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COUNTY OF SEVIER CITY OF RICHFIELD

At the Planning Commission
In and for said City
October 1, 2025

Minutes of the Richfield City Planning Commission meeting held on Wednesday, October 1, at 6:00 p.m., Chairman Josh Peterson, presiding.

- 1. Roll Call
- 2. Administrative actions –
 - a. Conditional Use Permit – Ted Christensen to request a conditional use permit for a storage container.
 - b. Conditional Use Permit - Review and approve plans for a hotel.
 - c. Conditional Use Permit – Tracy Balch to request a conditional use permit for a home-based business.
 - d. Conditional Use Permit - Boyd Viehweg to request a conditional use for a sandwich shop.
- 3. Discussion Items –
 - a. Kelly Magleby vehicle storage.
 - b. Discuss placing possible limits on RM-11 development sizes.
 - c. Consider setting a public hearing
- 4. Minutes Approval
- 5. Other Business
- 6. Adjournment.

- 1. Roll Call **Roll Call.**
- 2. **Present:** Josh Peterson, Blaine Breinholt, Ray Terry, Roxanne Bobo, Wes Kirshner, May Anderson.
- Excused:** Wayne Cowley.
- 3. Administrative actions -
 - a. Conditional Use Permit – Ted Christensen requested a conditional use permit for a storage container at his office, located at 560 N Main Street (A C-1 Use in a Commercial Shopping Zone).
Ted addressed the commission. He said he didn’t realize he needed a special permit for the storage container. It is already there.
Chairman Peterson asked what the unit would be used for. Christensen responded that it is being used for multiple things. He said when he first built his

1 office, the only things to the north were UP & L and the hospital. He said one of
2 the reasons for having it is to store his four-wheeler with a plow so he can clear
3 off his parking lot in the winter. He has also started doing lawnmowing at the
4 site, so he needs a lawnmower in it. For the past 20 years, Ted has been donating
5 dental equipment for humanitarian purposes. Those can also be stored in this
6 storage unit as they are put together. There are about 35 boxes, and he needs a
7 place to store them until they are ready for donation. He said he tried to get
8 something that looked better than a typical storage container – close to the same
9 color as the dental office. He tried to tuck it behind his building as far as it could
10 go. He couldn't get it all the way to the south due to a powerline.

11 Commissioner Peterson asked what the stipulations of the ordinance are. Deputy
12 Clerk Anderson read from the ordinance – They are allowed on a C-1 use basis in
13 commercial zones excluding the Downtown zone. The ordinance also says –
14 *17.14.300 Accessory Storage (Portable Storage Containers)*

15 *B. Commercial or Manufacturing Zones. The use of portable storage*
16 *containers in commercial or manufacturing zones shall be allowed as a*
17 *conditional use (C-1) with the following conditions:*

- 18 1. *Shipping and receiving merchandise and goods, provided that the*
19 *temporary portable storage container does not remain stationary for*
20 *more than thirty (30 consecutive days or more than ninety (90) calendar*
21 *days in a calendar year.*
- 22 2. *Storage of merchandise and goods (long-term) provided that the portable*
23 *storage container is not kept in the front setback area, designated parking*
24 *areas, fire access lanes, public rights-of-way, landscaping area, in an area*
25 *visible from the property's primary street or on parcels that are adjacent*
26 *to a residential zone. In addition, a portable storage container shall meet*
27 *all other setback requirements.*
- 28 3. *Storage for construction or remodeling purposes, so long as the period of*
29 *that use does not exceed one hundred eighty (180) days. The Planning*
30 *Commission may extend the 180-day requirement when a project is*
31 *ongoing and a building permit remains valid.*
- 32 4. *As a C-1 use, each business property will be allowed one unit, with an*
33 *additional unit allowed for each additional acre or part of an acre, up to a*
34 *maximum of five units. (Exception" Businesses with a business license to*
35 *sell and rent off-site storage containers.)*
- 36 5. *A portable storage container shall not exceed the following standards:*
37 *width of eight (8) feet, length of no more than forty-one (41) feet; and*
38 *height of nine-and a -half (9-1 /2) feet.*

