

**Notice of Meeting of the Planning Commission  
of the City of Richfield  
Sevier County, Utah**

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Richfield City, Sevier County, Utah, will hold a meeting on Wednesday, February 7, 2023, at the Richfield City Center, Richfield, Utah, commencing at 6:00 p.m.

The agenda for the meeting is as follows: (NOTE: The agenda may be accelerated or the line items may be discussed in any order.)

1. **Roll Call**
2. **Conditional Use Permits/Home Occupation Permits**
  - a. Tyson Curtis to request permit to install a drive-through window at 1208 S. SR 118 (the former Pizza Hut facility). This is a C-2 Use in a Commercial General Zone.
  - b. Taylor Dunbar to request a conditional user permit to operate an esthetician treatment business called Tdunbar Esthetics at her home located at 835 S. 1030 West. This is a C-1 Use in an RM-11 Zone.
  - c. Skyler Perry to request a conditional use permit for a small engine repair shop out of his garage at 39 South 400 East. A C-1 use in an RM-11 zone.
  - d. Mark Bean - To request the expansion of a nonconforming use by enclosing an existing carport at his home at 228 South 200 West.
  - e. Brittany Morris to request a conditional use permit for a nail salon called Creatively Beautiful at her home at 565 North 300 West. This is a C-1 use in a R1-10 zone.
3. **Public hearings –**
  - a. Receive comments on proposal to remove future expanded RM-24 zones from the general plan zoning map.
  - b. Receive comments on modification to the zoning code, removing the 3,000-square-foot size restriction on canopies for convenience stores. This would modify table TABLE 31-2 of the city zoning ordinance.
  - c. Receive comments on General Plan amendment to change future zoning map between 400 West and Cove View Road, and between Franklin Spencer Avenue and 800 to allow lot parcels, 1-7A-5, 1-7A-6, 1-7A-9 and 1-8A-19 to be changed from residential to CS commercial shopping, and allow parcels 1-8A-5, 1-8A-75 and 1-8A-7 to be changed from commercial shopping to residential.
  - d. Receive comments on recommending approval of a zoning changes between 400 West and Cove View Road, and between Franklin Spencer Avenue and 800 South on 1-7A-5, 1-7A-6, 1-7A-9 and 1-8A-19 to be zoned CS commercial shopping, and allow parcels 1-8A-5, 1-8A-75 and 1-8A-7 to be zoned RM-11.
4. **Action on Public hearings –**
  - a. Consider recommending proposal to remove future expanded RM-24 zones from the general plan zoning map.

- b. Consider recommending modification to the zoning code, removing the 3,000-square-foot size restriction on canopies for convenience stores. This would modify table TABLE 31-2 of the city zoning ordinance.
  - c. Recommend approval of General Plan amendment to change future zoning map to allow lot parcels, 1-7A-5, 1-7A-6, 1-7A-9 and 1-8A-19 to be changed from RM-11 residential to CS commercial shopping, and allow parcels 1-8A-5, 1-8A-75 and 1-8A-7 to be changed from commercial shopping to RM-11 residential.
  - d. [Contingent on approval of e.] Recommend approval of a zoning change on parcels 1-7A-5, 1-7A-6, 1-7A-9 and 1-8A-19 to be changed from RM-11 to CS commercial shopping, and allow parcels 1-8A-5, 1-8A-75 and 1-8A-7 to be changed from CS commercial shopping to RM-11.
- 5. **Subdivision Amendment** – Consider recommending a subdivision amendment to plats encompassing all or portions of parcels 1-7A-5, 1-7A-6, 1-7A-9, 1-8A-19, 1-8A-5, 1-8A-75 and 1-8A-7.
- 6. **Discussion Item** – Discuss possibility of redefining RM-11 as high-density housing in the general plan.
- 7. **Minutes Approval**
  - i. Consider approving minutes of meeting hosted Jan. 3, 2023.
- 8. **Other Business**
- 9. **Adjournment.**

#### **CERTIFICATE OF POSTING, FAXING, AND MAILING**

The undersigned Deputy Recorder for the municipality of Richfield City certifies that a copy of the foregoing Amended Notice of Meeting was posted at the Richfield City Office, on Richfield City's website richfieldcity.com, posted on Utah Public Notice Website, on January 30, 2024, and mailed electronically to each member of the governing body on January 30, 2024.

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David Anderson  
Deputy City Recorder

#### **THE PUBLIC IS INVITED TO PARTICIPATE IN ALL RICHFIELD CITY PLANNING COMMISSION MEETINGS.**

If you need a special accommodation to participate in the City Planning Commission Meetings, please notify David Anderson, Deputy Recorder, (435) 896-6439, at least 3 working days prior to the meeting.