

COUNTY OF SEVIER CITY OF RICHFIELD

At the Planning Commission
In and For Said City

April 6, 2022

Minutes of the Richfield City Planning Commission meeting held on Wednesday,
April 6, 2022, at 6:00 p.m., Chairman Kendrick Thomas, presiding.

1. Roll Call

2. General Plan Discussion

- A. Micklane Farmer/Lindon Friant to discuss County Transportation Plan.
- B. Discuss Detached long-term dwelling units (casitas).
- C. Discuss multi-family zones and whether separate dwellings can be allowed on one lot. (Maridon Rappleye).
- D. Sign Ordinance.

3. 6:30 p.m. Public Hearings

- A. Receive comments concerning a proposal to amend the water share requirement of the Annexation Policy of the General Plan for Richfield City.
- B. Receive comments concerning a proposal to amend the Zoning Code as it pertains to setbacks in residential zones. The proposal is to change the front-yard setback to 20 feet, with the garage being set back a minimum of 25 feet, and a porch being allowed at 15 feet from the property line.

4. Action on Public Hearing

- A. Consider recommending that the Council accept the changes to the Annexation Policy of the General Plan regarding water shares.
- B. Consider recommend approval of a change to the Zoning Code concerning front-yard set-backs.

5. Conditional Use Permits

- A. (Short-term Rental). Consider approving Jesse Gettler's request allowing him to operate a business called J&L Mini Retreat as a **short-term rental** at 246 West 800 South (CS zone, C-1 use).
- B. (Short-term Rental). Consider approving Brennon Atterton's request allowing him to operate a **short-term rental** at 153 West 800 South (CS zone, C-1 use).
- C. Consider approving Valerie Shryder's request for a **home occupation permit** allowing her to conduct a business called Epic Designs at 245 North 440 East

Richfield City Planning Commission
April 6, 2022
SUBJECT TO APPROVAL

- 1 #10 (C1-use, CS zone).
- 2 D. Consider approving Lana Hansen's request for a home occupation permit
- 3 allowing her to operate a photography studio at her home at 1855 Cove View
- 4 Road (C-1 use, R1-10 zone).
- 5 E. Consider approving Christopher Zebley and Katey Zebley's request for a
- 6 conditional use permit allowing them to conduct a business called C and K
- 7 Country Creations to be located at 24 West 100 South (D zone, C-1 use).
- 8 F. Review and consider recommending final approval of Pearson United's plans for
- 9 the development of a condominium project and overnight-stay project (mixed
- 10 use) to be located on 100 West between 500 and 600 South (RM-24 zone/CS
- 11 zone, C-2 use).
- 12 G. Review and consider approving Shad Peterson's proposal for the construction of
- 13 a building to be used for the purpose of manufacturing of photography props
- 14 and a photo office/studio to be located in the Business Park south of Dogberry
- 15 Creations) (Manufacturing/Office - MG zone, C-1 use).
- 16 H. Consider approving Sinisha Kostich's request allowing two apartments in the
- 17 bottom of the old church building that was recently approved for community
- 18 activities (i.e. dance lessons, bingo, reception hall) (RM-11 zone).
- 19 I. Consider recommending that approval be given for Andrew Hermann's request
- 20 allowing a mixed use at 104 North Main (formerly known as "The Vault"). The
- 21 request is to allow the building to be used as a mixed use comprised of a
- 22 restaurant/reception hall, offices, and four apartment units (D zone, C-2 use).
- 23 J. Consider approving Henry Barlow's request to conduct a manufacturing
- 24 business at 2200 South Red Hills Drive (former Winkel Distributing building)
- 25 (MG zone, C1 use)

26

27 6. Minutes Approval:

- 28 A. Consider approving minutes of March 2, 2022.
- 29

30 7. Other Business

- 31 A. Report on questions from last month (U-Haul and public parking lots).
- 32

33 8. Adjournment.

