BRYCE: I agree with Lyle's comments. Daryl and Lyle are attending engineering meetings on a regular basis. Time and wages are a source of concern for me. My involvement in Black & White Days cost me thousands in lost personal wages. We know the wage that is paid when we elected to serve but I think there is a high cost to those of us who are business owners.

AMBER: It is something we can certainly consider changing long term.

A motion to adopt Ordinance 2025-05, an Ordinance establishing compensation increases for city council members, mayor and appointed officials was made by Daryl, seconded by Lyle and the motion passed by a vote of 4-1.

Yes Vote: Bair, Ervin, Wood, Black

No Vote: Draxler

PUBLIC HEARING FOR THE PURPOSE OF DISCUSSING AMENDMENTS TO THE FISCAL YEAR 2025 BUDGET WHICH IS THE PERIOD OF JULY 1, 2024 THROUGH JUNE 30, 2025 AND THE FISCAL YEAR 2026 BUDGET WHICH IS THE PERIOD OF JULY 1, 2025 THROUGH JUNE 30, 2026.

JUSTIN: We amended the current budget last month and this would be final amendment for the current fiscal year. I will mention the larger increases but happy to go line by line if needed. General Fund revenue increases are for sales tax, franchise tax, mass transit tax, Class "C" Road funds, interest, Black & White Days activities, planning fees, central dispatch fees, and Black & White Days sponsorships and donations. The main expense increases are for the Lee's Marketplace sales tax rebate, The Park Bench expenses, Black & White Days building remodel, central dispatch fee paid to Logan City, Class "C" Road funds, local road tax, mass transit tax, tree pruning, Black & White Days celebration, parks department wages, library building remodel project and the attorney fee for reviewing land-use related projects. Water Enterprise revenue increases for interest, impact fees, water meter installations, and the monthly utility fee. Expense increases for wages, utilities, insurance and engineering. Sewer Enterprise Fund revenue increases for interest and impact fees. Expense increases for engineering, sampling and supplies. Capital Projects Fund revenue increases for interest and a transfer-in from the General Fund. Some of the changes to the proposed new budget include Property Tax revenue in the amount of \$369,394, addition of the RAPZ Tax approved project in the amount of \$135,000 which is the renovation of the Community Building. There are not any new trucks included in the new budget. We are still evaluating the fleet and the truck type we would like to purchase as a future snowplow truck. Changes to credit/debit card charges, office expense, building maintenance, an increase for sidewalk projects from \$30,000 to \$35,000, and an increase to Parks - Utilities. One change which was requested was consolidating large equipment purchases into one line item. The proposed lawnmower purchase has been moved from the Parks Department to "Capital Projects Fund - Equipment". Equipment purchases in the General Fund over \$5,000 will be in this line item moving forward. We are also proposing to install a sprinkler system at the Black &

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White Days building in the amount of \$8,800. This would be under “Capital Projects Fund – Projects”. There is no type of sprinkler system in this area at this time. We do not budget for impact fees or grants until actually received or approved. The cost-of-living wage adjustment is proposed at 4.00% with some other recommended changes to a couple of employees’ wages.

A motion to close the regular council meeting and open the public hearing was made by Lyle, seconded by Bryce and the vote was unanimous.

Yes Vote: Bair, Ervin, Draxler, Wood, Black
No Vote: None

The public hearing opened at 7:37 P.M.

TERRIE WIERENGA: I have several questions regarding the new budget. Is holding the property tax rate the same as last year being proposed? In the General Fund what is the difference between Rent -City Buildings (Private) and Rent City Buildings – (City)? What is the Streets – Trans Plan Grant expense? I don’t see any associated revenue. Why are the Water Fund and Sewer Fund both showing expenses exceeding revenue? Why don’t they match?

A motion to close the public hearing and reopen the regular council meeting was made by Bryce, seconded by Joel and the vote was unanimous.

Yes Vote: Bair, Ervin, Draxler, Wood, Black
No Vote: None

The public hearing closed at 7:39 P.M.

DISCUSSION AND POSSIBLE VOTE ON AMENDMENTS TO THE FISCAL YEAR 2025 BUDGET.

A motion to adopt amendments to the Fiscal Year 2025 Budget was made by Bryce, seconded by Lyle and the vote was unanimous.

Yes Vote: Bair, Ervin, Draxler, Wood, Black
No Vote: None

FISCAL YEAR 2025 BUDGET AMENDMENTS

GENERAL FUND

Revenue	\$159,032
<u>Expenses</u>	
Administration	\$6,000
Building	6,000
Public safety	1,000
Streets	30,000
Parks	26,700
Fire dept	0
Library	3,052
Planning	3,000
To Capital Projects Fund	83,280
To Cub River Sports	0
Total Expenses	\$159,032

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WATER ENTERPRISE FUND

Revenue \$226,209
Expense \$53,000

SEWER ENTERPRISE FUND

Revenue \$108,142
Expense \$42,000

CUB RIVER SPECIAL REVENUE FUND

Revenue \$5,000
Expense \$5,000

CAPITAL PROJECTS FUND

Revenue \$86,280
Expense \$0

SOLID WASTE ENTERPRISE FUND

Revenue \$0
Expense \$0

DISCUSSION AND POSSIBLE APPROVAL OF THE FISCAL YEAR 2026 BUDGET.

JUSTIN: In response to Terrie’s questions. The Water, Sewer and Solid Waste Enterprise Funds are business funds and do not have to balance. As proposed, the Solid Waste Fund does balance. The Water and Sewer Fund both show expenses exceeding revenue to start the fiscal year. Almost every year the Water and Sewer Funds start the fiscal year showing this because of Depreciation Expense. Depreciation is a non-cash item but must be included in the enterprise funds. This council and previous councils have chosen not to fully fund Depreciation Expense. The only way to get these funds to balance to start the fiscal year is to increase the monthly utility rate in each fund and it would not be a small increase. Line Item 4493 “Streets – Trans Plan Grant” is for the new transportation master plan grant which started in this fiscal year and will be completed in the new fiscal year. We received \$37,800 in funding for the new transportation plan and it is shows up on Line Item 3349 “Income – Trans Plan Grant” in the current fiscal year. Expenses for the project are included in the current and future fiscal years. The rental amounts for what we list as “private” are from Spartan, Head Start in the past, those who rent the gym and other city facilities. The rental amount we show for “city” is for the Water and Sewer Funds each paying a portion of the cost of the city facilities. In regard to property tax revenue. The proposed budget includes revenue of \$369,394. This does not include holding the same rate as last year. The council will have to decide if that is something they want to do this evening. If the same rate is held in place this would result in an increase of 13.52% or an increase to the average home in the city of \$34.46 per year. A public hearing and vote of the council would occur in August on this request.

The council took a short recess at 7:47 P.M.

The council meeting was reconvened at 7:52 P.M.

DARYL: How much property tax would we receive?

JUSTIN: If the council doesn’t make any changes property tax revenue will be \$369,394. Last year the budgeted amount was \$349,256. The increase due to growth would be \$20,138. If the council chooses to keep the previous year rate the same then the amount of revenue would increase.

DARYL: Nobody wants to pay more in taxes but I would rather pay \$34 now than \$100 next year.

JOEL: Holding the rate the same does not increase the tax amount if the property value is the same.

JUSTIN: That is correct. If the property valuation amount stays the same and the rate stays the same then the property owner pays the same amount as before.

Richmond City Council Meeting Minutes, June 17, 2025

JOEL: We are going to need millions of dollars for upcoming sewer and water projects. We have been savings in all of our funds for future projects. We want to pay cash for all of these projects if possible. One large item we have not addressed is the infrastructure in Hill Haven which includes new water service lines and road repairs. It will be a very costly project if all of the needed work is done. I am okay with some type of increase as we need to continue to set aside funds for future projects. I also don't want to burden the residents anymore than is needed. I think it is much harder with large increases.

LYLE: We did a big increase in 2018. It was a very hard decision to make such a large increase. I think we hold the public hearing and hear from the residents. We can always reduce the amount from \$34.46 per year.

JUSTIN: That is correct. You can reduce the amount but you cannot increase the amount above what is proposed. Since the council wants to proceed with the public hearing on the request. The public hearing and vote of the council on the property tax rate will be on Thursday, August 21st.

BRYCE: I prefer smaller increases over larger increases.

AMBER: I think our proposed budget is good. I am okay if we don't make changes this year but by doing nothing this year will result in a larger increase long term.

JUSTIN: We will move forward with the public hearing on the property tax rate and revenue amount in August.

JOEL: What is the thought process of not including a new snowplow truck right now in the beginning budget?

JUSTIN: We wanted to wait and see how this fiscal year ends and where the final numbers come in. We want to know for sure if we can order the truck, sander and snowplow now or if just the truck only. We thought by delaying this decision for a couple of months it would allow us to have more information and make a better decision. We will bring this information back to you on this item at a future council meeting.

A motion to adopt the Fiscal Year 2026 Budget was made by Bryce, seconded by Lyle and the vote was unanimous.

Yes Vote: Bair, Ervin, Draxler, Wood, Black

No Vote: None

FISCAL YEAR 2026 BUDGET

GENERAL FUND

Revenue \$2,061,044

Expenses

Administration	\$197,749
Building	347,662
Public safety	167,926
Streets	743,630
Parks	242,477
Fire dept	114,919
Library	116,498
Planning	103,968
To Capital Projects Fund	1,215
To Cub River Sports	25,000
Total Expenses	\$2,061,044

WATER ENTERPRISE FUND

Revenue	\$902,252
Expense	\$971,861

SEWER ENTERPRISE FUND

Revenue	\$995,648
Expense	\$1,079,511

CUB RIVER SPECIAL REVENUE FUND

Revenue	\$50,000
Expense	\$50,000

CAPITAL PROJECTS FUND

Revenue	\$91,215
Expense	\$25,114

SOLID WASTE ENTERPRISE FUND

Revenue	\$290,025
Expense	\$290,025

**STAFF REPORTS AND MONTHLY FINANCIAL REVIEW.
RELIEF SOCIETY EXTERIOR IMPROVEMENT BIDS
MUNICIPAL ELECTION UPDATE**

HOLLY: There are several new zoning clearances. They are in the Richmond Village, Knolls Subdivision, Johnson View Subdivision and by the Larry Dunkley residence.

DARYL: How many of the units are built in the Richmond Village?

HOLLY: About 90% of the units are complete or being worked on. They told us their initial intention was to build the clubhouse next year.

DARYL: Will all of the amenities be installed next year?

HOLLY: They have been working on some of the landscaping but none of the amenities are installed yet.

MELISSA TITENSOR: They only have one more building they need a zoning clearance for as well as the clubhouse. They originally proposed to build the clubhouse in 2026 but are wanting to finish up the project this year so they are hoping to complete it in 2025.

