PUBLIC NOTICE
(Rezone)

PUBLIC NOTICE IS HEREBY GIVEN that the Richfield City Council will hold a public hearing on Tuesday, July 12, 2022, at 7:00 p.m. in the council chambers located at 75 East Center, Richfield, Utah, to accept comments concerning a proposed amendment to the General Plan and zoning map filed by Jacob Black and Bryan Nay, affecting 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).

Posted on www.utah.gov/pmn/ and www.richfieldcity.com on June 27, 2022.

Michele Jolley
Richfield City Recorder

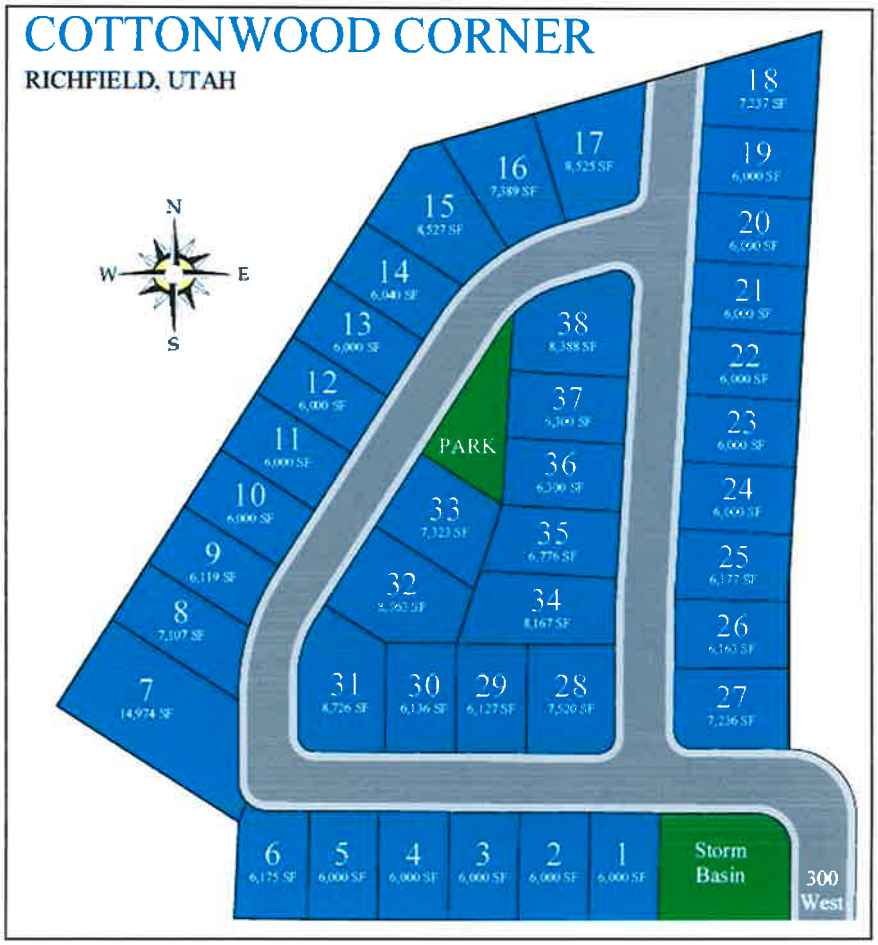
Published in the Richfield Reaper on July 6, 2022.



Cottonwood Corner R1-6 Zone Change

Executive Summary

- Requesting zone change to R1-6
- New information regarding the Fire Code allows a single-family development
- A Traffic Impact Study has been completed and determined no significant impact to traffic would result from this proposal
- The concept provides 38 affordable, single-family lots



International Fire Code

In working with the City, it was found that when *Ordinance 2022-14* was passed in March, the international codes adopted did not include the 2018 International Fire Code.

In working with state fire authorities, it was found that a reference in the Appendix states "The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance or legislation of the jurisdiction."

These new findings give us the ability to do a single-family development.

Ordinance 2022-14 Summary

Published: April 18, 2022

NOTICE IS HEREBY GIVEN that on March 22, 2022 the Mayor and City Council of Richfield adopted Ordinance 2022-14 an Ordinance adopting the 2018 edition of the International Building Code, the 2018 edition of the International Plumbing Code, the 2018 edition of the International Mechanical Code, the 2018 edition of the International Fuel Gas Code, the 2018 edition of the International Energy Conservation Code, and the 2017 edition of the National Electric Code, providing for the issuance of permits and collection of fees therefor; amending Chapter 15.04 of City Ordinance and all other ordinances and parts of the ordinances in conflict therewith.

