

COUNTY OF SEVIER CITY OF RICHFIELD

At the Planning Commission

In and for said City

March 4, 2026

Minutes of the Richfield City Planning Commission meeting held on Wednesday, March 4, at 6:00 p.m., Chairman Josh Peterson, presiding.

1. Roll Call
2. Public Hearings –
3. Administrative actions
 - a. Tyson Thompson Dad’s Garage to be relocated to 375 N 800 E (C-2 use in a CG zone).
 - b. Veronica Abu-Hamdah to request a conditional use to operate a day care called Vee’s Cozy Nook at 791 West Ogden Drive (C-1 use in an R1-10 zone).
4. Minutes Approval
 - a. Approve the minutes of the Feb. 4, 2026, meeting
5. Discussion Items –
 - a. Kelly Magleby garage facility.
 - b. Proposed RM-11 Development Standards Amendment.
 - c. Discuss adding a definition of affordable housing to the City code.
6. Other Business
7. Adjournment.

1. Roll Call.

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

Excused: Wayne Cowley.

2. Public hearings – none

3. Administrative Actions –

- a. Tyson Thompson Dad’s Garage. Thompson addressed the commission. He said he has an opportunity to move his business from its current location at 595 E. Center to 375 N 800 E, which is a C-2 use in a CG Commercial General zone. He said there is a building behind Steve Regan. Regan is purchasing it to preserve some parking spots, but has no use for

the actual building and offered to lease it to Thompson. He said he needs some more room for his business.

Deputy Clerk Anderson said it is a C-2 use, which means the commission and the council will have to approve the relocation.

Commissioner Kirshner said it is right next to KMR Diesel, which is essentially the same use.

Commissioner Bobo asked about the access. Deputy Clerk Anderson pulled it up on the county parcel map, which showed it is part of a flag lot with the dedicated access that is part of the parcel.

[6:05 Commissioner May Anderson enters]

Motion: Recommend approval of Tyson Thompson Dad's Garage to be relocated to 375 N 800 E, **Action:** Approve, **Moved by** Blaine Breinholt, **Seconded by** Wes Kirshner.

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

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

Excused: Wayne Cowley.

- b. Veronica Abu-Hamdah addressed the commission to request a conditional use to operate a day care called Vee's Cozy Nook at 791 West Ogden Drive, a C-1 use in an R1-10 zone.

Commissioner Terry asked if Abu-Hamdah lives in the home. She does live in the home and is in the process of purchasing the home from her parents, and there is an area in the basement for the daycare. There is an outside entrance/exit for the basement.

Commissioner Breinholt asked about fencing in the yard. There is fencing in the yard, and Abu-Hamdah also had the fire chief and health department come in and inspect the home for safety issues. Drop off 7:45 to 8 a.m., pickup 5 to 5:30 p.m. Pam Orton has one in the same area. Abu-Hamdah is not yet state licensed, so she is limited to eight children. Once she obtains her state licensed, the daycare can have up to 16 children.

Motion: Approve Veronica Abu-Hamdah's request for a conditional use to operate a day care called Vee's Cozy Nook at 791 West Ogden Drive, **Action:** Approve, **Moved by** May Anderson, **Seconded by** Roxanne Bobo. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4).

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

Excused: Wayne Cowley.

4. Minutes approval **Motion:** Approve the minutes of the February 4, 2026, meeting, **Action:** Approve, **Moved by** Ray Terry, **Seconded by** Blaine Breinholt. **Vote:** Motion carried by unanimous roll call vote (summary: Yes = 4).

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

Excused: Wayne Cowley.

5. Discussion Items

a. Kelly Magleby to discuss garage facility. Kelly Magleby wasn't in attendance. **Motion:** Table the discussion until a later meeting, **Action:** Table, **Moved by** Blaine Breinholt, **Seconded by** Wes Kirshner **Vote:** Motion carried by unanimous roll call vote (summary: Yes = 4).

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

Excused: Wayne Cowley.

b. Discussion of Proposed RM-11 Development Standards Amendment (Ordinance No. 2026-2) Review and discussion of a proposed ordinance amending Table 31-3 (Development Standards for Residential Districts) of the Richfield City Zoning Ordinance to clarify and revise RM-11 zoning standards, including lot size, density, setbacks, open space requirements, building height, and spacing between structures. The proposal also includes related definition updates in Chapter 17.23

Kendall Welch, community planner, and Micklane Farmer, city engineer, appeared online via Zoom for this agenda item.