- 1 6. *Vertical stacking of portable storage containers and stacking of any other*
2 *materials on top of or around any portable storage container shall be*
3 *prohibited in all zones. The Planning Commission may approve an*
4 *exception for those commercial businesses with a valid business license to*
5 *sell portable storage containers.*
- 6 7. *Portable storage containers must be screened or painted to complement*
7 *adjacent structures. In addition, portable storage containers must be in*
8 *good repair, secured against unauthorized entry, and comply with health*
9 *regulations. A portable storage container is not in a state of good repair*
10 *when it cannot be moved intact, holes in the container exist due to*
11 *damage or rust, or it has been infested with vermin or other pests.*
- 12 8. *Portable storage containers may not be used as a dwelling or living*
13 *quarters or for camping, cooking, or recreation at any time in any zone.*
- 14 9. *Portable storage containers larger than one hundred twenty (120) square*
15 *feet shall be regulated as any other building or structure.*
- 16 10. *A building permit is required for each container prior to placing or moving*
17 *the container onto the property and shall meet all setback and hold-down*
18 *requirements for the zones in which it will be located.*
- 19 11. *Portable storage containers shall be placed on a stable base as required*
20 *by the building permit department, such as railroad ties, four (4) inches of*
21 *gravel, etc., to prevent the bottom of the container from rusting.*

22 Chairman Peterson asked what zone this property is in. It is in the commercial
23 shopping zone.

24 Commissioner Anderson asked if this was a temporary situation, and if the use
25 would be allowed to continue. Christensen said when he retires, he may sell the
26 building. This container is actually on a separate parcel than the dental office.

27 Deputy Clerk Anderson said the conditional use goes with the land and would be
28 allowed to continue, unless the use of the land changed, at which point the
29 owner would have to reapply.

30 Commissioner Bobo asked how large the container is. Christensen stated that his
31 container was 8-foot wide and 40-feet long. The 41-foot restriction was probably
32 put in place due to the fact that many of these containers are 40—feet long,
33 Deputy Clerk Anderson said.

34 Commissioner Kirshner said he doesn't have questions, but that he doesn't like
35 the storage containers. Commissioner Peterson said the commission had
36 recommended an ordinance that would disallow the containers from commercial
37 zones. Commissioner Kirsher agreed. While Ted did do a good job tucking it

1 behind his office building, it is still visible from the street. It sets a bad
2 precedence. It has to be controlled at some point.

3 Ted said there are several within 10 blocks of his office. Both parcels are part of
4 the commercial shopping zone.

5 Commissioner Terry asked if a fence could be used to screen it from the street.

6 Ted replied that it may make it look worse than without it.

7 Commissioner Breinholt said he doesn't mind the look of this one.

8 Commissioner Kirshner said there was one on a different piece of property that
9 was a problem. Chairman Peterson said not everyone will be as good as Ted,
10 which could create a problem.

11 Ted said he doesn't care for them either, but this is one was different enough that
12 he felt it made it more aesthetic. A building may look just as tacky.

13 Commissioner Anderson asked if there is a way to say it must be used only for
14 things related to the business by the owner, not commercially rented, she would
15 be willing to support it.

16 Richfield City currently doesn't have a code enforcement officer to follow up on
17 it.

18 **Motion:** Approve the requested conditional use as long as it is only used for his
19 the owner's use only, **Action:** Approve, **Moved by** Blaine Breinholt, **Seconded by**
20 May Anderson.

21 **Vote:** Motion passed (**summary:** Yes = 4, No = 2, Abstain = 0).

22 **Yes:** Blaine Breinholt, May Anderson, Ray Terry, Roxanne Bobo.

23 **No:** Josh Peterson, Wes Kirshner.