Traffic Impact Study

Hales Engineering was hired to conduct a traffic study and provide a full report. The report summary is found to the right, with the Engineer's response found below. The study was performed using the previous RM-11 concept shown at City Council which contained 71 units. Our R1-6 concept contains 38 units.

Jake,

Attached is our completed traffic impact study for your Richfield project. Overall, the results look good. The 900 North / 300 West intersection currently operates at LOS A, and it will continue to operate at LOS A with the project. The delay at the intersection is anticipated to increase by less than 1 second per vehicle with the project coming in. No mitigation measures were needed or recommended. Please let us know if you have any questions.

Thanks,

Josh Gibbons, PE | Transportation Engineer

o. 801.766.4343
c. 801.889.4218

1220 North 500 West, Ste 202
Lehi, UT 84043

EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Cottonwood Corner development located in Richfield, Utah. The development is located west of 300 West and north of 900 North.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2022) conditions with and without the proposed project and to recommend mitigation measures as needed. The morning and evening peak hour level of service (LOS) results are shown in Table ES-1. A site plan of the project is provided in Appendix A.

Table ES-1: Peak Hour Level of Service Results

	Intersection	Level of Service			
		Existing (2022)			
		Background		Plus Project	
		AM	PM	AM	PM
1	900 North / 300 West	a	a	a	a

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)
2. BG = Background (without project traffic), PP = Plus Project (with project traffic)

