

# COUNTY OF SEVIER CITY OF RICHFIELD

At the Planning Commission  
In and for said City  
November 5, 2025

6 Minutes of the Richfield City Planning Commission meeting held on Wednesday,  
7 November 5, at 6:00 p.m., Chairman Josh Peterson, presiding.

## 1 Roll Call.

Present: Josh Peterson, Blaine Breinholt, Ray Terry, Wayne Cowley.  
Excused: Roxanne Bobo, Wes Kirshner, May Anderson.

## 2 Administrative actions –

a. **Conditional Use Permit** – Discuss conditional use permit for Rise to operate a group home at 888 N Indian Hill Drive (A C-2 use in a R1-10 zone). Chairman Peterson opened the discussion. No one from Rise was present at the meeting, so the chair opted to move onto the next item of business with no further discussion.

### **3 Public Hearings**

- a. Hearing to gather comments from the public on the State Institutional Trust Lands proposal for a Missing Middle housing development for 22 acres on southeast Richfield, and the establishment of an overlay zone to facilitate such

Alexa Wilson represented SITLA at the hearing.

Hearing no comments from the public, Chairman Peterson closed the hearing at 6:01 p.m.

b. Hearing to get comments from the public concerning an ordinance modifying the use table 31-2, 17.30.030, limiting self-service storage businesses. Hearing no comments, Chairman Peterson closed at the hearing at 6:02 p.m.

c. Recommend forwarding missing middle proposal and establishment of an overlay zone to the City Council for consideration.

Commissioner Terry had some follow-up questions. Commissioner Terry asked what the proposal is aimed at. It is designed to help foster housing directed toward single families. He said to his understanding, it appears to be aimed at starter homes and maybe even smaller.

1 Chairman Peterson said the idea is to provide some housing  
2 opportunities while not taking on an appearance like south Santaquin  
3 has with rows of identical structures. There is a mix of housing required,  
4 so some townhomes, some duplexes, some cottage court arrangements.  
5 It's also an overlay zone, meaning that the underlying zone is R1-10, and  
6 can only be applied to that section of town.

7 Commissioner Terry asked why not other parts of town.

8 Chairman Peterson said other parts of town could request it, but they  
9 would have to meet the same standards as the SITLA property. Right  
10 now the SITLA property would be R1-10, other option would be RM-11,  
11 which is not what the City wants.

12 Deputy Clerk Anderson it allows a zone denser than the R1-6, but less so  
13 than the RM-11.

14 Commissioner Terry clarified that it requires different types of housing  
15 be used. He said he likes that concept.

16 Wilson said SITLA's goals are to make money, but also to foster  
17 something that looks attractive, and can provide diverse housing  
18 options.

19 **Motion:** Forward the missing middle proposal and establishment of an  
20 overlay zone to the City Council for consideration, **Action:** Approve,  
21 **Moved by** Blaine Breinholt, **Seconded by** Ray Terry.

22 **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4).

23 **Yes:** Blaine Breinholt, Josh Peterson, Ray Terry, Wayne Cowley.

24 **Excused:** May Anderson, Roxanne Bobo, Wes Kirshner.

25  
26 d. Recommendation of ordinance modifying the use table 31-2, 17.30.030 to  
27 the City Council for adoption.

28 This proposed ordinance would limit self-service storage facilities to the  
29 M-D [Manufacturing and Distributing] and M-G [Industrial] zones, and  
30 take it out of the C-G [Commercial General] zone.

31 Commissioner Terry said it would keep them out of the City's center.

32 **Motion:** Recommend adoption of an ordinance modifying the use table  
33 31-2, 17.30.030, limiting self-service storage facilities to manufacturing  
34 and industrial zones, **Action:** Approve, **Moved by** Blaine Breinholt,  
35 **Seconded by** Ray Terry.

36 **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4).

37 **Yes:** Blaine Breinholt, Josh Peterson, Ray Terry, Wayne Cowley.

38 **Excused:** May Anderson, Roxanne Bobo, Wes Kirshner.

39  
40 4 **Discussion Items –**

41 a. La Quinta Signage and possible amendments to the sign ordinance.

42 Deputy Clerk Anderson pulled up a copy of the plans for a La Quinta Inn  
43 hotel. He explained that some of the proposed signage does not comply  
44 with the Richfield City ordinances. He said it may be time for the  
45 planning commission to consider updating the sign ordinance.

46 Chairman Peterson asked if there is a way to make an administrative  
47 exception. He doesn't want to change the ordinance for one applicant.