34

35

36 1. Roll Call. Roll call was answered by Kendrick Thomas, Greg Bean, Lisa White,

37 Wes Kirschner, Blaine Breinholt, and Josh Peterson. Susan Jensen was excused.

38

39 City Staff Present: Deputy City Recorder Michelle Curtis.

40

1 Others present: Lyndon Friant, Chris Zebley, Katey Zebley, Michael Snow, Amy
2 Myers, Maridon Rappleye, Andrew Hermann, Jesse Gettler, Carson DeMille, P. Davis,
3 Larry Pearson, Melanie Pulini, Shad Petersen, Lana Hansen
4

5 **2. General Plan Discussion**

6 A. Micklane Farmer/Lindon Friant to discuss County Transportation Plan. Lindon Friant
7 was present. They are in the process of updating the County's Master Transportation
8 Plan. They are reaching out to communities for input. They want to make sure they
9 are aware of the City's Master Transportation Plan so that they can incorporate future
10 corridors or improvements. They would like the Commission's ideas regarding future
11 growth. For instance, they show 750 East as a future minor collector which requires a
12 certain width. The Planning Commission needs to be aware of these kinds of things.
13 With anticipated growth, he wonders if there are any particular roads or future
14 corridors that need to be made note of. Currently they are working on taking 1300
15 South from Main Street all the way to Annabella Road.
16

17 Greg Bean advised that the City is in the process of revising the General Plan and the
18 City has applied for funds to help with the Master Transportation Plan. He feels
19 strongly that the City needs a bypass road on the east side of town.
20

21 Chairman Thomas said he is concerned with providing pedestrian-friendly
22 transportation areas, especially in areas where there will be high-density housing. He
23 is concerned with 1300 South and also South Cove View Road.
24

25 B. Discuss Detached long-term dwelling units (casitas). Commissioners are
26 considering recommending that detached accessory dwelling units are allowed. They
27 have looked over ordinances for Ivins, St. George, and Sevier County. In summary,
28 most of these ordinances did not allow casitas in the smaller residential zones. Sevier
29 County has a provisions that they can be located no further than 75 feet from the main
30 home, the main home has to be owner-occupied, and they can't be used as a short-
31 term rental. In these ordinances they are allowed to be a maximum size of 400
32 square feet to 1000 square feet. The current Zoning Code allows only attached
33 accessory dwelling units.
34

35 The Commission likes the Ivins' ordinance with the following points being discussed:

- 36 * Should casitas be allowed only in certain zones or should it be governed by a
37 minimum lot size, perhaps saying that they are only allowed on properties that
38 are at least .25 acre in size.
- 39 * The size of the casita could be capped in size at no larger than 30% of the
40 footprint of the main dwelling and no larger than 1000 square feet.
- 41 *. Ivins' only allows for single story but it is noted that Ivins tends to favor
42 architecture that does not obstruct views of the surrounding area. The
43 question was asked what would be the problem in allowing a loft in a casita?

- * Ivins also allows special exceptions which can be decided by the City Council. The Commission does not want to have this provision because over time, the exception becomes the norm.
- * The limit on height should coincide with limits that are already in place for existing accessory or garages and in no event taller than the primary dwelling.
- * Lot size needs to be determined. Allowing these will also be somewhat controlled by setback requirements.
- * There was discussion that we may not want to allow these in the smaller residential zones of R1-8 and R1-6.

Michelle Curtis will do a draft as to the above discussion and e-mail to commissioners.

C. Discuss multi-family zones and whether separate dwellings can be allowed on one lot. Maridon Rappleye was present. Her home is located in the RM-11 zone and it is a very large lot. She wants to know if it is possible for them to build a second home on a portion of the lot. They don't want a casita. She was told that they could split the lot and build another home on the east portion of the property provided each lot is 8,000 square feet. There is a shop/garage at the back of the east portion of the property. They would need to make sure they get a right-of-way across the east property so that they have access to the accessory buildings. She will have a minor subdivision drawn up and get back with us. She wonders if she would have to do curb and gutter? She does have sidewalk and asphalt to the sidewalk.

D. Sign Ordinance. Not discussed.

3. Public Hearing: (6:30 p.m.)

A. 6:50 p.m. A public hearing was opened to receive comments concerning a proposal to amend the water share requirement of the Annexation Policy of the General Plan for Richfield City. Michelle Curtis explained that the City Council is in the process of changing the Annexation Policy of the General Plan. The City has required that developers turn in water shares or the cash equal to the value of water shares upon annexation. The impact fee structure has been revised so that this cost will be collected in impact fees. Developers will no longer be required to turn over water shares upon annexation.

There were no public comments. The public hearing closed at 6:52 p.m.

B. 6:52 p.m. A public hearing was opened to receive comments concerning a proposal to amend the Zoning Code as it pertains to setbacks in residential zones. The proposal is to change the front-yard setback to 20 feet, with the garage being set back a minimum of 25 feet, and a porch being allowed at 15 feet from the property line.