Source: Hales Engineering, June 2022

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

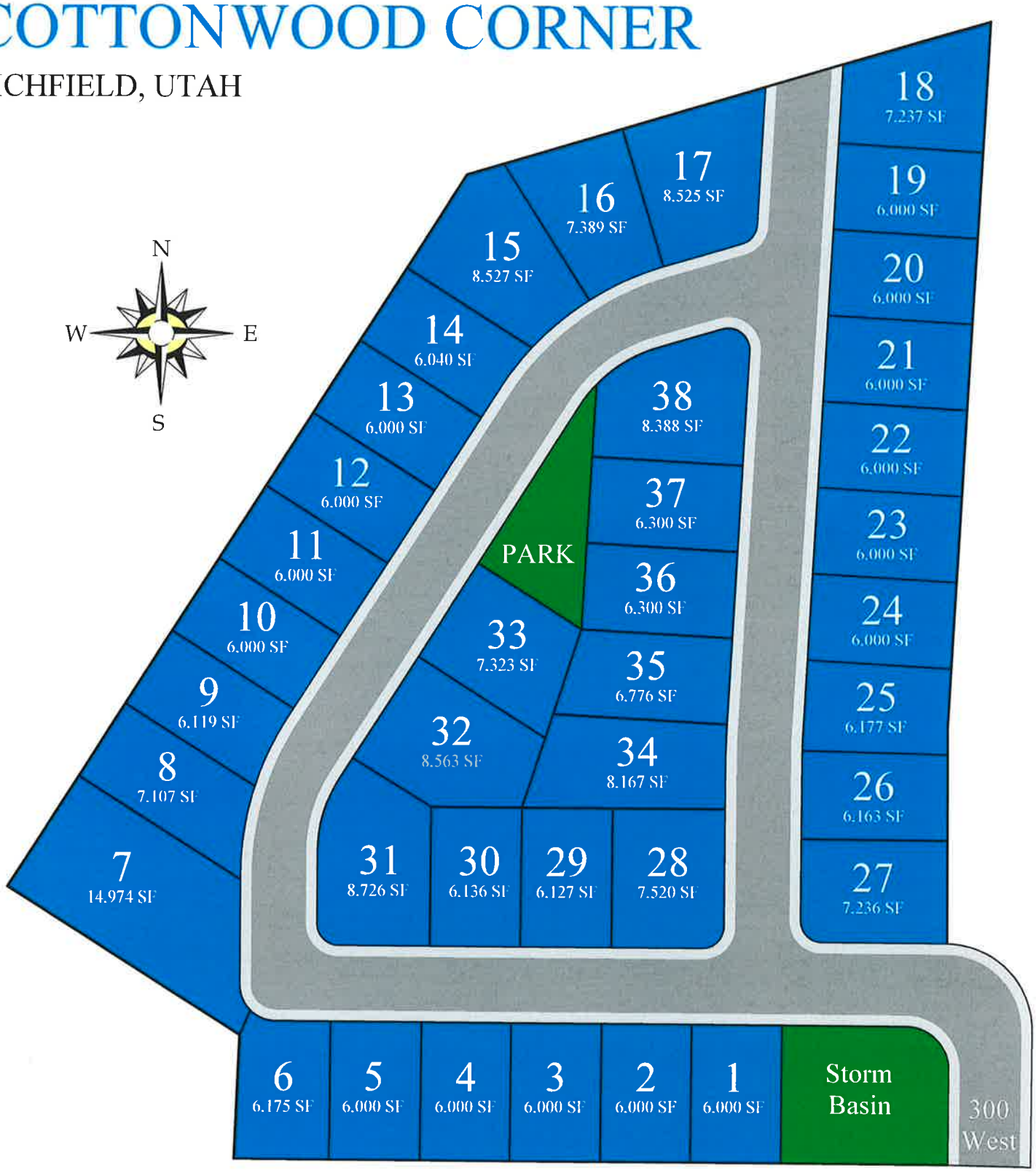
Project Conditions

- The development will consist of 71 residential units
- The project is anticipated to generate approximately 538 weekday daily trips, including 38 trips in the morning peak hour, and 46 trips in the evening peak hour

2022	Background	Plus Project
Findings	• Acceptable LOS	• Acceptable LOS; delays are anticipated to increase by less than one second per vehicle with the project
Mitigations	• None	• None