Welch has cleaned up some of the formatting and addressed some redlines. One of the discussion items was to add some type of requirement that at least one home face the front lot line. Incentivize moderate income housing, interject something into the code for that. In order to achieve that. Get some of those in writing so that we can do any thing.

There are also some updates to add teeth to the modern housing terms.

She also added a definition of open space, which doesn't include driveways. Also, definitions for townhomes, twin homes and duplexes. The different types of yards are also being defined in more concrete terms.

Farmer said the development agreements should also require them to be within a certain price range in order to hold developers accountable when they claim they are creating more moderate income housing.

Deputy Clerk Anderson said that item c., it would be beneficial to add an actual definition into the City code. What is generally accepted is first the median income of an area is found, then 80 percent of that is where the line is drawn. Then 30 percent of that

80 percent is what should be defined as affordable as far as what can be spent on housing, which include utilities, taxes and other housing expenses.

Welch said there is a definition in the state code. Anderson said this is where part of his information came from, but he feels it would be beneficial to have it in the City code as well.

Commissioner Terry said he appreciated the information provided about where Utah ranks as far as home prices. A lot of the home prices in Utah are driven by the Wasatch Front and Washington County, but it still has an effect.

Chairman Peterson said homes in Nephi seem to sell for less than homes in Richfield. If it were simply supply and demand, Nephi's housing market should have a higher cost than Richfield's.

One portion of the amendments is adding some definitions. One of the additions is what qualifies as usable open space. Also, clarifying the difference between townhomes, twin homes and duplexes. Another is a more succinct definition of yards. Welch said she is considering adding a diagram for the yard's definition.

Commissioner Anderson said the occupancy section may need to have stronger wording in it. How would the City enforce that properties are owner occupied?

Chairman Peterson said it goes back to the development agreement. They would still come through the commission.

Welch said a plat notation could also be helpful in making the things happen that the City intends. Asphalt and concrete are not playgrounds.

Deputy Clerk Anderson said the next step is to give the City Council a chance to look at it and have some input. This way they will be included earlier in the discussion. This will be this month, followed by a public hearing during April's meeting and recommendation from the Planning Commission.

Chairman Peterson said he likes what he is seeing with the proposed amendments. The City has endured some bad developments, and this could help address that in the future. Asphalt and parking are not playgrounds and shouldn't be counted as open space.

A cleaned-up version will be sent to the council, including a definition of "affordable housing" even if it is just copy and pasted from LUDMA.

- c. Discuss adding a definition of affordable housing to the City code. This was addressed in the previous discussion item.

6. Other Business – Tim Hunt is trying to flip a home on Crestview Drive. The home came with an additional small lot. He would like to see if there is an option to do something with the little lot to the north. It's currently too small to accommodate a home in the R1-10 zone. Hunt asked for options. His plan is a 1,200-square foot house.

Deputy Clerk Anderson said one option would be to apply to rezone the property to an R1-6 or R1-8. However, a rezone request is not guaranteed and Hunt would have to go through a public hearing process. It would have to be approved both by the City Council and the Planning Commission. He could also do a lot line adjustment to increase the size of the lot he'd like to build on, but there wasn't enough for him meet the R1-10 specifications.

Commissioner Breinholt said in years past, a board of adjustment could have been used for a situation for this type of situation. Is it better to have the weed patch, or a home?

Chairman Peterson said he would like to see Hunt widen the lot, maybe to 8,000 square feet and apply for an R1-8 zone.

Hunt said he appreciated the discussion and would do some homework to decide which direction he would like to go. He could also use it to build a shop on it. Or use it as a place to park trailers and other things. He also asked about a lot-line adjustment, which Deputy Clerk Anderson said is not a difficult process.

Commissioner Kirshner said he would like to see the home instead of more apartments or condos.

Chairman Peterson announced that he has sold his home and is leaving the Planning Commission. He declined an offer to annex his new home in Glenwood into Richfield City limits.

Deputy Clerk Anderson said Wayne Cowley is also leaving the commission.

Motion: Adjourn the meeting, **Action:** Adjourn, **Moved by** Blaine Breinholt, **Seconded by** May Anderson. **Vote:** Motion carried by unanimous roll call vote (summary: Yes = 4).

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

Excused: Wayne Cowley.