HOLLY: Bryan will take his next Level III sewer certification test on July 3rd. We are working on getting some bids for the Hill Haven project. We are constantly up there doing repairs. Even if we do the project in phases it needs to be completed before we have a major issue. The decorative light poles on the west side of the highway have been primed and will be painted. The light poles on the east side of the highway were completed before Black & White Days. After the west side is complete the staff will move to Main Street. A soda pop shop is looking at renting space from the city at 200 West Main. This would be the first time we have had two vendors in that same area at the same time.

AMBER: Are they going to offer a drive-through?

HOLLY: Possibly with a barrier. The new vendor is aware of the challenges. We have also talked to the sheriff's office about possible traffic flow concerns. If the drive up won't work it will be foot traffic only. The 400 West road project is now complete. We are just working to finalize the paperwork. The 500 North road project is going better than expected. They are hoping to lay asphalt around July 3rd.

JOEL: Why did they asphalt the lower portion, west end, of the project now?

HOLLY: They are building up the asphalt in that area. They are currently ahead of schedule.

AMBER: Do we have a final completion date?

HOLLY: They are hoping for the end of July. Right now, they are about four weeks ahead of schedule. I would like to review the bids we obtained for the Relief Society building. One bid is for \$8,800. It includes scraping off the old paint, washing the surface, priming and putting on one coat of paint. They did not want to bid anything else on the project. Cover Up Construction provided two bids. One for \$18,100 and the other for \$26,313. It would be to install lap siding. The intent is to keep the same look. Our biggest concern is once the project starts and they start tearing things apart, it could be worse than anticipated.

AMBER: Is this a pressing need?

HOLLY: The mayor asked that I obtain some bids for the council to review and consider.

AMBER: I am okay reviewing things like this. Right now, we have the Community Building remodel which is mainly being done with RAPZ Tax funding. There is a chance more funding will be required for the project. If the DUP (Daughters of Utah Pioneers) wants to raise some funds for this project and bring us a proposal we can consider it.

Richmond City Council Meeting Minutes, June 17, 2025

DARYL: I am worried there is no good base wood for the siding to attach too.

AMBER: We appreciate the bids and information.

HOLLY: I am glad we got the roof redone to stop the leaking.

JOEL: I hate to see funds spent on projects when the rest of the building continues to deteriorate. Old buildings cost a lot of money to renovate.

HOLLY: Contractors have been very hesitant to supply bids for the project because of the condition of the building.

JUSTIN: We are still applying for grants where we can for this project.

JOEL: We need to spend our available funds on the projects which are best for the community.

JUSTIN: The election signup period has closed. Those running for the seat of mayor are Amber Ervin and Jeff Young. Those running for the four-year council seats are Lyle R. Bair, Daryl Black, Sharik L. Peck II and Craig Harris. Two will be elected. Those running for the two-year council seat are Kayleen Bell, Chase Westwood and Fran Schumann. A primary election will be held on Tuesday, August 12th to narrow the number of applicants for the two-year council seat down from three to two. There is not a primary election for the four-year council seats or the mayor. The general election will be held on Tuesday, November 4th. The election, per state code, is by mail. We had a great sales tax month in May with revenue received of \$80,900. The previous two months had not been great. We also collected \$36,314 on a Class "C" Roads fund allocation. Through the end of May, revenue from Black & White Days activities was \$22,206 and sponsorships/donations totaled \$21,825. Black & White Days expenses paid so far total \$41,321. There are still some outstanding invoices to be paid. The windows at the Cub River Sports Complex were paid for and appear in the maintenance line item, 5325, in the sports complex fund. Through the end of May we have collected \$642,234 in water impact fees and \$404,430 in sewer impact fees. It has been a big, big year in regard to impact fees collected.

COUNCIL MEMBER AND MAYOR REPORTS

DARYL: I have talked with the irrigation company and we need to return the remaining \$1,000 escrow owed to Bracken Christensen. The work has been completed and the remaining escrow can be returned to him.

BRYCE: The youth council did really well with Black & White Days and especially at the Hamburger Stand. I need to offer special thanks to Lyndsey, Shari and Kassy. They deserve all the praise. There is going to be a Youth Opportunity Fair held on July 15th and we will start advertising for it soon.

JOEL: I thought the two races for Black & White Days turned out really well. I was not able to attend the planning commission meeting this month so Lyle attended in my behalf and I want to thank him for that.

LYLE: I know Kassy is out with back surgery. Did we send her flowers to wish her well?

HOLLY: Yes.

LYLE: I attended the planning commission meeting this month. The commissioners discussed Ordinance 2025-07 which is in regard to a change to the construction standards. One commissioner was very opposed to the Ordinance and after his comments they voted unanimously to recommend denial of the Ordinance. The Ordinance will come before the city council most likely in July. The code section currently reads as follows: "Knuckles, eyebrows, cul-de-sacs or similar features are not permitted in Richmond City". The proposed Ordinance reads as follows "Knuckles, eyebrows, corner cul-de-sacs or similar features are not permitted in Richmond City, unless authorized by the City Council on a case-by-case basis". There were not any comments from the residents during the public hearing. The commissioners are worried about precedent. If the council approves a request for one developer, how does the city council deny it for another was one concern. There was also a concern about the financial impact to the city long term.

AMBER: Weston can provide us with information from an engineering perspective. I am always worried about precedent concerns as well.

AMBER: The food pantry distributed 1,547 food items last month. There were 251 visitors to the food pantry. Karrie Ann and the volunteers have been very busy. There were 88 volunteer hours for The Park Bench and 138 lunches served last month. Many of The Park Bench members volunteered their time at the Hamburger Stand, Arts Show and other places during Black & White Days. We would like to thank Pepperidge Farms for their recent participation at The Park Bench. There is going to be a large activity in September and we are inviting other communities to attend. The Halloween carnival will be held in October and the three-year anniversary of The Park

Richmond City Council Meeting Minutes, June 17, 2025

Bench will be in November. I was asked by a resident. What are we doing for the youth of the city? We have an amazing youth council and library programs. We could advertise these programs. I appreciate the service offered by Lyndsey, Shari and Kassy. Black & White Days was awesome. Everyone loved the activities they were involved in. I heard a lot of positive comments about the new 10k foot race route. People felt safe when 100 West was blocked off during the Saturday of the event. There was a lot of traffic through the Park Community Center during the celebration. Many people had never been in the building before. I want to thank our employees. They were very engaged during the entire event. They were always willing to help out. I know there were frustrations with some things. Let's take all of our notes and concerns and make recommendations on areas we can improve. This will be good to pass along to those who help with the event in the future. Please share your knowledge and notes.

JUSTIN: Just a reminder the July council meeting has been rescheduled from Thursday, July 17th to Tuesday, July 15th.

AMBER: I have a conflict in August and will not be able to attend the August council meeting.

A motion to adjourn was made by Bryce, seconded by Joel, and the vote was unanimous.

Yes Vote: Bair, Ervin, Draxler, Wood, Black

No Vote: None

Adjournment at 8:38 P.M.

RICHMOND CITY CORPORATION

Paul J. Erickson, Mayor

ATTEST:

Justin B. Lewis, City Recorder

A special meeting of the Richmond City Council was held at the Park Community Center located at 90 South 100 West, Richmond, Utah on Monday, June 30, 2025. The meeting began at 6:31 P.M.; Mayor Paul J. Erickson was in the chair. The opening remarks were made by Joel Draxler.

The following Council Members were in attendance: Lyle Bair, Amber Ervin, Joel Draxler, Bryce Wood and Daryl Black.

City Administrator HollyJo Karren, City Engineer Weston Bellon, and City Recorder Justin Lewis were also in attendance.

VISITORS: None

CLOSED MEETING TO HOLD A STRATEGY SESSION TO DISCUSS THE PURCHASE, EXCHANGE OR LEASE OF REAL PROPERTY. UTAH CODE ANNOTATED 52-4-205 (1) (D).

A motion to close the regular council meeting and open the closed meeting was made by Bryce, seconded by Lyle and the vote was unanimous.

Yes Vote: Bair, Ervin, Draxler, Wood, Black

No Vote: None

The closed meeting opened at 6:33 P.M.

Those in attendance: Mayor Erickson, Lyle Bair, Amber Ervin, Joel Draxler, Bryce Wood, Daryl Black, Weston Bellon, HollyJo Karren and Justin Lewis.

A motion to close the closed meeting and reopen the regular council meeting was made by Bryce, seconded by Amber and the vote was unanimous.

Yes Vote: Bair, Ervin, Draxler, Wood, Black

No Vote: None

The closed meeting closed at 7:22 P.M.

The council took a short recess at 7:22 P.M.

The council meeting was reconvened at 7:29 P.M.

CLOSED MEETING TO DISCUSS THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL. UTAH CODE ANNOTATED 52-4-205 (1) (A).

A motion to close the regular council meeting and open the closed meeting was made by Lyle, seconded by Bryce and the vote was unanimous.

Yes Vote: Bair, Ervin, Draxler, Wood, Black

No Vote: None

The closed meeting opened at 7:30 P.M.

Those in attendance: Mayor Erickson, Lyle Bair, Amber Ervin, Joel Draxler, Bryce Wood, and Daryl Black.

A motion to close the closed meeting and reopen the regular council meeting was made by Lyle, seconded by Bryce and the vote was unanimous.

Yes Vote: Bair, Ervin, Draxler, Wood, Black
No Vote: None

The closed meeting closed at 8:57 P.M.

A motion to adjourn was made by Bryce, seconded by Lyle, and the vote was unanimous.

Yes Vote: Bair, Ervin, Draxler, Wood, Black
No Vote: None

Adjournment at 8:58 P.M.

RICHMOND CITY CORPORATION

Paul J. Erickson, Mayor

ATTEST:

Justin B. Lewis, City Recorder

**RICHMOND CITY CORPORATION
ORDINANCE 2025-10**

WHEREAS, the City Council of Richmond has the responsibility for the general welfare of the City; and

WHEREAS, such responsibility includes but is not limited to, establishment of best management practices;
and

WHEREAS, management practices may evolve over the passage of time:

NOW THEREFORE, the City Council of Richmond City, County of Cache, State of Utah, hereby adopts,
passes and publishes the following:

**AN ORDINANCE AMENDING THE RICHMOND CITY MUNICIPAL CODE, TITLE 12-000
“LAND USE, DEVELOPMENT AND MANAGEMENT (LUDMO)”, CHAPTER 12-900 “ZONES”,
PARTS 12-903-2 “PERMITTED USES”, 12-903-3 “CONDITIONAL USES”, 12-904-2
“PERMITTED USES”, 12-904-3 “CONDITIONAL USES”, 12-905-2 “PERMITTED USES”, 12-905-
3 “CONDITIONAL USES”, 12-906-1 “CONDITIONAL USE”, 12-907-2 “CONDITIONAL USES”,
12-908-2 “CONDITIONAL USES”, 12-909-2 “CONDITIONAL USES”, AND 12-910-2
“CONDITIONAL USES”.**

BE IT ORDAINED BY THE CITY COUNCIL OF RICHMOND CITY, CACHE COUNTY, UTAH AS
FOLLOWS:

1. Sections shall be amended such that the highlighted areas below shall be added and the ~~strikeout~~ areas shall be deleted.