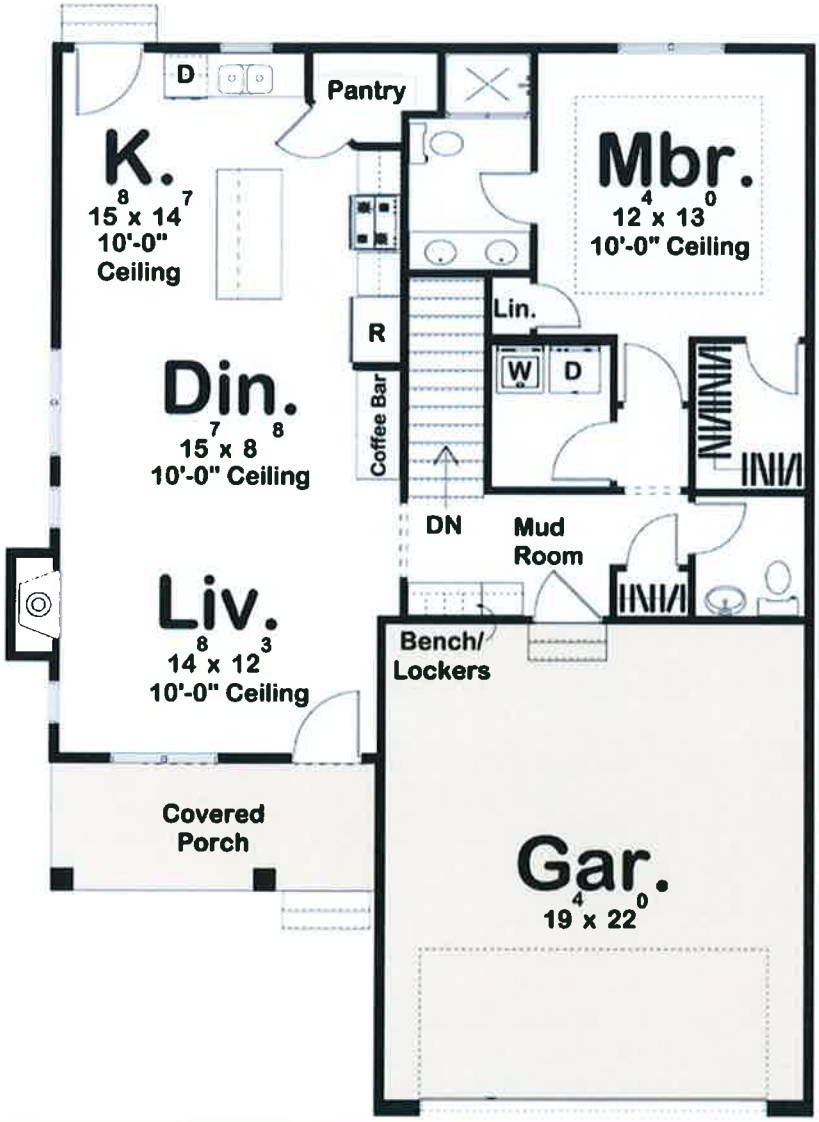
COTTONWOOD CORNER

RICHFIELD, UTAH





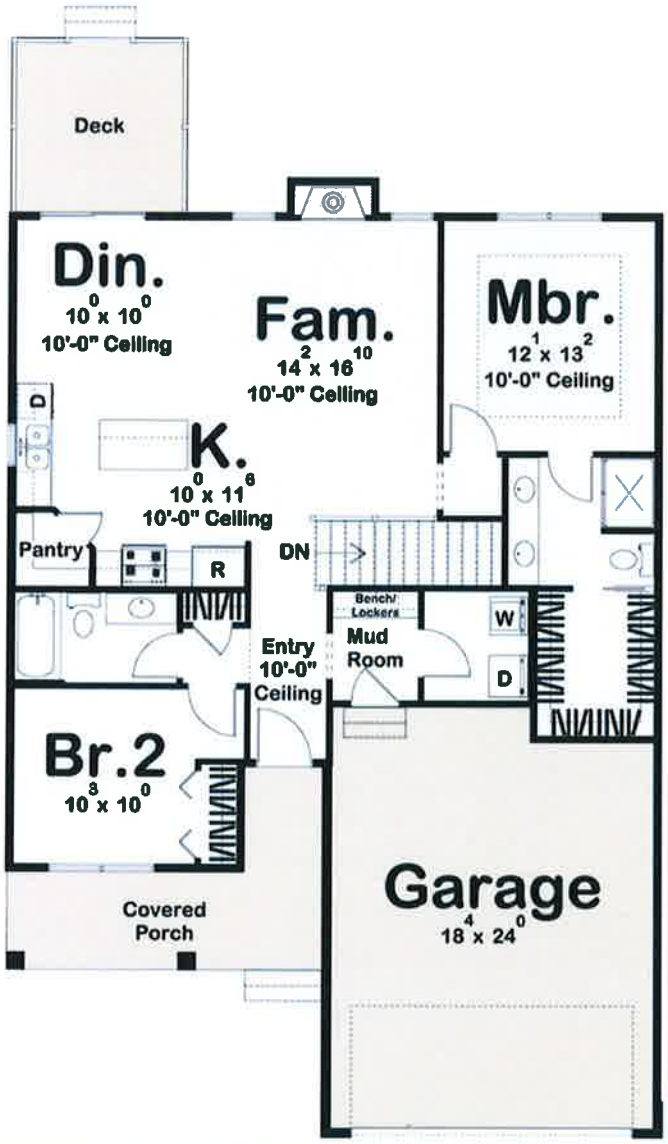
1030 FRONT ELEVATION