1
2 Amy Myers asked what the setbacks are currently. They are currently 30 feet.
3 Changing this would allow the homes to be closer to the sidewalk. The reason the
4 Commission is looking at this is because the Mayor a change. The Commission is
5 recommending 25 feet to a garage so that a vehicle does not overhang the sidewalk;
6 but a front porch seems like it makes better sense to allow it to be closer to the street.
7

8 The public hearing closed at 6:53.
9

10 **4. Action on Public Hearing:**

11 A. 6:53 p.m. Consider recommending that the Council accept the changes to the
12 Annexation Policy of the General Plan regarding water shares. Josh Peterson asked if the
13 impact fees will change as water gets more expensive. Carson DeMille said there is a
14 certain percentage, then impact fees would be reviewed. The city will have to keep
15 updating it. Whenever it buys water shares, they will want to revisit to make sure we
16 can keep up with demand.
17

18 **Greg Bean motioned to recommend that the City Council accept the changes to**
19 **the Annexation Policy of the General Plan regarding water shares. Lisa White**
20 **seconded the motion. Those voting aye: Kendrick Thomas, Greg Bean, Wes**
21 **Kirshner, Josh, Peterson, Blaine Breinholt, and Lisa White. Those voting nay:**
22 **None. The motion carried.**
23

24 B. Consider recommend approval of a change to the Zoning Code concerning
25 front-yard set-backs. The proposal is to change the front-yard setback to 20 feet, with the
26 garage being set back a minimum of 25 feet, and a porch being allowed at 15 feet from the
27 property line.
28

29 There was discussion about the about corners and changing setbacks to 20 feet. How
30 does this affect the clear view diagrams. It was decided that this needs to be
31 reviewed and compared to what we're proposing and how it impacts the clear view
32 area on corners. Also, maybe it needs to be limited to certain street types. If a home
33 is on a major street, then maybe they need a larger setback. Blaine Breinholt feels
34 like this is a safety issue.
35

36 **Greg Bean motioned to table this item in order to study it a little more.**
37 **seconded the motion. Those voting aye: Kendrick Thomas, Greg Bean, Lisa**
38 **White, Wes Kirschner, Blaine Breinholt, and Josh Peterson. Those voting nay:**
39 **None. The motion carried unanimously. Those voting aye: Kendrick Thomas,**
40 **Greg Bean, Wes Kirshner, Josh, Peterson, Blaine Breinholt, and Lisa White.**
41 **Those voting nay: None. The motion carried**
42

43 **5. Conditional Use Permits**

1 A. (Short-term Rental). Consider approving **Jesse Gettler's** request allowing him to
2 operate a business called J&L Mini Retreat as a **short-term rental** at 246 West 800 South (CS
3 zone, C-1 use).

4
5 Jesse gettler was present. This is in a commercial shopping zone. The property he has fixed it
6 up and it is ready to go. Two bedrooms. VRBO restrictions Michelle will give to him.

7
8 Greg motioned to approve request for str for jesse getteler at 246 w 800 so. Blaine seconded.
9 the motion carried.

10
11 B. (Short-term Rental). Consider approving **Brennon Atterton's** request allowing him to
12 operate a **short-term rental** at 153 West 800 South (CS zone, C-1 use).

13
14 Tabled for him to come.

15
16
17 C. Consider approving **Valerie Shryder's** request for a **home occupation permit** allowing
18 her to conduct a business called Epic Designs at 245 North 440 East #10 (C1-use, CS zone). She
19 is not present.

20 Greg moved to table. Blaine motioned. Greg seconded.

21
22 D. Consider approving **Lana Hansen's** request for a **home occupation permit** allowing her
23 to operate a photography studio at her home at 1855 Cove View Road (C-1 use, R1-10 zone).

24
25 Lana is going to do a photo studio. They will have a studio in the house. Doesn't need special
26 plumbing for that. Digital photos. Try not to block the mailbox. By customers. Blaine
27 motioned. Lisa seconded

28
29 E. Consider approving **Christopher Zebley and Katey Zebley's** request for a conditional
30 use permit allowing them to conduct a business called **C and K Country Creations** to be located
31 at 24 West 100 South (D zone, C-1 use).

32 In back of the old rainbow. The owner is from las vegas. They just finished the inside of this
33 bu9lding. They sell bath and body. Nine spaces in front of the entire strip. There is no back
34 access. The parking that is ehind the bulding is used by centracom.