12-903-2 PERMITTED USES

- ~~A. Livestock, Poultry.~~
- ~~B. Agriculture.~~
- ~~C. Home Occupation.~~
- ~~D. Household Pets.~~
- ~~E. Accessory Buildings and Uses.~~
- ~~F. Farm Buildings.~~
- ~~G. Dairying.~~
- ~~H. One Single Family Dwelling.~~
- ~~I. Where a dwelling in the agricultural zone was of public record prior to April 8, 1970, the dwelling may be severed on a lot which meets the minimum area, width, and yard regulations of the A zone.~~
 - ~~1. A single family dwelling may be permitted on the remaining parcel from which the existing dwelling was severed if the remaining parcel meets the minimum area, width, and yard regulations of the agricultural zone.~~
- ~~J. For those owners actively engaged in the raising of livestock, agriculture, or dairying as a primary occupation, secondary dwellings for members of the owner’s immediate family (related by blood, marriage, or adoption) or a hired worker may be permitted on an adjacent lot belonging to the owner which complies with the area, width, and yard requirements of the Residential Medium Density (RMD) zone.~~
 - ~~1. Any/all dwelling(s) not served by the Richmond City Sewer System are subject to approval of their respective sanitary sewer system by the Bear River Health Department or other authorized Board of Health and any and all other ordinances as established by Richmond City.~~

See RMC 12-3000 “Permitted Use Matrix”.

12-903-3 CONDITIONAL USES

- ~~A. Cemeteries.~~
- ~~B. Country clubs.~~

Ordinance 2025-10

- ~~C. Fur farms, livestock feed yards, corrals, silage pits, chicken coops, and such other animals not covered by definition in "Animal Unit."~~
- ~~D. Stands for sale of produce grown on the premises.~~
- ~~E. Gravel pits.~~
- ~~F. Home occupation.~~
- ~~G. Public utilities.~~
- ~~H. Public school.~~
- ~~I. Church.~~
- ~~J. Planned Unit Development (PUD).~~
- ~~K. Other uses similar to the above judged by the Planning and Zoning Commission to be in harmony with the character and intent of this zone.~~

See RMC 12-3000 "Permitted Use Matrix".

12-904-2 PERMITTED USES

- ~~A. Agriculture as defined herein.~~
- ~~B. Animals and fowl for family food production.~~
- ~~C. Household pets.~~
- ~~D. Home occupation.~~
- ~~E. Single family dwelling.~~
- ~~F. Accessory buildings and use.~~

See RMC 12-3000 "Permitted Use Matrix".

12-904-3 CONDITIONAL USES

- ~~A. Church.~~
- ~~B. Public school.~~
- ~~C. Public park and playground.~~
- ~~D. Public buildings.~~
- ~~E. Stable, private (provided not more than two (2) horses per acre or as otherwise established by this Title).~~
- ~~F. Public riding stables.~~
- ~~G. Public utility.~~
- ~~H. Planned Unit Development (PUD).~~

See RMC 12-3000 "Permitted Use Matrix".

12-905-2 PERMITTED USES

- ~~A. Agriculture, as defined herein.~~
- ~~B. Single family dwelling.~~
- ~~C. Household pets.~~
- ~~D. Home occupations.~~
- ~~E. Animal unit.~~
- ~~F. Accessory buildings and use.~~

See RMC 12-3000 "Permitted Use Matrix".

12-905-3 CONDITIONAL USES

- ~~A. Art museum, public.~~
- ~~B. Church.~~
- ~~C. Library, public.~~
- ~~D. Parking lot for permitted use.~~

Ordinance 2025-10

- ~~E. Public building.~~
- ~~F. Public park or playground.~~
- ~~G. Public utility.~~
- ~~H. Public school.~~
- ~~I. Planned Unit Development (PUD).~~
- ~~J. Multiple Family Overlay Zone.~~
- ~~K. Neighborhood Commercial Zone.~~
- ~~L. Affordable Housing Overlay Zone.~~
- ~~M. Accessory uses and directly related buildings.~~
- ~~N. Any use determined by the Planning and Zoning Commission to be in harmony with the intent of this zone and which shall not impair the present or future use of adjacent properties.~~

See RMC 12-3000 "Permitted Use Matrix".

12-906-1 CONDITIONAL USE

All Commercial and Manufacturing/Light Industrial Zones are Conditional Uses subject to approval by the Planning and Zoning Commission and the City Council.

See RMC 12-3000 "Permitted Use Matrix".

12-907-2 CONDITIONAL USES

- ~~A. Grocery store.~~
- ~~B. Drug store.~~
- ~~C. Bakery.~~
- ~~D. Dry cleaning and laundry pickup.~~
- ~~E. Beauty shop.~~
- ~~F. Barber shop.~~
- ~~G. Ice cream store.~~
- ~~H. Convenience store.~~
- ~~I. Variety store.~~
- ~~J. Medical and/or dental offices.~~
- ~~K. Professional office.~~
- ~~L. Public utilities.~~
- ~~M. Other uses approved by the Planning and Zoning Commission as being in harmony with the intent of the neighborhood commercial zone and similar in nature to the above listed uses.~~
- ~~N. Accessory buildings and uses.~~

See RMC 12-3000 "Permitted Use Matrix".

12-908-2 CONDITIONAL USES

- ~~A. Stores, shops and offices supplying commodities, such as food, clothing, etc. or performing services such as department stores, medical clinics, specialty shops, banks, business offices, and other financial institutions and personal service enterprises.~~
- ~~B. Commercial recreation and entertainment facilities such as restaurants, taverns, pool halls, lounges, theaters, and similar enterprises provided that all uses be conducted within the buildings.
 - ~~1. Adult oriented businesses aka sexually oriented businesses are to be located in a Manufacturing/Light Industrial zone only.~~~~
- ~~C. Business and technical schools, and schools and studios for photography, art, music, and dance.~~
- ~~D. Garages for storage of automobiles, commercial parking lots.~~
- ~~E. Hotels and motels.~~
- ~~F. Carpenter shops, electrical, plumbing, heating and air conditioning shops, mortuaries, and furniture upholstery shops, provided all uses shall be within and enclosed building.~~

- ~~G. Automobile service stations.~~
- ~~H. Manufacture of goods sold at retail on the premises.~~
- ~~I. Public buildings and services.~~
- ~~J. Accessory buildings and uses customarily incidental to or subordinate to the above uses.~~
- ~~K. Any use determined by the Planning and Zoning Commission to be in harmony with the intent of this zone and which will not impair the present or future use of adjacent properties or found to be of the same general character as the above uses.~~

See RMC 12-3000 "Permitted Use Matrix".

12-909-2 CONDITIONAL USES

- ~~A. Stores, shops and offices supplying commodities, such as food, clothing, etc. or performing services such as department stores, medical clinics, specialty shops, banks, business offices, and other financial institutions and personal service enterprises.~~
- ~~B. Restaurant or drive in café.~~
- ~~C. Motels and hotels.~~
- ~~D. New and used automobile agency.~~
- ~~E. Farm machinery and equipment sales.~~
- ~~F. Nurseries and greenhouses.~~
- ~~G. Mobile home sales.~~
- ~~H. Drive in theater.~~
- ~~I. Bowling alley, other commercial recreational facilities.~~
- ~~J. Automobile service station, auto accessories.~~
- ~~K. Garages for minor repair of automobiles.~~
- ~~L. Commercial trucking servicing, fueling, and rest area conditional upon sufficient City services and infrastructure being present or developable by the developer.~~
- ~~M. Any other similar retail business or service establishment which the Planning and Zoning Commission finds to be consistent with the purpose of this chapter and which shall not impair the present or future use of adjacent properties.~~
- ~~N. Accessory buildings and uses.~~

See RMC 12-3000 "Permitted Use Matrix".

12-910-2 CONDITIONAL USES

- ~~A. Any manufacturing, processing, assembling, research, wholesale, or storage use.~~
- ~~B. Restaurants and automobile service stations.~~
- ~~C. Accessory buildings and uses.~~
- ~~D. Wholesale business, storage and warehousing.~~
- ~~E. Automobile, truck trailer and farm and construction equipment sales, rental and service establishments.~~
- ~~F. Building material sales yards, but not including ready mix concrete or hot mix asphalt plants.~~
- ~~G. Public utility buildings and service yards.~~
- ~~H. Contractors storage yards.~~
- ~~I. Sexually oriented businesses.~~
- ~~J. Commercial storage units and/or storage buildings.~~

See RMC 12-3000 "Permitted Use Matrix".

2. Should any section, clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, in whole or in part, the same shall not affect the validity of the Ordinance as whole, or any other part thereof.
3. All ordinances, and the chapter, clauses, sections, or parts thereof in conflict with provisions of this ordinance are hereby repealed, but only insofar as is specifically provided for herein.

Ordinance 2025-10

4. This ordinance shall become effective after the required public hearing and upon its posting as required by law.

THIS ORDINANCE shall be attached as an amendment to the Richmond City Municipal Code above referred to.

ADOPTED AND PASSED by the Richmond City Council on this 15th day of July, 2025.

RICHMOND CITY CORPORATION

Paul J. Erickson, Mayor

ATTEST:

Justin B. Lewis, City Recorder

**RICHMOND CITY CORPORATION
ORDINANCE 2025-08**

WHEREAS, the City Council of Richmond has the responsibility for the general welfare of the City; and

WHEREAS, such responsibility includes but is not limited to, establishment of best management practices;
and

WHEREAS, management practices may evolve over the passage of time:

NOW THEREFORE, the City Council of Richmond City, County of Cache, State of Utah, hereby adopts, passes and publishes the following:

**AN ORDINANCE AMENDING THE RICHMOND CITY MUNICIPAL CODE, TITLE 12-000
“LAND USE, DEVELOPMENT AND MANAGEMENT (LUDMO)”, ADDING IN ITS ENTIRETY
CHAPTER 12-3000 “PERMITTED USE MATRIX”, PART 12-3001 “PERMITTED USE MATRIX
TABLE”.**

BE IT ORDAINED BY THE CITY COUNCIL OF RICHMOND CITY, CACHE COUNTY, UTAH AS
FOLLOWS:

1. Sections shall be amended such that the highlighted areas below shall be added and the ~~strikeout~~ areas shall be deleted.

12-3000 PERMITTED USE MATRIX

See attached Permitted Use Allowance Matrix Table which shall be added in its entirety.

2. Should any section, clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, in whole or in part, the same shall not affect the validity of the Ordinance as whole, or any other part thereof.
3. All ordinances, and the chapter, clauses, sections, or parts thereof in conflict with provisions of this ordinance are hereby repealed, but only insofar as is specifically provided for herein.
4. This ordinance shall become effective after the required public hearing and upon its posting as required by law.