1030 FLOORPLAN



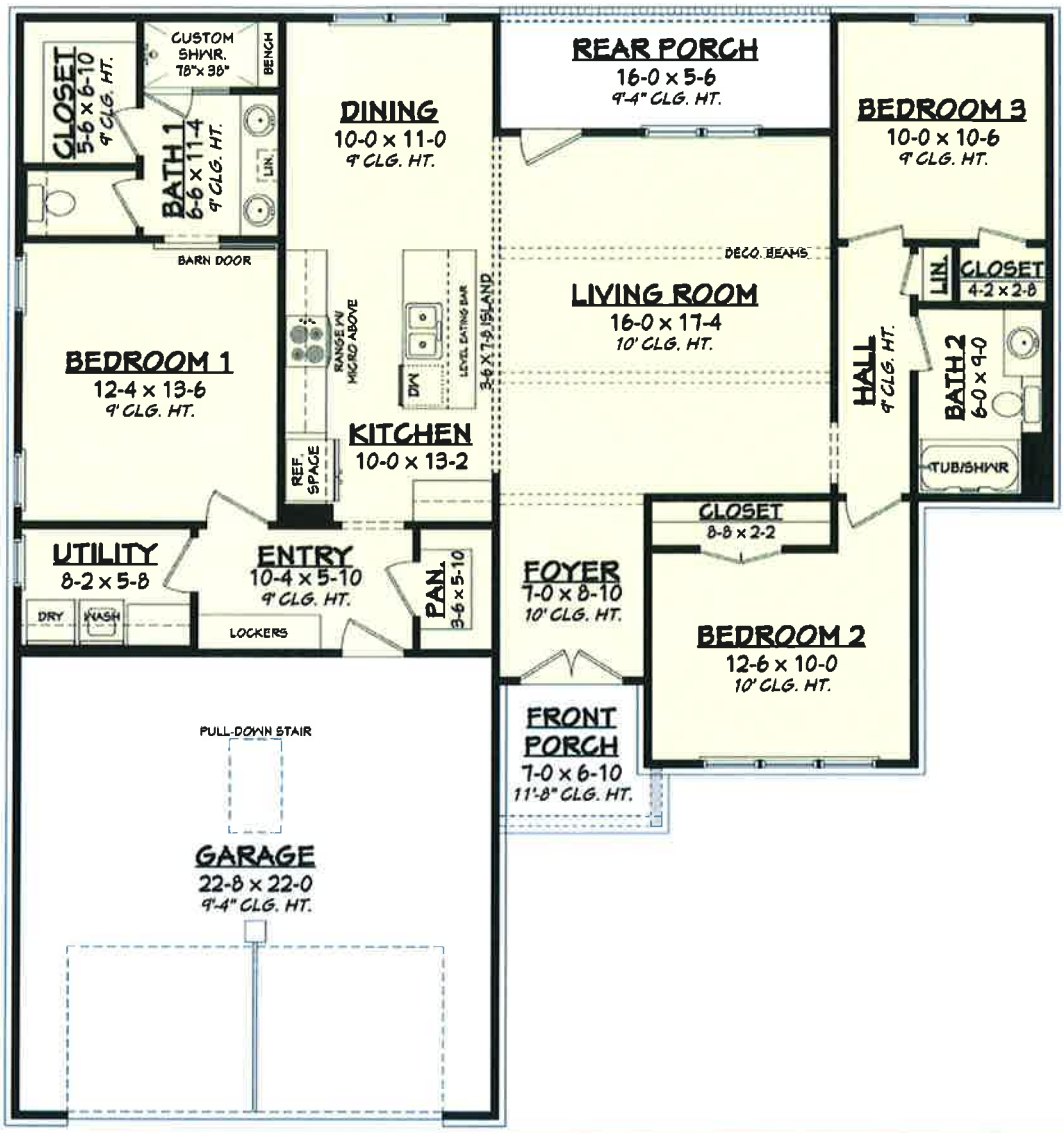
1192 FRONT ELEVATION



1192 FLOORPLAN



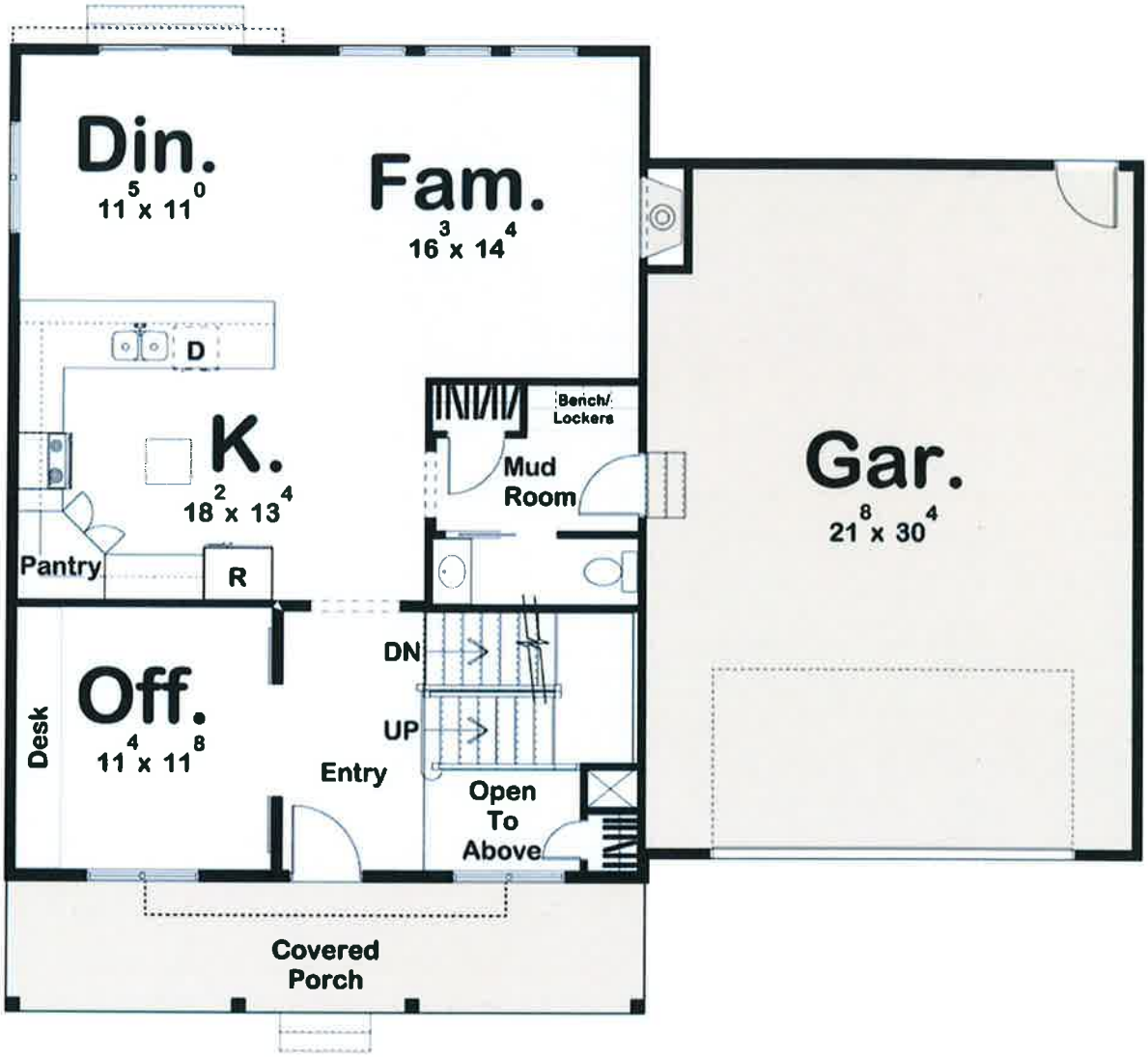