24 **Excused:** Wayne Cowley.

- 25 b. **Conditional Use Permit** - Review and approve plans for a new hotel to be
26 constructed at approximately 1155 South College Avenue (A C-2 Use in a
27 Commercial General Zone).

28 Guilford Rand addressed the commission concerning the hotel. It will be located
29 on a piece of property located just north of Steve's Steakhouse.

30 Commissioner Kirshner asked if the developers owned the property. Rand said
31 they do own it and intend on building a La Quinta.

32 Commissioner Terry asked what the difference is between La Quinta and
33 Hawthorne. Rand said some of the rooms are part of La Quinta and some are
34 classified as Hawthorne.

35 Commissioner Peterson said the main access appears to line up across from 1100
36 South. His primary concern comes from his time as the access control and right
37 of way manager for UDOT for the past 10 years. The southern access has
38 approximately 60 percent or more of the parking, and that's where most of the

1 people will flow out onto College Ave. His concern is the interaction of the
2 people leaving the hotel with that intersection.

3 Rand said the assumption is that they would continue the lanes south of the
4 property to the north.

5 Chairman Peterson asked if the extension of the left-hand turn pocket would
6 continue to the north.

7 Deputy Clerk Anderson said the extension is part of what is noted in the staff
8 report, along with a call for a traffic study – specifically concerning the left hand
9 turn lane extension and the turn in the road to the north.

10 Rand said he has a couple of bids from traffic control engineers for the traffic
11 impact study. Chairman Peterson said Ryan Hales is an option who does a great
12 job with these types of study.

13 Rand said they plan on making a presentation that will show how the building
14 will affect traffic coming from and heading north on College Avenue.

15 Commissioner Terry said the turn lane will help. Other than that the plans look
16 very good.

17 Commissioner Kirshner said this will be good for future tournaments.

18 Chairman Peterson said an ADA ramp or detectable warning surface should be
19 added to the north end of the sidewalk along College Avenue to encourage
20 people to cross over onto the bicycle/pedestrian path.

21 Commissioner Anderson was concerned with the lack of sidewalk along the
22 frontage of Steve's Steakhouse. However, there is a sidewalk along the west end
23 the property, so there is still a pedestrian path to Steve's.

24 Chairman Peterson asked if it is below the 42-foot maximum. It would be.

25 Commissioner Terry asked about a conference room. Rand said it would have
26 one. It is not within the ½ mile radius of the airport.

27 Chairman Peterson asked about inside drainage retention. They are working on
28 that portion of the plans now, and it will be stored underground. It will be similar
29 to a half a culvert system.

30 Commissioner Bobo asked if it is approved, if they can add a condition that the
31 traffic study is provided, and they would have to comply with what is being
32 required. It can be approved upon the conditions outlined in the plan and the
33 traffic study.

34 Chairman Peterson said there needs to be some kind of access to College
35 Avenue, with what would likely be an ADA ramp on the north side. Rand said that
36 wouldn't be a problem.

1 Deputy Clerk Anderson said this could be similar to the approval given last
2 month, just approve it conditional upon completing the technical review with the
3 added requirement of the ADA ramp on the north end of the sidewalk.

4 **Motion:** Approve plans for the new hotel to be built at approximately 1155 South
5 College Avenue with the condition that all staff reports are met, and any
6 revisions required by a traffic study be abided by and that a sidewalk with to tie
7 into the ADA on the north, **Action:** Approve, **Moved by** Josh Peterson, **Seconded**
8 **by** Blaine Breinholt. **Vote:** Motion carried by unanimous roll call vote (**summary:**
9 Yes = 6).

10 **Yes:** Blaine Breinholt, Josh Peterson, May Anderson, Ray Terry, Roxanne Bobo,
11 Wes Kirshner.

12 **Excused:** Wayne Cowley.