THIS ORDINANCE shall be attached as an amendment to the Richmond City Municipal Code above referred to.

ADOPTED AND PASSED by the Richmond City Council on this 15th day of July, 2025.

RICHMOND CITY CORPORATION

Paul J. Erickson, Mayor

ATTEST:

Justin B. Lewis, City Recorder

Richmond City Permitted Use Matrix

The following uses shall be designated as Allowed - Yes, Not Allowed - No or requiring a Conditional Use-Permit - CUP

PERMITTED USE ALLOWANCE MATRIX TABLE 2022 NAICS Title	ZONES										
	A-10	A-5	RE-1	RE-2	RLD	RMD	RMF	NC	CBD	HC	MLI
Single Family Residence	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No
Home Occupations	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
Household Pets	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
Accessory Buildings	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Group Dwelling	No	No	No	No	No	No	No	Yes	Yes	Yes	No
Agriculture, Forestry, Fishing and Hunting											
Crop Production	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Oilseed and Grain Farming	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes
Vegetable and Melon Farming	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
Fruit and Tree Nut Farming	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
Greenhouse, Nursery, and Floriculture Production	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
Other Crop Farming	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
Animal Production and Aquaculture	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	No
Cattle Ranching and Farming	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
Hog and Pig Farming (except for fair pigs as allowed below)	No	No	No	No	No	No	No	No	No	No	No
Hog and Pig Raising to be shown and sold at the County Fair	Yes	Yes	Yes	Yes	CUP	CUP	No	No	No	No	No
Poultry and Egg Production	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
Sheep and Goat Farming	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
Aquaculture	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
Support Activities for Agriculture and Forestry	Yes	Yes	Yes	Yes	No	No	No	No	Yes	Yes	Yes
Support Activities for Crop Production	Yes	Yes	Yes	Yes	No	No	No	No	Yes	Yes	Yes
Support Activities for Animal Production	Yes	Yes	Yes	Yes	No	No	No	No	Yes	Yes	Yes
Support Activities for Forestry	Yes	Yes	Yes	Yes	No	No	No	No	Yes	Yes	Yes
Utilities											
Utilities	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
Electric Power Generation, Transmission and Distribution	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Natural Gas Distribution	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Water, Sewage and Other Systems	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Specialty Trade Contractors	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes

PERMITTED USE ALLOWANCE MATRIX TABLE

2022 NAICS Title

	ZONES											
	A-10	A-5	RE-1	RE-2	RLD	RMD	RMF	NC	CBD	HC	MLI	
Foundation, Structure, and Building Exterior Contractors	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	
Building Equipment Contractors	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	
Building Finishing Contractors	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	
Manufacturing												
Food Manufacturing	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	
Animal Food Manufacturing	No	No	No	No	No	No	No	No	No	No	No	
Grain and Oilseed Milling	No	No	No	No	No	No	No	No	No	Yes	Yes	
Sugar and Confectionery Product Manufacturing	No	No	No	No	No	No	No	No	Yes	Yes	Yes	
Fruit and Vegetable Preserving and Specialty Food Manufacturing	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Dairy Product Manufacturing	Yes	Yes	No	No	No	No	No	No	No	Yes	Yes	
Animal Slaughtering and Processing	No	No	No	No	No	No	No	No	No	No	No	
Seafood Product Preparation and Packaging	No	No	No	No	No	No	No	No	No	No	No	
Bakeries	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Beverage and Tobacco Product Manufacturing	No	No	No	No	No	No	No	No	Yes	Yes	Yes	
Beverage Manufacturing	No	No	No	No	No	No	No	No	Yes	Yes	Yes	
Tobacco Manufacturing	No	No	No	No	No	No	No	No	Yes	Yes	Yes	
Textile Mills	No	No	No	No	No	No	No	No	No	No	Yes	
Fiber, Yarn, and Thread Mills	No	No	No	No	No	No	No	No	No	No	Yes	
Fabric Mills	No	No	No	No	No	No	No	No	No	No	Yes	
Textile and Fabric Finishing and Fabric Coating Mills	No	No	No	No	No	No	No	No	No	No	Yes	
Textile Product Mills	No	No	No	No	No	No	No	No	No	No	Yes	
Textile Furnishings Mills	No	No	No	No	No	No	No	No	No	No	Yes	
Other Textile Product Mills	No	No	No	No	No	No	No	No	No	No	Yes	
Apparel Manufacturing	No	No	No	No	No	No	No	No	No	No	Yes	
Apparel Knitting Mills	No	No	No	No	No	No	No	No	No	No	Yes	
Cut and Sew Apparel Manufacturing	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Apparel Accessories and Other Apparel Manufacturing	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Leather and Allied Product Manufacturing	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Leather and Hide Tanning and Finishing	No	No	No	No	No	No	No	No	No	No	Yes	
Footwear Manufacturing	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Other Leather and Allied Product Manufacturing	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Wood Product Manufacturing	No	No	No	No	No	No	No	No	No	No	Yes	
Sawmills and Wood Preservation	No	No	No	No	No	No	No	No	No	No	Yes	
Veneer, Plywood, and Engineered Wood Product Manufacturing	No	No	No	No	No	No	No	No	No	No	Yes	

PERMITTED USE ALLOWANCE MATRIX TABLE

2022 NAICS Title

	ZONES											
	A-10	A-5	RE-1	RE-2	RLD	RMD	RMF	NC	CBD	HC	MLI	
Other Wood Product Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Paper Manufacturing	No	No	No	No	No	No	No	No	No	No	No	No
Pulp, Paper, and Paperboard Mills	No	No	No	No	No	No	No	No	No	No	No	No
Converted Paper Product Manufacturing	No	No	No	No	No	No	No	No	No	No	No	No
Printing and Related Support Activities	No	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes
Printing and Related Support Activities	No	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes
Petroleum and Coal Products Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Chemical Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Basic Chemical Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Resin, Synthetic Rubber, & Artificial and Synthetic Fibers & Filaments Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Pesticide, Fertilizer, and Other Agricultural Chemical Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Pharmaceutical and Medicine Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Paint, Coating, and Adhesive Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Soap, Cleaning Compound, and Toilet Preparation Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Other Chemical Product and Preparation Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Plastics and Rubber Products Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Plastics Product Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Rubber Product Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
nonmetallic Mineral Product Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Clay Product and Refractory Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Glass and Glass Product Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Cement and Concrete Product Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Lime and Gypsum Product Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Other nonmetallic Product Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Primary Metal Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Iron and Steel Mills and Ferroalloy Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Steel Product Manufacturing from Purchased Steel	No	No	No	No	No	No	No	No	No	No	No	Yes
Alumina and Aluminum Production and Processing	No	No	No	No	No	No	No	No	No	No	No	Yes
nonferrous Metal (except Aluminum) Production and Processing	No	No	No	No	No	No	No	No	No	No	No	Yes
Foundries	No	No	No	No	No	No	No	No	No	No	No	Yes
Fabricated Metal Product Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Forging and Stamping	No	No	No	No	No	No	No	No	No	No	No	Yes
Cutlery and Handtool Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes

PERMITTED USE ALLOWANCE MATRIX TABLE

2022 NAICS Title

	ZONES											
	A-10	A-5	RE-1	RE-2	RLD	RMD	RMF	NC	CBD	HC	MLI	
Architectural and Structural Metals Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Boiler, Tank, and Shipping Container Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Hardware Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Spring and Wire Product Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Machine Shops; Turned Product; and Screw, Nut, and Bolt Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Coating, Engraving, Heat Treating, and Allied Activities	No	No	No	No	No	No	No	No	No	No	No	Yes
Other Fabricated Metal Product Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Machinery Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Agriculture, Construction, and Mining Machinery Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Industrial Machinery Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Commercial and Service Industry Machinery Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Ventilation, Heating, Air-Conditioning, & Commercial Refrigeration Equip Manu	No	No	No	No	No	No	No	No	No	No	No	Yes
Metalworking Machinery Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Engine, Turbine, and Power Transmission Equipment Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Other General Purpose Machinery Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Computer and Electronic Product Manufacturing	No	No	No	No	No	No	No	No	No	No	Yes	Yes
Computer and Peripheral Equipment Manufacturing	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
Communications Equipment Manufacturing	No	No	No	No	No	No	No	No	No	No	Yes	Yes
Audio and Video Equipment Manufacturing	No	No	No	No	No	No	No	No	No	No	Yes	Yes
Semiconductor and Other Electronic Component Manufacturing	No	No	No	No	No	No	No	No	No	No	Yes	Yes
Navigational, Measuring, Electromedical, & Control Instruments Manufacturing	No	No	No	No	No	No	No	No	No	No	Yes	Yes
Manufacturing and Reproducing Magnetic and Optical Media	No	No	No	No	No	No	No	No	No	No	Yes	Yes
Electrical Equipment, Appliance, and Component Manufacturing	No	No	No	No	No	No	No	No	No	No	Yes	Yes
Electric Lighting Equipment Manufacturing	No	No	No	No	No	No	No	No	No	No	Yes	Yes
Household Appliance Manufacturing	No	No	No	No	No	No	No	No	No	No	Yes	Yes
Electrical Equipment Manufacturing	No	No	No	No	No	No	No	No	No	No	Yes	Yes
Other Electrical Equipment and Component Manufacturing	No	No	No	No	No	No	No	No	No	No	Yes	Yes
Transportation Equipment Manufacturing	No	No	No	No	No	No	No	No	No	No	Yes	Yes
Motor Vehicle Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Motor Vehicle Body and Trailer Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Motor Vehicle Parts Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Aerospace Product and Parts Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Railroad Rolling Stock Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Ship and Boat Building	No	No	No	No	No	No	No	No	No	No	No	Yes