1493 FRONT ELEVATION



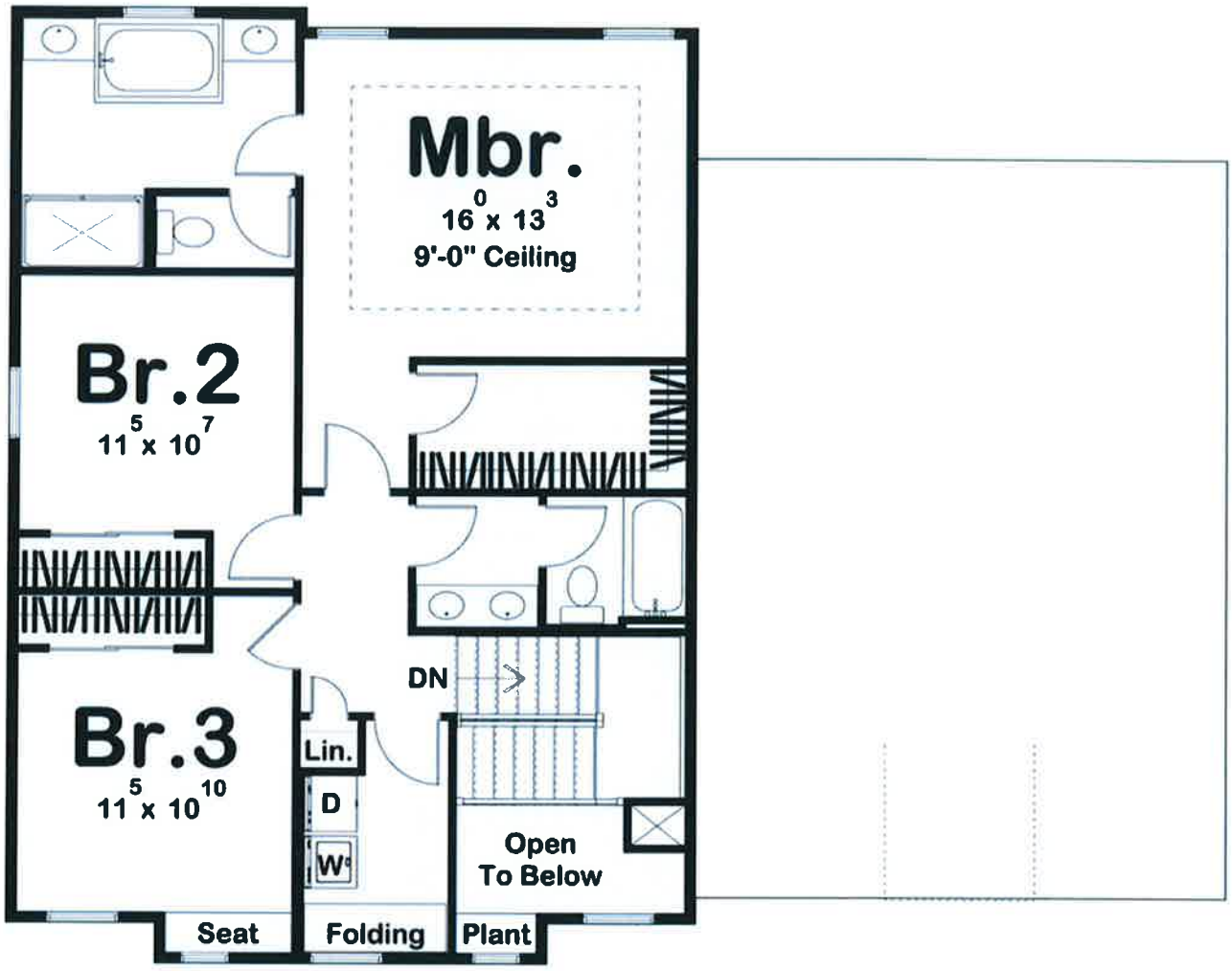
1493 FLOORPLAN



2017 FRONT ELEVATION



2017 MAIN FLOORPLAN



