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, July 6, 2022, 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. General Plan Discussion
   A. Setbacks in residential zones.
   B. Discuss Casitas.
   C. Discuss revised General Plan.
   D. Landscaping requirements (i.e. water and landscape restrictions).

3. 6:30 p.m. Public Hearings
   A. Receive comments concerning a subdivision application (lot split) filed by Kirk and Maridon Rappleye. The request is for a lot split at 125 North 500 East. (RM-11 zone).
   B. Receive comments concerning a subdivision application filed by TOK Development. The property is located on 1080 South and approximately 900 West (a portion of parcel 1-7-100).
   C. Receive comments concerning an amendment to the hotel/motel/extended stay ordinance.
   D. Receive comments concerning a proposed request filed by Jacob Black and Bryan Nay affecting the property located at approximately 1000 North 300 West (parcels no. 1-1-10 and 1-1-11). The proposal is to change the zone form R1-10 (single-family residential) to R1-6 (single-family residential).

4. Action on Public Hearing
   A. Consider recommending approval of a subdivision application (lot split) filed by Kirk and Maridon Rappleye concerning the property located at 125 North 500 East. (RM-11 zone).
   B. Consider recommending approval of a subdivision application filed by TOK Development. The property is located on 1080 South and approximately 900 West (a portion of parcel 1-7-100).
   C. Consider recommending approval of a proposed amendment to the hotel/motel/extended stay ordinance.
   D. Consider recommending approval of a proposed request filed by Jacob Black and Bryan Nay affecting the property located at approximately 1000 North 300 West (parcels no. 1-1-10 and 1-1-11). The proposal is to change the zone from R1-10 (single-family residential) to R1-6 (single-family residential).

5. **Conditional Use Permits**
   A. Consider approving Ashley Gates request for a conditional use permit allowing her to operate a business called Ashley's Daycare at 259 West Center. (R1-10 zone, C-1 use.)
   B. Consider approving Shad and Chalise Petersen's request for a conditional use permit allowing them to operate a business that manufactures photography props and a photo office/studio to be located in an existing building at 1830 South Industrial Road. (MG zone, C-1 use).
   C. Consider approving Seth Robertson's request for a conditional use permit allowing him to operate a short-term rental property at 75 East 500 North (CS zone, C-1 use).
   D. Consider approving Austin and McKenzie Jorgensen's request for a conditional use permit allowing them to operate and Airbnb business at her home at 326 North 200 West (R1-10 zone, C-1 use).

6. **Development Concept and Annexation:**
   A. Consider recommending approval of an annexation petition filed by Utah Land Solutions, said property being located at approximately 200 East 1400 North.
   B. Review concept plan of Utah Land Solutions concerning property located at 200 East 1400 North.
7. **Minutes Approval:**
   A. Consider approving minutes of May 4, 2022.
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 July 1, 2022, and mailed electronically to each member of the governing body on the July 1, 2022.

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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 Michelle Curtis, Deputy Recorder, (435) 896-6439, at least 3 working days prior to the meeting.