PERMITTED USE ALLOWANCE MATRIX TABLE 2022 NAICS Title	ZONES										
	A-10	A-5	RE-1	RE-2	RLD	RMD	RMF	NC	CBD	HC	MLI
Other Transportation Equipment Manufacturing	No	No	No	No	No	No	No	No	No	No	Yes
Furniture and Related Product Manufacturing	No	No	No	No	No	No	No	No	No	Yes	Yes
Household and Institutional Furniture and Kitchen Cabinet Manufacturing	No	No	No	No	No	No	No	No	No	Yes	Yes
Office Furniture (including Fixtures) Manufacturing	No	No	No	No	No	No	No	No	No	Yes	Yes
Other Furniture Related Product Manufacturing	No	No	No	No	No	No	No	No	No	Yes	Yes
Miscellaneous Manufacturing	No	No	No	No	No	No	No	No	No	Yes	Yes
Medical Equipment and Supplies Manufacturing	No	No	No	No	No	No	No	No	No	Yes	Yes
Other Miscellaneous Manufacturing	No	No	No	No	No	No	No	No	No	Yes	Yes
Wholesale Trade											
Merchant Wholesalers, Durable Goods	No	No	No	No	No	No	No	No	No	Yes	Yes
Motor Vehicle and Motor Vehicle Parts and Supplies Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Furniture and Home Furnishing Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Lumber and Other Construction Materials Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Professional and Commercial Equipment and Supplies Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Metal and Mineral (except Petroleum) Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Household Appliances & Electrical and Electronic Goods Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Hardware, & Plumbing & Heating Equipment & Supplies Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Machinery, Equipment, and Supplies Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Miscellaneous Durable Goods Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Merchant Wholesalers, nondurable Goods	No	No	No	No	No	No	No	No	No	Yes	Yes
Paper and Paper Product Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Drugs and Druggists' Sundries Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Apparel, Piece Goods, and notions Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Grocery and Related Product Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Farm Product Raw Material Merchant Wholesalers	CUP	CUP	No	No	No	No	No	No	No	Yes	Yes
Chemical and Allied Products Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Petroleum and Petroleum Products Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Beer, Wine, and Distilled Alcoholic Beverage Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Miscellaneous nondurable Goods Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Retail Trade											
Motor Vehicle and Parts Dealers	No	No	No	No	No	No	No	No	Yes	Yes	Yes
Automobile Dealers	No	No	No	No	No	No	No	No	Yes	Yes	Yes
Other Motor Vehicle Dealers	No	No	No	No	No	No	No	No	Yes	Yes	Yes
Automotive Parts, Accessories, and Tire Retailers	No	No	No	No	No	No	No	No	Yes	Yes	Yes

PERMITTED USE ALLOWANCE MATRIX TABLE

2022 NAICS Title

	ZONES										
	A-10	A-5	RE-1	RE-2	RLD	RMD	RMF	NC	CBD	HC	MLI
Building Material and Garden Equipment and Supplies Dealers	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes
Building Material and Supplies Dealers	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes
Lawn and Garden Equipment and Supplies Retailers	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes
Food and Beverage Retailers	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes
Grocery and Convenience Retailers	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes
Specialty Food Retailers	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes
Beer, Wine, and Liquor Retailers	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes
Furniture, Home Furnishings, Electronics, and Appliance Retailers	No	No	No	No	No	No	No	No	No	Yes	Yes
Furniture and Home Furnishings Retailers	No	No	No	No	No	No	No	No	No	Yes	Yes
Electronics and Appliance Retailers	No	No	No	No	No	No	No	No	No	Yes	Yes
General Merchandise Retailers	No	No	No	No	No	No	No	No	No	Yes	Yes
Department Stores	No	No	No	No	No	No	No	No	No	Yes	Yes
Warehouse Clubs, Supercenters, and Other General Merchandise Retailers	No	No	No	No	No	No	No	No	No	Yes	Yes
Health and Personal Care Retailers	No	No	No	No	No	No	No	No	Yes	Yes	Yes
Gasoline Stations and Fuel Dealers	No	No	No	No	No	No	No	No	No	Yes	Yes
Gasoline Stations	No	No	No	No	No	No	No	No	No	Yes	Yes
Fuel Dealers	No	No	No	No	No	No	No	No	No	Yes	Yes
Clothing, Clothing Accessories, Shoe, and Jewelry Retailers	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
Clothing and Clothing Accessories Retailers	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
Shoe Retailers	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
Jewelry, Luggage, and Leather Goods Retailers	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
Sporting Goods, Hobby, Musical Instrument, Book, & Miscellaneous Retailers	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Sporting Goods, Hobby, and Musical Instrument Retailers	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Book Retailers and News Dealers	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Florists	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Office Supplies, Stationery, and Gift Retailers	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Used Merchandise Retailers	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Other Miscellaneous Retailers	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Transportation and Warehousing											
Air Transportation	CUP	CUP	No	No	No	No	No	No	No	CUP	CUP
Scheduled Air Transportation	CUP	CUP	No	No	No	No	No	No	No	CUP	CUP
Nonscheduled Air Transportation	CUP	CUP	No	No	No	No	No	No	No	CUP	CUP
Rail Transportation	CUP	CUP	No	No	No	No	No	No	No	CUP	CUP

PERMITTED USE ALLOWANCE MATRIX TABLE

2022 NAICS Title

	ZONES											
	A-10	A-5	RE-1	RE-2	RLD	RMD	RMF	NC	CBD	HC	MLI	
Truck Transportation	Yes	Yes	No	No	No	No	No	No	No	Yes	Yes	
General Freight Trucking	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes	
Specialized Freight Trucking	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes	
Transit and Ground Passenger Transportation	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	
Urban Transit Systems	Yes	Yes	No	No	No	No	No	Yes	No	Yes	Yes	
Interurban and Rural Bus Transportation	Yes	Yes	No	No	No	No	No	Yes	No	Yes	Yes	
Taxi and Limousine Service	Yes	Yes	No	No	No	No	No	Yes	No	Yes	Yes	
School and Employee Bus Transportation	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	No	Yes	Yes	
Charter Bus Industry	Yes	Yes	No	No	No	No	No	Yes	No	Yes	Yes	
Postal Service	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	
Couriers and Messengers	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	
Couriers and Express Delivery Services	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	
Local Messengers and Local Delivery	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	
Warehousing and Storage (Excluding Storage Units)	Yes	Yes	No	No	No	No	No	No	No	Yes	Yes	
Information												
Motion Picture and Sound Recording Industries	No	No	No	No	No	No	No	No	No	Yes	Yes	
Motion Picture and Video Industries	No	No	No	No	No	No	No	No	No	Yes	Yes	
Sound Recording Industries	No	No	No	No	No	No	No	No	No	Yes	Yes	
Publishing Industries	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Newspaper, Periodical, Book, and Directory Publishers	No	No	No	No	No	No	No	No	Yes	Yes	Yes	
Software Publishers	Yes	Yes	No	No	No	No	No	No	Yes	Yes	Yes	
Broadcasting and Content Providers	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Radio and Television Broadcasting Stations	Yes	Yes	No	No	No	No	No	No	Yes	Yes	Yes	
Media Streaming Distribution Services, Social Networks, & Other Media Networks and Content Providers	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Telecommunications	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Wired and Wireless Telecommunications (except Satellite)	No	No	No	No	No	No	No	No	Yes	Yes	Yes	
Satellite Telecommunications	No	No	No	No	No	No	No	No	Yes	Yes	Yes	
All Other Telecommunications	No	No	No	No	No	No	No	No	Yes	Yes	Yes	
Computing Infrastructure Providers, Data Processing, Web Hosting, & Related Services	No	No	No	No	No	No	No	No	No	Yes	Yes	
Web Search Portals, Libraries, Archives, and Other Information Services	No	No	No	No	No	No	No	No	No	Yes	Yes	

PERMITTED USE ALLOWANCE MATRIX TABLE

2022 NAICS Title

	ZONES										
	A-10	A-5	RE-1	RE-2	RLD	RMD	RMF	NC	CBD	HC	MLI
Finance and Insurance											
Monetary Authorities-Central Bank	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
Credit Intermediation and Related Activities	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
Depository Credit Intermediation	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
Nondepository Credit Intermediation	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
Activities Related to Credit Intermediation	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
Securities, Commodity Contracts, and Other Financial Investments & Related Activities	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
Securities and Commodity Contracts Intermediation and Brokerage	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
Securities and Commodity Exchanges	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
Other Financial Investment Activities	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
Insurance Carriers and Related Activities	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Insurance Carriers	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Agencies, Brokerages, and Other Insurance Related Activities	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Funds, Trusts, and Other Financial Vehicles	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Insurance and Employee Benefit Funds	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Other Investment Pools and Funds	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Real Estate and Rental and Leasing	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Real Estate	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Lessors of Real Estate	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Offices of Real Estate Agents and Brokers	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Activities Related to Real Estate	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Rental and Leasing Services	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Automotive Equipment Rental and Leasing	Yes	Yes	No	No	No	No	No	No	Yes	Yes	Yes
Consumer Goods Rental	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
General Rental Centers	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
Commercial and Industrial Machinery and Equipment Rental and Leasing	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
Lessors of nonfinancial Intangible Assets (except Copyrighted Works)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Lessors of nonfinancial Intangible Assets (except Copyrighted Works)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Professional, Scientific, and Technical Services											
Professional, Scientific, and Technical Services	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Legal Services	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Architectural, Engineering, and Related Services	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

PERMITTED USE ALLOWANCE MATRIX TABLE

2022 NAICS Title

	ZONES											
	A-10	A-5	RE-1	RE-2	RLD	RMD	RMF	NC	CBD	HC	MLI	
Specialized Design Services	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Computer Systems Design and Related Services	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Management, Scientific, and Technical Consulting Services	Yes	Yes	CUP	CUP	CUP	CUP	CUP	Yes	Yes	Yes	Yes	Yes
Scientific Research and Development Services	Yes	Yes	CUP	CUP	CUP	CUP	CUP	Yes	Yes	Yes	Yes	Yes
Advertising, Public Relations, and Related Services	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Other Professional, Scientific, and Technical Services	Yes	Yes	CUP	CUP	CUP	CUP	CUP	Yes	Yes	Yes	Yes	Yes
Administrative and Support Services	No	No	No	No	No	No	No	No	No	No	No	Yes
Office Administrative Services	No	No	No	No	No	No	No	No	No	No	No	Yes
Facilities Support Services	No	No	No	No	No	No	No	No	No	No	No	Yes
Employment Services	No	No	No	No	No	No	No	No	No	No	No	Yes
Business Support Services	No	No	No	No	No	No	No	No	No	No	No	Yes
Travel Arrangement and Reservation Services	No	No	No	No	No	No	No	No	No	No	No	Yes
Investigation and Security Services	No	No	No	No	No	No	No	No	No	No	No	Yes
Services to Buildings and Dwellings	No	No	No	No	No	No	No	No	No	No	No	Yes
Other Support Services	No	No	No	No	No	No	No	No	No	No	No	Yes
Waste Management and Remediation Services	No	No	No	No	No	No	No	No	No	No	No	Yes
Waste Collection	No	No	No	No	No	No	No	No	No	No	No	Yes
Waste Treatment and Disposal	No	No	No	No	No	No	No	No	No	No	No	Yes
Remediation and Other Waste Management Services	No	No	No	No	No	No	No	No	No	No	No	Yes
Educational Services	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Elementary and Secondary Schools	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Junior Colleges	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Colleges, Universities, and Professional Schools	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Business Schools and Computer and Management Training	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Technical and Trade Schools	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Other Schools and Instruction	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Educational Support Services	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Health Care and Social Assistance	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Ambulatory Health Care Services	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Offices of Physicians	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Offices of Dentists	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Offices of Other Health Practitioners	CUP	CUP	CUP	CUP	CUP	CUP	No	Yes	Yes	Yes	Yes	No
Outpatient Care Centers	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	No