35
36 Lisa recommended approve the cup for C and K country creations. Wes seconed. The motion
37 carried.

1 F. Review and consider recommending final approval of **Pearson United's** plans for the
2 development of a **condominium project and overnight-stay project (mixed use)** to be located
3 on 100 West between 500 and 600 South (RM-24 zone/CS zone, C-2 use).
4

5 Larry wonders about the street light on 100 west. An established street. And also parking lot
6 lighting and maybe that is an over abundance of lighting in the neighborhood. He doesn't
7 want to be a burden to neighbors. Carwosn said they could put dual heads on the the parking
8 lot so that there is more light. Kendrick said to get the lumen pattern on those and make sure
9 that it lights the sidewalk. Maybe one of two poles in the parking lot. It might cast enough
10 lights on the . he will submit those with the permit.
11

12 Drainage. Blaine was concerned about the dry wells. They hit it at 5 feet. But the new report
13 shows 10 to 15 feet. Carson said that in three of the holes they didn't hit water at 15 feet.
14

15 Carson said there is a dry clay tile that was dry.
16

17 Blaine said when we had the big storm last summer the corner was a lake. Larrly said it was
18 plugged.
19

20 Parking looks adequate.
21

22 They will do the record of survey at the end so they know where those property lines are.
23

24 Cbu will be needed. They can get with the post office to see where the best place is for that.
25 They could have three but one is ok today. Wes said typically they would be in a single location
26 in the front or at a certain driveway. Don't generally move them through the whole
27 development but centrally located.
28

29 Greg motioned to recommend final approval of pearson united plans Located on 100 west.
30 With verification of street lighting and the cbu location. And addressing drc notes as discussed
31 tonight.
32

33 G. Review and consider approving **Shad Peterson's** proposal for the construction of a
34 building to be used for the purpose of manufacturing of **photography props and a photo**
35 **office/studio** to be located in the Business Park south of Dogberry Creations)
36 (Manufacturing/Office - MG zone, C-1 use).
37

38 ... they do everything on line and won't have customers coming there and then some who
39 come for photos or to pick up props to rent.
40

1 A metal front is acceptable now. Blaine wondered about the infiltration drainage. Shad said it
2 is basically a French drain and it is designed to stay there and hold it and not go anywhere. He
3 thinks the land is pretty flat, it may slope to the north.

4
5 Shad does not.

6
7 Street light question. They will have some exterior lighting and will have lights on both
8 entrances and over the garage. The parking is around the building. And the building lights will
9 be left on at night.

10
11 Where is the parking the parking is on the south. They don't need a whole lot of space for
12 parking. and additional parking on. During work hours they would have four employees there
13 all day. the photography studio would be people in and out but possibly two or three families
14 at the same time. Only one at a time comes the same time to pick up. They will provide eight
15 parking spaces. Also they have room for a mail truck or ups truck to deliver.

16
17 They wondered about the trash receptacle. It needs to be where it will be easy for a garbage
18 truck to get in there. Lisa read the requirement from the the code and they will need a gate
19 and have a straight entrance into the it for the truck.

20
21 FAA form they will fill out.

22
23 Blaine motioned to approve with complying with DRC comments as discussed. Josh seconded.
24 carried.

25
26 H. Consider approving Sinisha Kostich's request allowing **two apartments** in the bottom
27 of the old church building that was recently approved for community activities (i.e. dance
28 lessons, bingo, reception hall) (RM-11 zone).

29
30 Sinisha would like to put two apartments in the basement. Bathroom for each and a kitchen
31 for each one. The access to the apartments will be on the North. Josh thinks with the housing
32 shortage if he can do it we should let him.

33
34 Parking is 12 spaces on the east and there is room for parallel parking on the very east.

35
36 Josh motioned. Blaine seconded.

37
38 I. Consider recommending that approval be given for **Andrew Hermann's** request allowing
39 a mixed use at **104 North Main (formerly known as "The Vault")**. The request is to
40 allow the building to be used as a **mixed use** comprised of a restaurant/reception
41 hall, offices, and four apartment units (D zone, C-2 use).