- 13
14 c. **Conditional Use Permit** – Colin and Tracy Balch to request a conditional use
15 permit for a home-based business EMP Wood Works to be located at 159 South
16 300 East. (A C-1 Use in a RM-11 Zone).

17 Colin Balch addressed the commission. The business is named in honor of his late
18 daughter. He said he is tinkering with little planter boxes, wood benches, and
19 wants to have something set in stone, so he has things to do once he retires. He
20 would be operating during daylight hours, 8 a.m. to 5 p.m. or so.

21 Commissioner Bobo asked if it would be primarily and order type business, or
22 would there be inventory people could come and look at. Colin said it's not a
23 manufacturing set up, but he wants to be official. Currently he is storing one 12-
24 foot long pine tree.

25 Commissioner Terry asked if the neighbors have to be notified for something like
26 this, especially if it grows. Commissioner Peterson said he doesn't. If he grows
27 and wants a shop, if he has to come back.

28 Commissioner Kirshner said he'd take a chainsaw over a barking dog.

29 **Motion:** Approve the conditional use for the home-based business EMP Wood
30 Works to be located at 159 South 300 East, **Action:** Approve, **Moved by** Blaine
31 Breinholt, **Seconded by** Roxanne Bobo.

32 **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 6).

33 **Yes:** Blaine Breinholt, Josh Peterson, May Anderson, Ray Terry, Roxanne Bobo,
34 Wes Kirshner.

35 **Excused:** Wayne Cowley.

- 36
37 d. Boyd Viehweg to request a conditional use for a sandwich shop to be located at
38 1500 S. Main, Suite 150 (A C-1 use in a CG Commercial General zone).

1 Viehweg appeared via Zoom. It would be located in the multi-unit retail, where
2 the Utah Department of Workforce Services previously was.

3 Chairman Peterson asked what needs to be discussed.

4 Deputy Clerk Anderson said under the code, this is a conditional use, so tonight's
5 discussion is to approve that so when the time comes they can get a business
6 license. The footprint of the building is going to remain the same, but there will
7 be some interior remodeling to accommodate the new use of it.

8 No problems noted.

9 **Motion:** Approve the conditional use for a sandwich shop to be located at 1500
10 S. Main, Suite 150, **Action:** Approve, **Moved by** Roxanne Bobo, **Seconded by** May
11 Anderson.

12 **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 6).

13 **Yes:** Blaine Breinholt, Josh Peterson, May Anderson, Ray Terry, Roxanne Bobo,
14 Wes Kirshner.

15 **Excused:** Wayne Cowley.

16
17 4. Discussion items

- 18 a. Kelly Magleby addressed the commission concerning a possibility of putting a
19 vehicle storage facility at 100 S and 100 West. This is a piece of property
20 Magleby owns to the southeast of the mortuary, across 100 West. He said the
21 mortuary purchased it originally for parking, but it's so narrow there isn't much
22 one could do with it other than parking. He said this isn't going to be storage
23 units. Right now it's just gravel. His proposal is for enclosed parking. He wants to
24 rent space in the facility as well. My own personal boat, but others as well. There
25 are similar storage areas like this in Park City. He does not anticipate boxes or
26 storage, could fit almost 16 of them if they are installed at an angle. This would
27 be a place where people can store RVs and boats. He said he would like to tie into
28 the mortuary – he wants it to be clean and nice. This would be better than just
29 asphalt, or covered parking. He said he has to maintain my business, so it has to
30 look nice. Richfield may have a need for this – this gets hit up all the time.
31 Property I want to utilize and make it look nice for downtown and would be a
32 benefit for downtown and me. It's going to be something that's nice. It'll look
33 good and be accessible.

34 Commissioner Bobo said this is not a storage unit, but it is still a storage unit.

35 Even though you're not storing small items, you're still storing things in it.

36 Magleby said that Main Street businesses can store four or more uncovered
37 vehicles on it.

1 Commissioner Terry asked if the property will be asphalted. It will be, and it will
2 have a fence with two entrances.

3 Commissioner Breinholt said it's of a storage unit. It may be a nice storage unit,
4 but it still looks like a storage unit. Magleby asked if he put his hearses and vans
5 over there, it would be allowed.