PERMITTED USE ALLOWANCE MATRIX TABLE

2022 NAICS Title

	ZONES											
	A-10	A-5	RE-1	RE-2	RLD	RMD	RMF	NC	CBD	HC	MLI	
Medical and Diagnostic Laboratories	No	No	No	No	No	No	No	Yes	Yes	Yes	No	
Home Health Care Services	No	No	No	No	No	No	No	Yes	Yes	Yes	No	
Other Ambulatory Health Care Services	No	No	No	No	No	No	No	Yes	Yes	Yes	No	
Hospitals	No	No	No	No	No	No	No	No	Yes	Yes	No	
General Medical and Surgical Hospitals	No	No	No	No	No	No	No	No	Yes	Yes	No	
Psychiatric and Substance Abuse Hospitals	No	No	No	No	No	No	No	Yes	Yes	Yes	No	
Specialty (except Psychiatric and Substance Abuse) Hospitals	No	No	No	No	No	No	No	Yes	Yes	Yes	No	
Nursing and Residential Care Facilities	No	No	No	No	No	No	No	Yes	Yes	Yes	No	
Nursing Care Facilities (Skilled Nursing Facilities)	No	No	No	No	No	No	No	Yes	Yes	Yes	No	
Residential Intellectual & Developmental Disability, Mental Health, & Substance Abuse Facilities	No	No	No	No	No	No	No	No	Yes	Yes	No	
Continuing Care Retirement Communities and Assisted Living Facilities for the Elderly	No	No	No	No	No	No	No	Yes	Yes	Yes	No	
Other Residential Care Facilities	No	No	No	No	No	No	No	Yes	Yes	Yes	No	
Social Assistance	No	No	No	No	No	No	No	Yes	Yes	Yes	No	
Individual and Family Services	No	No	No	No	No	No	No	Yes	Yes	Yes	No	
Community Food and Housing, and Emergency and Other Relief Services	No	No	No	No	No	No	No	Yes	Yes	Yes	No	
Vocational Rehabilitation Services	No	No	No	No	No	No	No	Yes	Yes	Yes	No	
Child Care Services	Yes	Yes	Yes	Yes	Yes	Yes	CUP	CUP	CUP	CUP	No	
Arts, Entertainment, and Recreation												
Performing Arts, Spectator Sports, and Related Industries	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Performing Arts Companies	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	No	
Spectator Sports	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes	
Promoters of Performing Arts, Sports, and Similar Events	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes	
Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes	
Independent Artists, Writers, and Performers	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes	
Museums, Historical Sites, and Similar Institutions	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes	
Amusement, Gambling, and Recreation Industries	No	No	No	No	No	No	No	No	No	No	No	
Amusement Parks and Arcades	No	No	No	No	No	No	No	No	Yes	Yes	No	
Gambling Industries	No	No	No	No	No	No	No	No	Yes	Yes	No	
Other Amusement and Recreation Industries	No	No	No	No	No	No	No	No	Yes	Yes	No	
Accommodation and Food Services												
Accommodation	No	No	No	No	No	No	No	No	Yes	Yes	No	
Traveler Accommodation (Hotels and Motels)	No	No	No	No	No	No	No	No	Yes	Yes	No	
RV (Recreational Vehicle) Parks and Recreational Camps	No	No	No	No	No	No	No	No	No	No	No	

PERMITTED USE ALLOWANCE MATRIX TABLE 2022 NAICS Title	ZONES											
	A-10	A-5	RE-1	RE-2	RLD	RMD	RMF	NC	CBD	HC	MLI	
Rooming and Boarding Houses, Dormitories, and Workers' Camps	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	No
Food Services and Drinking Places	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Special Food Services	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	No
Drinking Places (Alcoholic Beverages)	No	No	No	No	No	No	No	No	Yes	Yes	Yes	No
Restaurants and Other Eating Places	CUP	CUP	CUP	CUP	CUP	CUP	No	Yes	Yes	Yes	Yes	Yes
Other Services (except Public Administration)												
Repair and Maintenance	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes
Automotive Repair and Maintenance	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes
Electronic and Precision Equipment Repair and Maintenance	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes
Commercial & Industrial Machinery & Equipment (except Automotive and Electronic) Repair and Maintenance	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes
Personal and Household Goods Repair and Maintenance	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes
Personal and Laundry Services	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes
Personal Care Services	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes
Death Care Services	Yes	Yes	No	No	No	No	No	No	Yes	Yes	Yes	Yes
Drycleaning and Laundry Services	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Religious, Grantmaking, Civic, Professional, and Similar Organizations	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes
Religious Organizations & Churches	Yes	Yes	CUP	CUP	CUP	CUP	CUP	Yes	Yes	Yes	Yes	Yes
Grantmaking and Giving Services	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes
Social Advocacy Organizations	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes
Civic and Social Organizations	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes
Business, Professional, Labor, Political, and Similar Organizations	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes
Public Administration												
Executive, Legislative, and Other General Government Support	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Justice, Public Order, and Safety Activities	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Administration of Human Resource Programs	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Administration of Environmental Quality Programs	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Administration of Housing Programs, Urban Planning, and Community Development	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Administration of Economic Programs	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Space Research and Technology	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	No
National Security and International Affairs	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Sexually/Adult Oriented	No	No	No	No	No	No	No	CUP	CUP	CUP	CUP	CUP

**RICHMOND CITY CORPORATION
ORDINANCE 2025-09**

WHEREAS, the City Council of Richmond has the responsibility for the general welfare of the City; and

WHEREAS, such responsibility includes but is not limited to, establishment of best management practices;
and

WHEREAS, management practices may evolve over the passage of time:

NOW THEREFORE, the City Council of Richmond City, County of Cache, State of Utah, hereby adopts,
passes and publishes the following:

**AN ORDINANCE AMENDING THE RICHMOND CITY MUNICIPAL CODE, TITLE 12-000
“LAND USE, DEVELOPMENT AND MANAGEMENT (LUDMO)”, CHAPTER 12-1000
“OVERLAYS”, DELETING IN THEIR ENTIRETY PARTS 12-1070 “SENSITIVE LANDS
REGULATIONS OVERLAY”, 12-1070-1 “OVERVIEW”, 12-1070-2 “DEVELOPMENT
REQUIREMENTS”, 12-1070-3 “SENSITIVE LANDS ANALYSIS REQUIREMENTS”, 12-1070-4
“WAIVER/MODIFICATION OF ANALYSIS AND STUDY REQUIREMENTS”, 12-1070-5
“SENSITIVE LANDS REGULATIONS”, 12-1070-6 “ADMINISTRATIVE PROCESS”,
AMENDING CHAPTER 12-300 “DEFINITIONS”, PART 12-805-19 “RETAINING WALLS”,
CHAPTER 12-900 “ZONES”, PART 12-901 “ESTABLISHMENT OF ZONES”, ADDING IN
THEIR ENTIRETY, PARTS 12-2005 “SENSITIVE LANDS”, 12-2005-1 “OVERVIEW”, 12-2005-2
“DEVELOPMENT REQUIREMENTS”, 12-2005-3 “SENSITIVE LANDS ANALYSIS
REQUIREMENTS”, 12-2005-4 “WAIVER/MODIFICATION OF ANALYSIS AND STUDY
REQUIREMENTS”, 12-2005-5 “SENSITIVE LAND REGULATIONS”, AND 12-2005-6
“ADMINISTRATIVE PROCESS”, AND AMENDING CHAPTER 10-700
“TELECOMMUNICATIONS TOWER FACILITIES”, PART 10-701 “PURPOSE OF CHAPTER”.**

BE IT ORDAINED BY THE CITY COUNCIL OF RICHMOND CITY, CACHE COUNTY, UTAH AS
FOLLOWS:

1. Sections shall be amended such that the **highlighted** areas below shall be added and the ~~strikeout~~ areas shall be deleted.

12-1070-1 OVERVIEW

- ~~A. The primary intent of the regulations included in this Chapter is to restrict development in environmentally sensitive areas.~~
- ~~B. This is done by requiring open space on steep slopes, sensitive soils, geologic hazard areas, wetlands, rivers and streams, water recharge areas, wellhead protection zones, and wildlife corridors.~~
- ~~C. The intent is that these regulations shall encourage expanses of open space where slope, flood plain, and other sensitive land issues are present and the clustering of development, while still allowing a reasonable use of property.~~

12-1070-2 DEVELOPMENT REQUIREMENTS

- ~~A. The Sensitive Area Overlay Zone is identified on the accompanying maps found in Appendix A of Title 12-000.~~
 - ~~1. The maps show FEMA Flood Plain, “No Build” areas due to steep slopes, and Drinking Water Source Protection areas and require that the following analysis be conducted to determine the exact boundaries of the sensitive areas.~~
 - ~~2. The maps do not, in and of themselves, define the sensitive areas.~~
 - ~~3. All new development within the Sensitive Area Overlay Zone shall address the following items.~~
- ~~B. Sensitive lands requirements apply to all agricultural, residential, commercial, and manufacturing zones and associated overlays and will include:~~
 - ~~1. Steep slopes.~~

- ~~2. Unstable soils.~~
- ~~3. Jurisdictional wetlands.~~
- ~~4. Geologic hazards.~~
- ~~5. Natural floodplains, drainage systems, and canals.~~
- ~~6. Water recharge areas.~~
- ~~7. Vegetation.~~
- ~~8. Wildlife corridors.~~
- ~~9. Existing and planned trail systems~~
- ~~10. Wellhead protection zones.~~
- ~~C. No homes, buildings, or other structures, streets, or drives shall be erected or built on areas classified as “No Build”, except for those required for public improvements and facilities such as: power poles, pump houses, reservoirs, regulator stations, etc.~~
- ~~1. No Build areas shall not be included in allowable zoning density calculations.~~
- ~~2. No Build areas shall include the following:~~
 - ~~a. Jurisdictional wetlands.~~
 - ~~b. Slopes greater than thirty (30) percent.~~
 - ~~c. Areas within one hundred seventy five (175) feet of an active fault.~~
 - ~~d. Active floodplains.~~
 - ~~e. Unstable soils.~~
 - ~~f. Water recharge areas.~~
 - ~~g. Wellhead protection zones.~~

12-1070-3 SENSITIVE LANDS ANALYSIS REQUIREMENTS

Any applicant for any development approval must produce a sensitive lands analysis performed by qualified professionals that identifies and delineates all of the following features and conditions and the following studies, reports, and plans shall be required on all developments except as provided for in 12-1070-4.

