



RICHMOND CITY PLANNING & ZONING COMMISSION

City Council Chambers
90 South 100 West
Richmond, Utah 84333

The Richmond City Planning & Zoning Commission met in a regularly scheduled meeting at 90 South 100 West, Richmond, Utah, at 6:30 p.m. on **Tuesday, May 5, 2026**.

Commission Members Present: Cindy Allen, Cache Christensen, Brock Meacham, Todd Smith, Brent Wallis

Staff Present: Justin Lewis (City Recorder), HollyJo Karren (City Administrator), Bryce Wood (City Council)

Others Present: Craig Andrus, Debbie Zilles

Approval of the planning commission meeting minutes from April 7, 2026 meeting minutes

*****Cache moved to approve the April 7, 2026 Planning Commission meeting minutes with corrections to Page 6 from Ms. to Mr. Smith and the spelling of Wallis. Brock seconded the motion. The motion was approved 5-0.*****

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

No Vote: None

Public Hearing for the purpose of discussing Ordinance 2026-03, an Ordinance amending the Richmond City Municipal Code, Title 12-000 “Land Use, Development and Management (LUDMO)”, Chapter 12-3000 Permitted Use Matrix”.

The proposed changes are to include in 12-3000 the wording “Mortuary, Crematorium” with Death Care Services and “Taxidermy Studio/Shop” as a new line item. The uses will be permitted in A-10, A-5, CBD, HC, and MLI zones. It will require a Conditional Use Permit in RE-1, RE-2, and is not allowed in RLD, RMD, RMF, and NC.

6:33 p.m. Public Hearing Opened

Craig Andrus expressed confusion, noting that he cannot build a home in an A-10 zone while a mortuary or crematorium would be permitted. Chairman Wallis explained that approval depends on how the property is subdivided and zoned, and that the process is handled administratively. He encouraged Mr. Andrus to work with City staff, noting that the Planning Commission is not involved in the details behind building permit denials but will review a rezone change request. Mr. Andrus stated that the ordinance makes him feel less important as a citizen who has lived in the area his entire life.

6:36 p.m. Public Hearing Closed

Discussion on possible vote on Ordinance 2026-03.

Commissioner Christensen thanked Mr. Andrus for attending the meeting and voicing his concerns. Resident input is what helped develop this Ordinance change. Chairman Wallis agreed that these items being searchable was the genesis for the adjustment.

*****Cache moved to recommend approval to the City Council for Ordinance 2026-03, an Ordinance amending the Richmond City Municipal Code, Title 12-000 “Land Use, Development and Management (LUDMO)”, Chapter 12-3000 Permitted Use Matrix”. Todd seconded the motion. The motion was approved 5-0.*****

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

No Vote: None

Discussion on “Personal Care Services” in the “Permitted use Matrix”.

Personal Care Services are proposed to be allowed in A-10, A-5, RE-1, RE-2, RLD, RMD, CBD, HC and MLI. They are not allowed in RMF and NC.

Mr. Lewis said in the last few months, the City was contacted by a citizen asking if a tattoo studio would be allowed in the City. Tattoo/piercing fall under “Personal Care Services”. Similar to the Ordinance just passed, the thought is to add those terms to make the matrix more searchable. The idea is to create a tattoo/piercing line item and make them a conditional use in residential zones.

Commissioner Meacham got his first tattoo in a licensed home business with one artist and one customer. He has also lived next to a home that had multiple people out of a garage, creating loitering, noise and late-night commotion. Correct wording needs to be added to the Ordinance to prevent those types of situations and allow only permitted, sanitary and insured locations.

Mrs. Karren asked what staff would need to check for. Commissioner Meacham said it needs to be a licensed artist who is insured and the Health Department will ensure the sanitation conditions and regulations.

Mr. Lewis asked if this use should be conditional throughout all zones, not just residential. Commissioner Meacham felt that would be a wise idea.

Commissioner Christensen stated that tattoos carry less cultural stigma than they once did. He said he supports allowing residents to use their homes as they choose, provided it does not infringe on the rights of others. He noted that several micro blading and permanent makeup studios already operate in Richmond and are regulated by the

Health Department in the same manner as tattoo shops. In his view, the primary difference is that these services have become more culturally accepted. He expressed support for finding a way to allow the service within the City.

Commissioner Allen agreed as long as it is regulated and licensed correctly.

Mr. Lewis said the thought for a conditional use in the residential zone would control multiple artists and customers utilizing one residential space. Chairman Wallis thinks it should be permitted in commercial but conditionally permitted in residential.

Mr. Lewis said it will be written as A-10, A-5, RE-1, RE-2, RLD, RMD, and RMF would all require a Conditional Use Permit. NC, CB, HC, and MLI will all be permitted

Commissioner Christensen asked whether there are any potential nuisances the City should proactively address, such as hours of operation. Mr. Lewis explained that those types of conditions would be addressed through the Conditional Use Permit process. He also noted that the Health Department has regulations and requirements that the applicant would be required to meet.

Mr. Lewis said this will be drafted for a future meeting to review.

OTHER REPORTS

Mr. Lewis said next month's meeting will be on June 2, 2026. There will be a discussion about detached accessory dwelling units (ADU). The legislature did not adopt the proposed code this session. It is currently up to each city to regulate them. This will be an initial discussion. Currently, Richmond City does not allow detached units.

He asked the Commission to consider thoughts about banning grass in the park strip in new subdivisions. With waterwise improvements and drought conditions this might help serve as part of a long-term solution. This would only apply to future new developments if adopted.

The meeting adjourned at 6:52 p.m.

Next scheduled meeting: June 2, 2026

Planning Commission Chairperson



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

AGENDA

Public Notice is given that the Richmond Planning and Zoning Commission will meet in a regularly scheduled meeting at 90 South 100 West, Richmond, Utah, on **Tuesday, May 5, 2026**. The meeting will begin at 6:30 P.M.

1. Approval of Planning Commission Meeting Minutes from April 7, 2026.
2. Public Hearing for the purpose of discussing Ordinance 2026-3, an Ordinance amending the Richmond City Municipal Code, title 12-000 "Land Use, Development and Management (LUDMO)", Chapter 12-3000 "Permitted Use Matrix".
3. Discussion on possible vote on Ordinance 2026-03.
4. Discussion on "Personal Care Services" in the "Permitted Use Matrix".

Adjourn

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

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