1 Andrew Hermann. There has been a few uses over the past w0 years. The third floor was a
2 hospital and it is configured that way. Would like to make a 4-plex out of the ,third floor.
3 Ranging from one bedroom to three bedrooms. Varying sizes. They will use the current floor
4 plan and not change existing walls much to facilitate the change as proposed.
5 The black lines are exiting walls and then would add doorways to existing walls. Hallways used
6 as entrances to apartments and update the fire escape to allow access from the parking lot.
7 Peopkle could access from the back and the front

8
9 The second floor has been remodled previously for offie. He would rent it out for office spaces
10 for people wh need a private office. A commons place with kitchen and break room.

11
12 the first floor was a restaurant and a part office. The restaurant does still exist there. he
13 would facilitiate a tenant moving in there to use the restaurant. It was a sit-down restaurant.
14 It would be more of a bakery, pie shop, and eat it there or take it. It would be a corner deli.
15 Just a varied use.

16
17 Lisa said t & T came in a few years ago and wanted to use the whole building for apartments.

18
19 Blaine said they have a bat problem that he might want to be. He kows there is a pigeon
20 problem.

21
22 It would be the city parking out back. and that is an issue. Michelle said she has been counting
23 and there has never been less than 35 spaces.

24
25 Isa motioned to recommend. Blaine seconded. the motion carried.

26
27 J. Consider approving Henry Barlow's request to conduct a manufacturing business at
28 2200 South Red Hills Drive (former Winkel Distributing building) (MG zone, C1 use).

29 **Henry barlow and paul davis are present. They want to do a processing plant at this**
30 **location.**

31
32 This is on a septic system. They will need to get sewer out there and they have talked
33 about getting the sewer which is 6000 feet away. If they need to start the plant before
34 the sewer is in, theywill have a 20,000 tank there where they can...

35
36 Open in august and put 25 people to work. The water could be used for a farm. It is
37 an organic processing plant so there are no checmials so the water could be used for
38 a farmer. Rather than dumping in lagoon could be utilized for farmers as fertilizer.
39 They think 8 nonnth's a year that could happen probably a good portion of the year
40 they won't be discharging into the sewer. They could operate before the. They would
41 still let the water settle in their tank so that it doesn't go into the lagoons and then

1 scrape that out. If the armers want to come and take it then they could. They have to
2 clean up the water a little bit.

3
4 They are exciting to do the project here. It is an available building and they think
5 Richfield has been receptive. County commissioners, michele and Malcolm have
6 been receptive and

7
8 No smell, no traffic, no noise. Everything is contained inside. Fly by or drive by, you
9 won't see an animal.

10
11 Shipping animals far away, they will produce at a scale where they can take truck
12 loads of beef. They want to create coops to crate mid-size guys and allow them to
13 have their eef taken care of. But they couldn't take a single cow. Save on the
14 shipping 100s of miles.

15
16 Davis said there are 400,000 calved in Utah but they go to Nebraska. The product by
17 the time they get fed and killed the animal has traveeled 3000 miles. They could be
18 sold here locally to lin's smith's nickolas. Richfield could be the center of the wheel in
19 Utah.

20
21 Josh asked who is going to set up coops? These guys would help facilitate to get it
22 going. Blaine thinks ranchers have been looking for this.

23
24 Eah truck is 30 head so plan on 60 head a day which takes 25 people. The two trucks
25 come at 4 in the pm. Settle the animals overnight. There is no rendering onsite. The
26 hide and guys will leae everyday at the same day. three trucks out with hides, guts,
27 inner products and the plant cleaned. They go to kuni and California. Heart liver and
28 kidney they want to process into dog food.

29
30 It seems like a great place for this. Across the freeway, no residents. The trucking is
31 already occurring on this road.

32
33 They do have a cup in two other cities but they choose richfied. It is a better fit for
34 them. They feel welcomed and appreciated by everybody they have met with.

35
36 Josh motioned to approve this rquest to conduct a manufacturing usiness. Blaine
37 seconded. the motion carried.

38
39
40
41 **6. Minutes Approved**

42 A. Consider approving minutes of March 2, 2022. Josh motioned. Greg seconded.
43 carried.

1
2
3 **7. Other Business.**

4 A. Report on questions from last month (U-Haul and public parking lots).

5
6 They have 28 units and he had said there would be up to 30. Lisa wonders where the minutes
7 say they would not obstruct visibility? Can we do something? They need to take two off of the
8 ends.

9
10 Would like to have the junk cleaned up. Not a storage area. Vehicles that don't park

11
12 Bruce wants to meet on the 21st or 28th. Will do it on the 21st and zoom in with
13 Kendrick. At 6:30.

14
15 **8. Adjournment.** The meeting adjourned at ** p.m.