6 Commissioner Anderson asked if it were allowed, what would stop people from
7 storing whatever they wanted in the facility? Magleby stated primarily the cost.

8 Magleby said he is building these specifically a 12x40, and no one is going to rent
9 one of those with the idea of storing household items due to the cost. He doesn't
10 know how to get away from the appearance factor.

11 Commissioner Terry said there is a market out there for this type of thing. There
12 is a need for this.

13 Commissioner Kirshner said he thinks it's a good idea and knows the quality will
14 be good, but it has to not have the appearance of storage units in the downtown
15 area. Yes, there are things in downtown that don't look good, but the City is
16 trying to fix that. The current situation looks ratty because it's a random parking
17 lot.

18 Chairman Peterson said in his opinion is the downtown zone is for the purpose of
19 fostering business in downtown. Biggest concern is if Richfield allows it, it sets a
20 precedence and we can't say no to the next person. That's why the downtown
21 zone has restrictions against this. Whatever is built has to be accommodated in
22 the downtown zone. We can't fix the mistakes of the past, all we can do it try to
23 make things better for the future. During the past four years, all the commission
24 has focused on is an update to the general plan, but the general plan hasn't been
25 around even a year, and now the Commission is being asked to change it.

26 Magleby said he wants to do something to make the area look better. Chairman
27 Peterson said while the 65-foot-wide lot is tough, but the Commission is bound
28 legally to follow the zoning ordinances. Magleby said this would improve the look
29 of the property, and that it would address a need he's been asked about.

30 Chairman Peterson said this would be a perfect fit for the one-acre lots south of
31 town the City has. Magleby said he doesn't own any of those. It's a dual usage.

32 He wants to store his own property there, but also generate revenue from it.

33 Commissioner Anderson said she would like to make sure the Commission is
34 considering everything it needs to.

35 Commissioner Terry said what if it stuck with the same type of façade as the
36 mortuary with the red brick and stucco.

37 Magleby said he would design it to be compatible with the mortuary, but the
38 facility would still have the garage doors.

1 Commissioner Breinholt said you would still have to have some type of façade –
2 stucco or brick - at least one third of it can't be metal. A whole bunch of garage
3 doors would make it so that it wouldn't follow the ordinance requiring metal
4 buildings to have facades. Richfield does not want a bunch of metal buildings on
5 Main Street. Commissioner Kirshner said he doesn't know how to address that
6 with the number of roll-up doors being proposed.

7 Chairman Peterson said the biggest concern he has is that this is defined in the
8 downtown zone and Richfield doesn't want storage units in the downtown area.
9 If Magleby is allowed to do so, it would open the door for others to do the same.
10 There are those who would exploit it.

11 Magleby said this is a hard piece of property to deal with due to the size. He is in
12 favor of cleaning up downtown.

13 Chairman Peterson asked if it was called a "parking garage" and didn't have a
14 large number of doors, would that be a workable solution. Perhaps a big building
15 with two doors – it would have a ton of brick and stucco, look just like the
16 mortuary.

17 Magleby asked if the commission members would put their stuff in it knowing
18 other people had access to it.

19 Commissioner Kirshner said he would knowing that Magleby was the one
20 running it. Richfield City does not need more storage units.

21 Chairman Peterson suggested Magleby coordinate with Deputy Clerk Anderson
22 to find out the specifications for a commercial building in the downtown zone.

23 This would also self-regulate and keep it from becoming something that other
24 items are being stored outside of vehicles and trailers, Deputy Clerk Anderson
25 said. He said setbacks in the Downtown zone are different because of it was
26 designed around the idea of the 100-year-old buildings that share walls.

27 However, the primary setback concern would be maintaining a visual corridor on
28 the corner lot. The southwest setback is set, but the other setbacks would be
29 negotiated as part of the site plan review.