- ~~A. Slope/Topographic Map shall include:~~
 - ~~1. Slope analysis based on a certified boundary survey and depict contours at an interval of five (5) feet or less, mapping the development site’s slopes in the following categories:~~
 - ~~a. greater than fifteen (15) percent but less than or equal to thirty (30) percent;~~
 - ~~b. greater than thirty (30) percent.~~
- ~~B. Soils Map shall include:~~
 - ~~1. Unstable soils analysis showing any potentially unstable soils within the development site.~~
- ~~C. Wetlands Map shall include:~~
 - ~~1. A map locating all jurisdictional wetlands and stream corridors within the development site.~~
- ~~D. Geology Map shall include:~~
 - ~~1. Geologic hazard analysis that maps all active (normal) faults within the development site with a one hundred seventy five foot (175’) buffer on each side of the fault.~~
 - ~~2. Water recharge area analysis that maps water recharge areas within the development site.~~
- ~~E. Hydrology Map shall include:~~
 - ~~1. Hydrological features analysis showing hydrological features (i.e. streams, springs, and seeps), the one hundred (100) year flood plain as identified on Federal Emergency Management Agency (FEMA) floodplain maps, and canals within the development site.~~
- ~~F. Vegetative Cover Map shall include:~~
 - ~~1. Vegetative cover analysis showing vegetative cover within the development site, including:~~
 - ~~a. deciduous trees.~~
 - ~~b. coniferous trees.~~
 - ~~c. large shrub masses.~~
 - ~~d. sagebrush grasslands.~~
 - ~~e. agricultural crops.~~
- ~~G. Wildlife Corridors Map shall include:~~
 - ~~1. Wildlife corridors analysis showing wildlife corridors within the development site.~~
- ~~H. Trails Map shall include:~~
 - ~~1. All trail corridors identified in the Richmond City General Plan.~~

- ~~I. Potential trail linkages to existing trail systems adjacent to the development site.~~
- ~~J. Erosion Control Plan shall include:~~
 - ~~1. Provisions for the control of erosion, hillside slippage, and sedimentation.~~
 - ~~2. Storm water pollution prevention plan that indicates the temporary and permanent control practices and measures which shall be implemented during all phases of clearing, grading, and construction.~~
 - ~~a. The plan shall comply with all State of Utah Division of Water Quality regulations applied under Phase I of the Utah Pollutant Discharge Elimination System (UPDES) storm water permitting requirements.~~

12-1070.4 WAIVER/MODIFICATION OF ANALYSIS AND REQUIREMENTS

Based upon a preliminary assessment of the development proposal and a site field inspection, Richmond City may modify or waive any of the sensitive lands analysis requirements upon a determination that the information is not necessary for full and adequate analysis of the development or is sufficient at a reduced level of detail.

12-1070.5 SENSITIVE LANDS REGULATIONS

The following provisions shall apply to all delineated sensitive lands contained in the Sensitive Lands Overlay Zone.

- ~~A. Slope Protection Regulations:~~
 - ~~1. It is the intent of these regulations to protect Richmond City's visual character and environmentally sensitive areas on hillsides and slopes.~~
 - ~~2. This shall be accomplished by minimizing the visual and environmental impacts of development through careful site planning that maintains the maximum amount of open space, protects existing vegetation, avoids sensitive natural areas, minimizes erosion, and locates structures in the least visually sensitive location.~~
 - ~~3. These regulations shall apply to all slopes in excess of fifteen percent (15%).~~
 - ~~a. Prohibitions:~~
 - ~~(1) No development shall be allowed on or within fifty feet (50') of slopes in excess of thirty percent (30%), areas subject to land sliding, and other high hazard geological areas as determined by the soils report.~~
 - ~~b. Graded and Filled Slopes:~~
 - ~~(1) Cutting and filling to create additional or larger building sites shall be kept to a minimum and avoided to the maximum extent feasible.~~
 - ~~(A) All proposed grading and filling shall be subject to review by Richmond City.~~
 - ~~(B) Graded or filled slopes shall be limited to a 3:1 slope or less. All graded slopes shall be re-contoured to the natural, varied contour of surrounding terrain.~~
 - ~~c. Benching or Terracing:~~
 - ~~(1) Benching or terracing to provide additional or larger building sites is prohibited.~~
 - ~~d. Retaining Walls:~~
 - ~~(1) Use of retaining walls is encouraged to reduce the steepness of man-made slopes and provide planting pockets conducive to re-vegetation.~~
 - ~~(2) The use, design, and construction of all retaining walls shall be subject to the approval of Richmond City based upon assessment of visual impact, compatibility with surrounding terrain and vegetation, and safety considerations.~~
 - ~~e. Re-vegetation:~~
 - ~~(1) Exposed slopes that are not formally landscaped shall be completely re-vegetated with native plant materials as approved by Richmond City.~~
 - ~~(2) Slopes with high potential for erosion shall be stabilized with erosion control blanket until vegetation has stabilized the slope.~~
 - ~~(3) Topsoil from any disturbed portion of a steep slope shall be preserved and utilized in re-vegetation.~~
 - ~~(4) Fill soil must be of a quality to support healthy plant growth.~~
- ~~B. Streets and Roads:~~
 - ~~1. The grade of any street or road shall not exceed a grade of eight percent (8%) or as designated in the most~~

~~current edition of Richmond City Manual of Design and Construction Standards.~~

~~C. Wetland and Stream Corridor Regulations.~~

~~1. Richmond City recognizes that wetlands and stream corridors provide important hydrological, biological, aesthetic, recreational, and educational functions.~~

~~a. The following requirements have been developed to promote, preserve and enhance these valuable resources and to protect them from adverse effects and potentially irreversible damage.~~

~~(1) Jurisdiction.~~

~~(A) All significant wetlands and stream corridors in the Sensitive Lands Overlay Zone are regulated as provided herein and are subject to the jurisdiction of this Title 12 000.~~

~~(2) Prohibited Activities.~~

~~(A) No person shall engage in any activity that shall disturb, remove, fill, dredge, clear, destroy or alter any area, including vegetation, within significant wetlands and significant stream corridors and their respective setbacks.~~

~~(3) Boundary Delineations.~~

~~(A) Wetland and stream corridor delineations shall be performed by a qualified professional who has demonstrated experience necessary to conduct such delineations.~~

~~(a) All fees, costs and expenses associated with such delineations are borne by the applicant. Delineation of wetlands and stream corridors shall be subject to the approval of the U.S. Army Corps of Engineers.~~

~~(B) Boundary delineations shall be established using the latest edition of the U.S. Army Corps of Engineers Wetland Delineation Manual.~~

~~(C) Stream corridors shall be delineated at the ordinary high water mark.~~

~~(4) Determination of Significance.~~

~~(A) A wetland delineation shall be found significant based upon the following criteria:~~

~~(a) Size. All wetlands that occupy a surface area greater than one tenth (1/10) acre or are associated with permanent surface water are significant.~~

~~(b) Location. All wetlands that are adjacent to or contiguous with a stream corridor are significant.~~

~~(B) All stream corridors are significant. Stream corridors shall not include canals and ditches which are commonly know as irrigation ditches and do not contribute to the preservation or enhancement of fisheries or wildlife.~~

~~(5) Setbacks.~~

~~(A) The following setbacks are considered minimum distances:~~

~~(a) Setback from wetlands shall extend a minimum of fifty feet (50') outward from the delineated wetland edge or as determined by Richmond City.~~

~~(b) Setbacks from stream corridors shall extend a minimum of fifty feet (50') outward from the ordinary high water mark or outside boundary of the delineated riparian corridor, whichever is greater, or as determined by Richmond City.~~

~~(c) Setbacks from irrigation ditches and canals shall extend a minimum of twenty feet (20') from the ordinary high water mark or as determined by Richmond City.~~

~~(6) Runoff Control.~~

~~(A) All projects adjacent to wetlands shall provide appropriate temporary and permanent runoff control to minimize sediment and other contaminants to the maximum extent feasible.~~

~~D. Active Floodplain Regulations.~~

~~1. The intent of these regulations is to minimize potential damage to development caused by flooding and to avoid negative affects on the watershed that may result from development within active floodplains.~~

~~2. Prohibited Floodplain Development.~~

~~a. No development adjacent to the Cub River shall be allowed within the one hundred (100) year~~

~~floodplain as identified on the Federal Emergency Management Agency (FEMA) floodplain mapping.~~
~~(1) Although currently outside of the current legal limits of Richmond City, the Cub River is specifically included for planning purposes as it is closely within the potential annexation area as designated by the City.~~

12-1070-6 ADMINISTRATIVE PROCESS

- ~~A. All applicants for development (defined as including applications for subdivision, PUD, or other development permits) whose property has been identified as being within the Sensitive Lands Overlay Zone, shall be required to undertake an analysis of their property to identify sensitive environmental areas as defined in the above regulations.~~
- ~~B. A proposed development shall conduct all sensitive lands mapping required in this ordinance during the preliminary plan design phase.~~
 - ~~1. The developer shall provide a report to the Richmond City Planning and Zoning Commission and the Richmond City Council that includes all mapping information required in this ordinance, along with the proposed appropriate development and open space areas for the site unless exempted in keeping with 12-1070-4 above.~~
- ~~C. The development permit proposal shall then continue through the applicable development permitting process.~~

PART 10-701 PURPOSE OF CHAPTER

- I. Telecommunication towers and antennas shall not be allowed in the following overlay zones: MF (Multiple-Family), MHT (Mobile Home/Trailer Court), CRMU (Commercial-Residential Multi-Use), ~~SL (Sensitive Lands)~~, SCH (School) or CEM (Cemetery).

PART 12-300 DEFINITIONS

EB. "Open Space" a portion of a development site that is permanently set aside for public or private use that includes sensitive lands per 12-1010-7 and ~~12-1070-5~~ **12-2005**, common areas and facilities, ~~useable~~ **usable** open space, and other undeveloped portions of the development

12-805-19 RETAINING WALLS

- D. Refer to Richmond City Municipal Code ~~12-1070-5 Sensitive Lands Regulation (A) Slope Protection Regulation for additional considerations.~~ **Part 12-2005 Sensitive Lands.**

PART 12-901 ESTABLISHMENT OF ZONES

**Overlay Zones:
Planned Unit Development**

Overlay (See 12-903-3 & 12-1010).....	PUD
Planned Industrial/Commercial Overlay (See 12-1020).....	PIC
Multiple-family Dwelling Unit Overlay (See 12-1030).....	MF
Mobile Home/Trailer Court Overlay (See 12-1040).....	MHT
Commercial-Residential Multi-use Overlay (See 12-1050)...	CRMU
Moderate Income Housing Overlay (See 12-1060).....	MIH
Sensitive Lands Overlay (See 12-1070).....	SL
School, public.....	SCH
City owned property.....	CITY
Cemetery.....	CEM

PART 12-2005 SENSITIVE LANDS

12-2005-1 OVERVIEW

- A. The primary intent of the regulations included in this Chapter is to restrict development in environmentally sensitive areas.
- B. This is done by requiring open space on steep slopes, sensitive soils, geologic hazard areas, wetlands, rivers and streams, water recharge areas, wellhead protection zones, and wildlife corridors.
- C. The intent is that these regulations shall encourage expanses of open space where slope, flood plain, and other sensitive land issues are present and the clustering of development, while still allowing a reasonable use of property.