2017 2ND FLOORPLAN



2318 FRONT ELEVATION



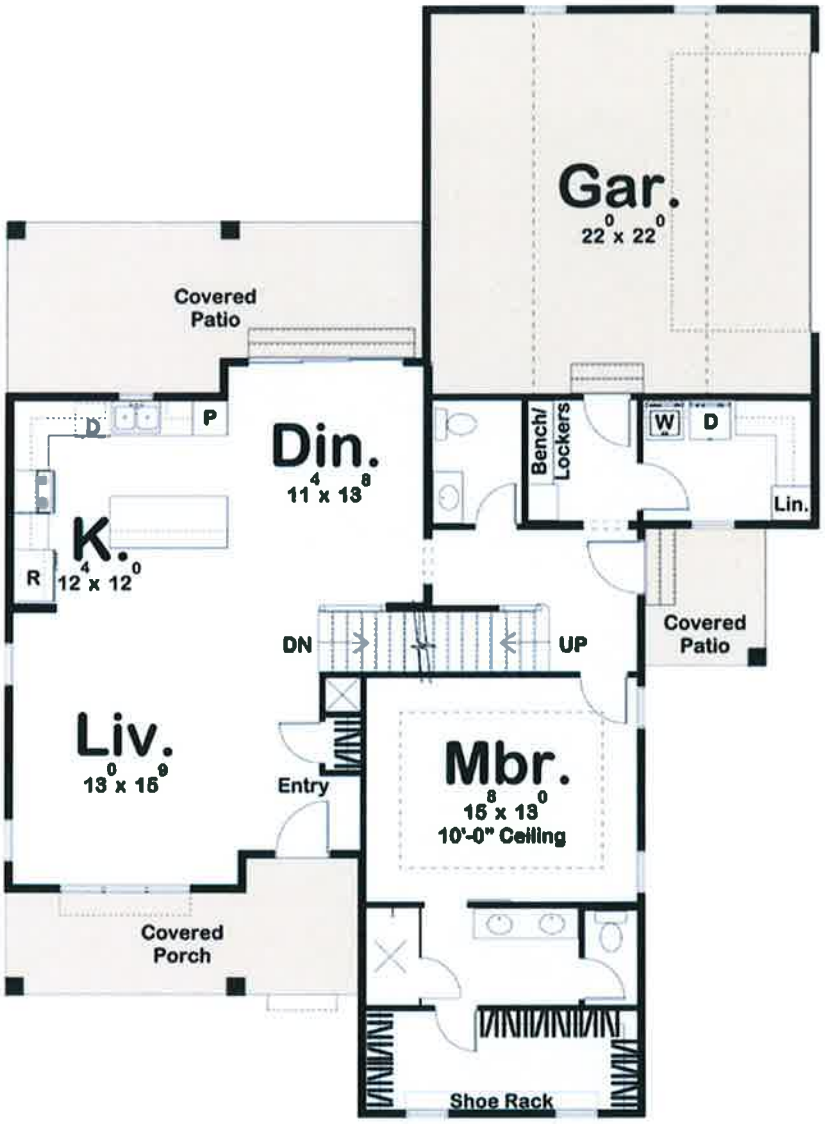
2318 REAR ELEVATION



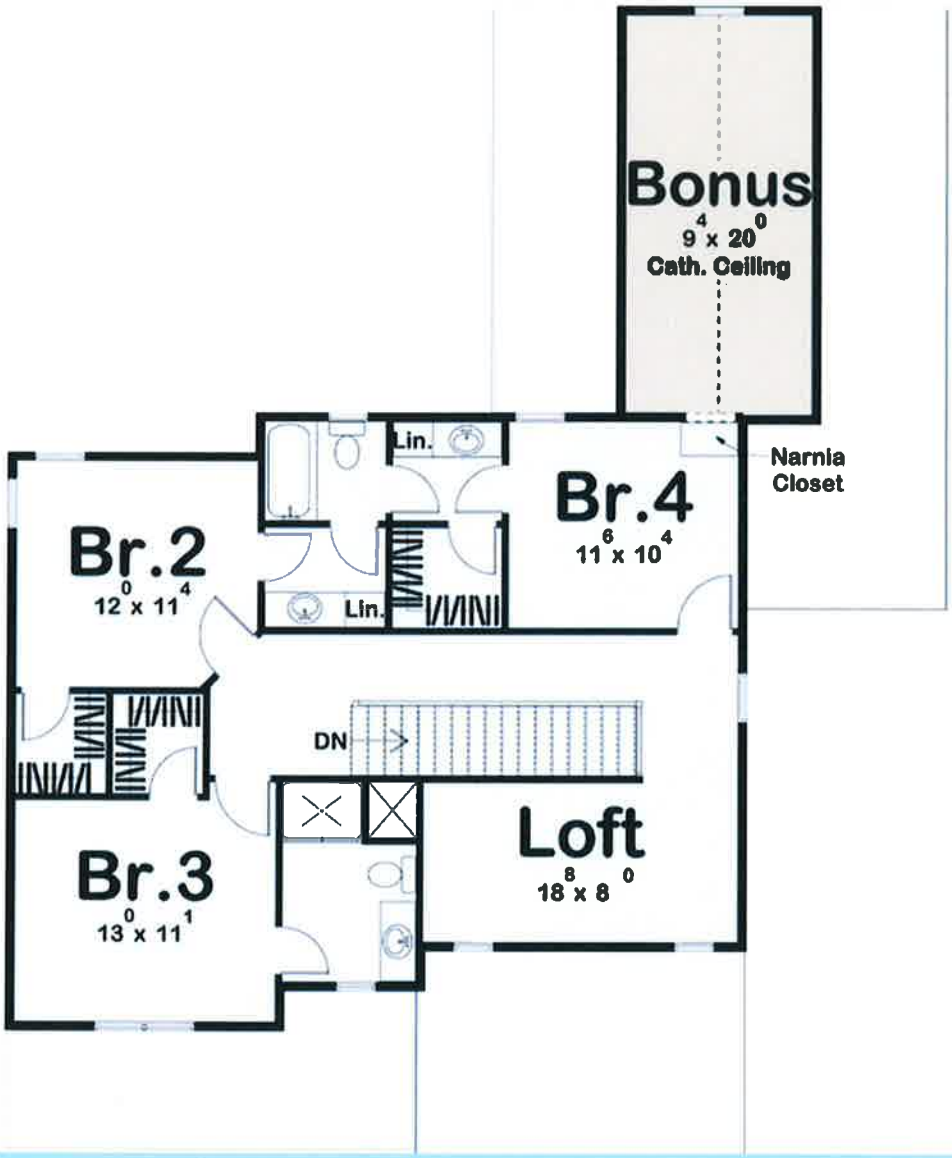
2318 SIDE ELEVATION



2318 GARAGE ELEVATION



2318 MAIN FLOORPLAN



2318 2ND FLOORPLAN



2318 GREAT ROOM



2318 KITCHEN



2318 DINING