30 Commissioner Terry said he would like it be aesthetically pleasing.

31 Commissioner Kirshner said if it was built using brick, with two 20-foot doors, it
32 would look good.

33 Commissioner Breinholt said he sees the need for it. He asked about the storage
34 shed behind the old tire shop on 400 South and Main. Commissioner Kirshner
35 said that storage is specifically for the eventual tenants in the building in front,
36 not for rental.

37 Magleby said it is important to protect Richfield. He said he would look at the
38 ideas presented by the commission.

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b. Discuss placing possible limits on RM-11 zone development sizes.

This is a revisit of an issue that was discussed a year ago, but the City Council declined to adopt the proposed restrictions.

Chairman Peterson said the history of discussing RM-11 restrictions dates back to RM-24. The City opened the floodgates, and as a result got the Sandstone Apartments, and other facilities that are built up to that density. Sandstone has had the most issues so far.

Commissioner Anderson said there are issues at the Cove View apartments that were built in the RM-24 zone. They are less frequent, but still present.

Once the City got its hand burned with RM-24, the City restricted it to 3 acres and a maximum number of units. RM-11 is not restricted and could be unlimited.

For instance, a developer who is interested in 10 acres of RM-11 west of the freeway would result in 110 units. Chairman Peterson said the thought was if they limited RM-11, provide more open space, and minimize the acreage.

Peterson made the suggestion of six acres, because there is always going to be the 5.1 acre lot.

Commissioner Bobo said in her own opinion, Richfield doesn't want to look like south Santaquin. I am in favor of limiting it instead of having row after row of the same structures. The State Trust Lands did a good job in their proposal of a mix of different types of structures.

Chairman Peterson asked what the tenor of the City Council meeting was in which that proposal was discussed.

Deputy Clerk Anderson said the missing middle was initiated because at the time the commission was looking at the RM-11 restrictions. At first SITLA wanted it all to be RM-24, which Anderson told them didn't seem a likely scenario considering the stigma it had earned with the various low-income developments. Then they wanted RM-11, but at the time the commission was looking at restricting RM-11 development sizes. Anyway, the missing middle was developed. However, an issue arose as at the same time the City was preparing to adopt its general plan.

Either the missing middle had to be incorporated into the general plan prior to its adoption, which would send it back to the public hearing phase, or it would have to be immediately amended. The council instead opted to not pursue the missing middle proposal and go forward with the general plan. Alexa Larsen then contacted the City and wanted to make one more pitch to the City Council so that the work that had been completed on it wouldn't be in vain. She then addressed the council and made the case for the proposal. The Council decided they would like to have an open house of some type to get feedback from the

1 public at large as well as developers. One issue that may be faced is that if
2 developers sneer at having to install basic improvements, they will not welcome
3 the architectural constraints the missing middle proposal would require of them.
4 Following the open house, there would be another public hearing. There is also a
5 plan B, which is something Chairman Peterson suggested in the first place, which
6 is to utilize the zones that are available already in a way that forces the diversity
7 of structures. Zone it with stripes of RM-11, R1-6, R1-8 so that neighborhoods
8 have to be diversified in the kinds of structures they have.

9 Commissioner Bobo said she is in favor of limiting the size of RM-11 zones.

10 Commissioner Terry said he is also in favor of limiting the size of RM-11, and
11 asked what needs to be done to be proactive.

12 Chairman Peters said the commission was in favor of trying it and being the
13 Guinea pigs for the state. It's an overlay zone only to be done in that area.

14 Commissioner Kirshner asked if it could just be limited to the SITLA property.

15 Chairman Peterson said one part of the missing middle could include what looks
16 like a big Victorian home that is actually a four-plex, the Avenues in Salt Lake
17 would be similar as well as cottage courts, basic townhomes, and duplexes. He
18 said one concern that is brought up is developers want to make more profit, but
19 developers are already making too much and need to start addressing the needs
20 of single families and not themselves.