12-2005-2 DEVELOPMENT REQUIREMENTS

- A. Sensitive lands requirements apply to all agricultural, residential, commercial, and manufacturing zones and associated overlays and will include:
 - 1. Steep slopes.
 - 2. Unstable soils.
 - 3. Jurisdictional wetlands.
 - 4. Geologic hazards.
 - 5. Natural floodplains, drainage systems, and canals.
 - 6. Water recharge areas.
 - 7. Vegetation.
 - 8. Wildlife corridors.
 - 9. Existing and planned trail systems
 - 10. Wellhead protection zones.
- B. No homes, buildings, or other structures, streets, or drives shall be erected or built on areas classified as “No-Build”, except for those required for public improvements and facilities such as: power poles, pump houses, reservoirs, regulator stations, etc.
 - 1. No-Build areas shall not be included in allowable zoning density calculations.
 - 2. No-Build areas shall include the following:
 - a. Jurisdictional wetlands.
 - b. Slopes greater than thirty (30) percent.
 - c. Areas within an appropriate setback, as determined by a licensed engineering geologist, of an active fault.
 - d. Unstable soils.
 - e. Water recharge areas.
 - f. Wellhead protection zones.

12-2005-3 SENSITIVE LANDS ANALYSIS REQUIREMENTS

Any applicant for any development approval must produce a sensitive lands analysis performed by qualified professionals that identifies and delineates all of the following features and conditions, and the following studies, reports, and plans shall be required on all developments except as provided for in 12-2005-4.

- A. Slope/Topographic Map shall include:
 - 1. Slope analysis based on a certified boundary survey and depict contours at an interval of five (5) feet or less, mapping the development site’s slopes in the following categories:
 - a. greater than fifteen (15) percent but less than or equal to thirty (30) percent;
 - b. greater than thirty (30) percent.
- B. Soils Map shall include:
 - 1. Unstable soils analysis showing any potentially unstable soils within the development site.
- C. Wetlands Map shall include:
 - 1. A map locating all jurisdictional wetlands and stream corridors within the development site.
- D. Geology Map shall include:
 - 1. Geologic hazard analysis that maps all active (normal) faults within the development site with a one-hundred

- seventy-five-foot (175') buffer on each side of the fault.
- 2. Water recharge area analysis that maps water recharge areas within the development site.
- E. Hydrology Map shall include:
 - 1. Hydrological features analysis showing hydrological features (i.e. streams, springs, and seeps), the one hundred (100) year flood plain as identified on Federal Emergency Management Agency (FEMA) floodplain maps, and canals within the development site.
- F. Vegetative Cover Map shall include:
 - 1. Vegetative cover analysis showing vegetative cover within the development site, including:
 - a. deciduous trees.
 - b. coniferous trees.
 - c. large shrub masses.
 - d. sagebrush grasslands.
 - e. agricultural crops.
- G. Wildlife Corridors Map shall include:
 - 1. Wildlife corridors analysis showing wildlife corridors within the development site.
- H. Trails Map shall include:
 - 1. All trail corridors identified in the Richmond City General Plan.
- I. Potential trail linkages to existing trail systems adjacent to the development site.
- J. Erosion Control Plan shall include:
 - 1. Provisions for the control of erosion, hillside slippage, and sedimentation.
 - 2. Storm water pollution prevention plan that indicates the temporary and permanent control practices and measures which shall be implemented during all phases of clearing, grading, and construction.
 - a. The plan shall comply with all State of Utah Division of Water Quality regulations applied under Phase I of the Utah Pollutant Discharge Elimination System (UPDES) storm water permitting requirements.

12-2005-4 WAIVER/MODIFICATION OF ANALYSIS AND STUDY REQUIREMENTS

Based upon a preliminary assessment of the development proposal and a site field inspection, Richmond City may modify or waive any of the sensitive lands analysis requirements upon a determination that the information is not necessary for full and adequate analysis of the development or is sufficient at a reduced level of detail.

12-2005-5 SENSITIVE LANDS REGULATIONS

The following provisions shall apply to all delineated sensitive lands.

- A. Slope Protection Regulations.
 - 1. It is the intent of these regulations to protect Richmond City's visual character and environmentally sensitive areas on hillsides and slopes.
 - 2. This shall be accomplished by minimizing the visual and environmental impacts of development through careful site planning that maintains the maximum amount of open space, protects existing vegetation, avoids sensitive natural areas, minimizes erosion, and locates structures in the least visually sensitive location.
 - 3. These regulations shall apply to all slopes in excess of fifteen percent (15%).
 - a. Prohibitions.
 - 1. No development shall be allowed on or within fifty feet (50') of slopes in excess of thirty percent (30%), areas subject to land sliding, and other high-hazard geological areas as determined by the soils report.
 - b. Graded and Filled Slopes.
 - 1. Cutting and filling to create additional or larger building sites shall be kept to a minimum and avoided to the maximum extent feasible.
 - a. All proposed grading and filling shall be subject to review by Richmond City.
 - b. Graded or filled slopes shall be limited to a 3:1 slope or less. All graded slopes shall be re-contoured to the natural, varied contour of surrounding terrain.
 - c. Benching or Terracing.
 - 1. Benching or terracing to provide additional or larger building sites is prohibited.

d. Retaining Walls.

1. Use of retaining walls is encouraged to reduce the steepness of man-made slopes and provide planting pockets conducive to re-vegetation.
2. The use, design, and construction of all retaining walls shall be subject to the approval of Richmond City based upon assessment of visual impact, compatibility with surrounding terrain and vegetation, and safety considerations.

e. Re-vegetation.

1. Exposed slopes that are not formally landscaped shall be completely re-vegetated with native plant materials that match pre-construction vegetation as approved by Richmond City.
2. Slopes with high potential for erosion shall be stabilized with erosion control blanket until vegetation has stabilized the slope.
3. Topsoil from any disturbed portion of a steep slope shall be preserved and utilized in re-vegetation.
4. Fill soil must be of a quality to support healthy plant growth.

B. Streets and Roads.

1. The grade of any street or road shall not exceed a grade of eight percent (8%) or as designated in the most current edition of Richmond City Manual of Design and Construction Standards.

C. Wetland and Stream Corridor Regulations.

1. Richmond City recognizes that wetlands and stream corridors provide important hydrological, biological, aesthetic, recreational, and educational functions.

- a. The following requirements have been developed to promote, preserve and enhance these valuable resources and to protect them from adverse effects and potentially irreversible damage.

A. Jurisdiction.

1. All significant wetlands and stream corridors are regulated as provided herein and are subject to the jurisdiction of this Title 12-000.

B. Prohibited Activities.

1. No person shall engage in any activity that shall disturb, remove, fill, dredge, clear, destroy or alter any area, including vegetation, within significant wetlands and significant stream corridors and their respective setbacks.

C. Boundary Delineations.

1. Wetland and stream corridor delineations shall be performed by a qualified professional who has demonstrated experience necessary to conduct such delineations.

- a. All fees, costs and expenses associated with such delineations are borne by the applicant. Delineation of wetlands and stream corridors shall be subject to the approval of the U.S. Army Corps of Engineers.
- b. Boundary delineations shall be established using the latest edition of the U.S. Army Corps of Engineers Wetland Delineation Manual.
- c. Stream corridors shall be delineated at the ordinary high-water mark.

D. Setbacks.

1. The following setbacks are considered minimum distances:
 - a. Setback from wetlands shall extend a minimum of fifty feet (50') outward from the delineated wetland edge or as determined by Richmond City.
 - b. Setbacks from stream corridors shall extend a minimum of fifty feet (50') outward from the ordinary high-water mark or outside boundary of the delineated riparian corridor, whichever is greater, or as determined by Richmond City.
 - c. Setbacks from irrigation ditches and canals shall extend a minimum of twenty feet (20') from the ordinary high water mark or as determined by Richmond City.

E. Runoff Control.

1. All projects adjacent to wetlands shall provide appropriate temporary and permanent runoff control to minimize sediment and other contaminants to the maximum extent feasible.

D. Active Floodplain Regulations.

1. See Chapter 10-600 Flood Damage Prevention.

E. Fault Rupture Hazard Regulations.

1. If a fault is located in or within 100 feet of the development, a comprehensive fault study must be performed by a licensed engineering geologist to determine the precise location of the fault and appropriate building setbacks. Justification for the proposed setback must be provided by the Consultant in the report.

12-2005-6 ADMINISTRATIVE PROCESS

- A. All applicants for development (defined as including applications for subdivision, PUD, or other development permits), shall be required to undertake an analysis of their property to identify sensitive environmental areas as defined in the above regulations.
- B. A proposed development shall conduct all sensitive lands mapping required in this ordinance during the preliminary plan design phase.
 1. The developer shall provide a report to the Richmond City Administrative Land Use Authority that includes all mapping information required in this ordinance, along with the proposed appropriate development and open space areas for the site unless exempted in keeping with 12-2005-4 above.
- C. The development permit proposal shall then continue through the applicable development permitting process.

2. Should any section, clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, in whole or in part, the same shall not affect the validity of the Ordinance as whole, or any other part thereof.
3. All ordinances, and the chapter, clauses, sections, or parts thereof in conflict with provisions of this ordinance are hereby repealed, but only insofar as is specifically provided for herein.
4. This ordinance shall become effective after the required public hearing and upon its posting as required by law.

THIS ORDINANCE shall be attached as an amendment to the Richmond City Municipal Code above referred to.

ADOPTED AND PASSED by the Richmond City Council on this 15th day of July, 2025.

RICHMOND CITY CORPORATION

Paul J. Erickson, Mayor

ATTEST:

Justin B. Lewis, City Recorder

**RICHMOND CITY CORPORATION
ORDINANCE 2025-07**

WHEREAS, the City Council of Richmond has the responsibility for the general welfare of the City; and

WHEREAS, such responsibility includes but is not limited to, establishment of best management practices; and

WHEREAS, management practices may evolve over the passage of time:

NOW THEREFORE, the City Council of Richmond City, County of Cache, State of Utah, hereby adopts, passes and publishes the following:

AN ORDINANCE AMENDING THE RICHMOND CITY MANUAL OF DESIGN & CONSTRUCTION STANDARDS, CHAPTER 2.0 “STREET DESIGN”, SECTION 2.01 “GENERAL”.

BE IT ORDAINED BY THE CITY COUNCIL OF RICHMOND CITY, CACHE COUNTY, UTAH AS FOLLOWS:

1. Sections shall be amended such that the **highlighted** areas below shall be added and the ~~strikeout~~ areas shall be deleted.

2.01 GENERAL

- I. **Knuckles, eyebrows, corner cul-de-sacs, or similar features are not permitted in Richmond City, unless authorized by the City Council on a case-by-case basis.**
2. Should any section, clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, in whole or in part, the same shall not affect the validity of the Ordinance as whole, or any other part thereof.
3. All ordinances, and the chapter, clauses, sections, or parts thereof in conflict with provisions of this ordinance are hereby repealed, but only insofar as is specifically provided for herein.
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