1 Commissioner Breinholt said it is something the City will be seeing more  
2 of due to future growth. He said he feels the sign ordinance is due to an  
3 update, and architecturally it makes more sense for the signage they are  
4 proposing than what is currently allowed.

5 Chairman Peterson said UDOT does have sign restrictions near the  
6 freeway and that he would like more information prior to any action. He  
7 would like to see ordinances from other towns before the City begins  
8 changing the sign ordinance. While La Quinta doesn't appear  
9 problematic, there should be more information evaluated before  
10 suggesting changes.

11 Deputy Clerk Anderson said he advised the La Quinta developers they  
12 can do the signage on its own permit later in the process, which will give  
13 the City time to evaluate what to do with its ordinance.

14 Chairman Peterson said he does not want to create unintended  
15 consequences, such as increasing maximum sign sizes and having future  
16 projects use that to install impractical signage.

17 Commissioner Terry said it should be something based on the size of the  
18 building – something that is based on the scale of the building.

19 b. Portable cargo container ordinance amendments.

20 Chairman Peterson asked what the discussion should address in addition  
21 to an email shared with the commission concerning the use of cargo  
22 containers as permanent storage facilities.

23 Deputy Clerk Anderson said during the previous month's meeting, some  
24 members of the commission felt that the use of cargo container was  
25 completely disallowed on Main Street. However, that is not what is in  
26 the codified ordinance, which simply doesn't allow them in the  
27 Downtown Zone. The question for the commission is do they want to  
28 disallow them completely from Main Street properties, and if so how do  
29 they address businesses like Walmart that used them periodically?  
30 Downtown doesn't cover all of Main Street. Should the corridor be  
31 extended?

32 Commissioner Terry asked what is defined as Main Street. If they put it  
33 behind the main building, would that be allowed? What is defined as  
34 Main Street, simply a property that has frontage or the use of cargo  
35 containers within the frontage that faces Main Street?

36 Commission Cowley said two terms are used – Main Street and  
37 Downtown.

38 Commissioner Terry also asked how far the Downtown zone extends to  
39 the east and west. It typically runs from 100 East to 100 West, from 300  
40 North to 300 South.

41 Chairman Peterson said the Planning Commission amended the portable  
42 storage code to allow businesses to have them on a temporary basis.  
43 Commissioner Cowley asked if they could have one with a construction  
44 permit for 45 to 60 days. Deputy Clerk Anderson affirmed they can,  
45 similar to when the Rally Stop converted to Easy Mile.

1           Commissioner Terry asked if preexisting ones would have to be removed  
2           if the law was passed. Chairman Peterson said it would not affect things  
3           already on the ground.

4           Chairman Peterson said a limit on the containers could be conceivably  
5           placed on Main Street from 1000 North to 1000 South. If the  
6           Commission opted to do that, Peterson said it should be for anything  
7           thing that is permanent or temporary. He asked for some options.

8        5 **Minutes Approval –**

9           a. Minutes of the October 1, 2025, meeting. **Motion:** Approve the minutes of  
10           the October 1, 2025, commission meeting as proposed, **Action:** Approve,  
11           **Moved by** Blaine Breinholt, **Seconded by** Ray Terry.  
12           **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4).  
13           **Yes:** Blaine Breinholt, Josh Peterson, Ray Terry, Wayne Cowley.  
14           **Excused:** May Anderson, Roxanne Bobo, Wes Kirshner.

15           6 **Other Business** – Commissioner Terry asked for some more education on in home  
16           businesses, is there a way to make sure they are meeting the conditions.

17           Typically, the planning commission has not been too onerous in their  
18           requirements for conditional use, said Deputy Clerk Anderson. The planning  
19           commission puts in very reasonable restrictions, such as the application the  
20           previous month for a man who is building planter boxes in his backyard – he is  
21           restricted to operating his power equipment to daylight hours. Enforcement is  
22           complaint based.

23           Chairman Peterson talked about scrap, semi batteries, hazardous waste, and  
24           other items being stored behind the Richfield Of Dreams in the City's parking lot  
25           and sidewalk. It is also close to the access of the theater.

26           Chairman Peterson also asked about progress on the RM-11 ordinance. It was  
27           held off on due to the election. Don't want to take it to council before January.

28           7 **Adjournment.** **Motion:** Adjourn the meeting, **Action:** Adjourn, **Moved by** Wayne  
29           Cowley, **Seconded by** Blaine Breinholt.

30           **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4).  
31           **Yes:** Blaine Breinholt, Josh Peterson, Ray Terry, Wayne Cowley.  
32           **Excused:** May Anderson, Roxanne Bobo, Wes Kirshner.