21 Deputy Clerk Anderson said one thing that was cited by the council for dismissing
22 the missing middle project was the fear it would create too much administrative
23 overburden for the staff. He told the council he would do as he is directed. The
24 administrative portion comes from having to enforce the stipulations of the
25 missing middle. For instance if a project is five acres, it would be required to have
26 so many buildings of a certain type, and a mix of other buildings included.
27 Enforcing that would fall upon the City staff. However, they would have to come
28 in with a plan for each project to be approved and just follow that plan.

29 Chairman Peterson said too many developers attempt development projects on
30 shoe-string budgets, which results in substandard projects.

31
32 c. Consider setting a public hearing on amendment for self-service storage –

33 Chairman Peterson said this ordinance would take self-service storage units out
34 of out of commercial general and limit it to manufacturing and industrial .

35 Commissioner Bobo said the Commission should set a hearing for November 5.

36
37 5. Minutes approval

1 Approval Blaine- approve the minute **Motion: , Action: Approve, Moved by** Blaine
2 Breinholt, **Seconded by** Roxanne Bobo. **Vote:** Motion carried by unanimous roll
3 call vote (**summary:** Yes = 6).

4 **Yes:** Blaine Breinholt, Josh Peterson, May Anderson, Ray Terry, Roxanne Bobo,
5 Wes Kirshner.

6
7 6. Other Business

8 Commissioner Terry asked for an update on the RISE home on Indian Hill Drive. He was
9 under the impression that the company would have to come to planning commission.

10 The neighbors are concerned because they don't know who is in the home or why.

11 Deputy Clerk Anderson said the City has been advocating for them to come to planning
12 commission to have a conditional use approved, as if it is a group home it's a C-2 use.

13 Anderson has invited them to come to planning commission, but the lawyer for Rise sent
14 a four-page reply stating in essence that Rise is no different than any other landlord, and
15 the people living in the home receive services no different than any other resident who
16 receives services, such as house cleaning or home health.

17 Chairman Peterson said they are still running an at home business and need a
18 conditional use permit.

19 The rational makes sense from a certain perspective, but they are still operating a
20 business from the home, Deputy Clerk Anderson said. He has also been contacted by the
21 investigators from the division of licensing from the state department of human services.

22 Commissioner Breinholt said some of the neighbors have no problem at all with it. Some
23 of the neighbors feel like there is nothing wrong with the people, they feel like there is
24 some need for compassion.

25
26 Deputy Clerk Anderson had one item he would like the commission to look at. There is a
27 lot along 300 North in an RM-11 zone. It is technically too small for a duplex. It is also a
28 legal non-conforming lot due to it being less than 70 feet across. Karl Pieper would like
29 to put a duplex on the lot, and feels that anything less would not be feasible as the he
30 will have to cut across 300 North to connect to services. He would also have to purchase
31 approximately 1,000 feet of property from the neighbor, creating an odd shaped lot.

32 Chairman Peterson said UDOT does not want them open cutting the road again after the
33 debacle of the what happened on 1300 South this past summer. The developer is Karl
34 Pieper.

35 Commissioner Breinholt said Karl is a very good contractor, but this is still a no from him.

36 Chairman Peterson said he wouldn't be opposed to a duplex on the property, but if he
37 can't afford an open cut on the road, he can't afford a bore. You would have to use

38 UDOT approved HMA, traffic control and other things that will make it very expensive.

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7. Adjournment - **Motion:** Adjourn the meeting, **Action:** Adjourn, **Moved by** Blaine Breinholt, **Seconded by** Roxanne Bobo. **Vote:** Motion carried by unanimous roll call vote (summary: Yes = 6).
Yes: Blaine Breinholt, Josh Peterson, May Anderson, Ray Terry, Roxanne Bobo, Wes Kirshner.
Excused: Wayne Cowley.