



SMITHFIELD CITY CORPORATION
96 South Main
Smithfield, UT 84335

AGENDA

Public Notice is given that the Smithfield Planning Commission will meet in a regularly scheduled meeting at 96 South Main, Smithfield, Utah, on **Wednesday, March 20, 2024**. The meeting will begin at 6:30 PM.

Welcome/pledge of allegiance and thought/prayer by Katie Bell

1. Approval of Planning Commission Meeting Minutes from February 21, 2024.
2. Resident Input
3. Introduction and Public Hearing for the purpose of discussing Ordinance 24-10, an Ordinance rezoning Cache County Parcel Numbers 08-042-0012, 08-042-0013, 08-042-0014, 08-042-0015 and 08-043-0015 from A-10 (Agricultural 10-Acre) to R-1-10 (Single Family Residential 10,000 Square Feet). The parcels are located at approximately 485 North 400 West and total approximately 28.81 acres. The request was submitted by Heritage Land Development.
4. Discussion and possible vote on Ordinance 24-10.

Adjournment

*****Items on the agenda may be considered earlier than shown on the agenda.*****

In accordance with the Americans with Disabilities Act, individuals needing special accommodation for this meeting should contact the City Recorder at (435) 792-7990, at least three (3) days before the date of the meeting.



SMITHFIELD CITY PLANNING COMMISSION MINUTES February 21, 2024

The Planning Commission of Smithfield City met in the City Council Chambers at 96 South Main, Smithfield, Utah at 6:30 p.m. on Wednesday, February 21, 2024.
Pledge of Allegiance led by Brooke Freidenberger

The following members were present constituting a quorum:

Members Present: Katie Bell, Brooke Freidenberger, Chris Olsen, Lazaro Soto

Members Excused: Jamie Anderson, Bob Holbrook, Jim Marshall, Stuart Reis

City Staff: Brian Boudrero, Kenzie Nelson

Others in Attendance: Kevin King, Nan King, Jeff Barnes, Tanner Webster, William Bradford, Dan Sundstrom, Caralee Stokes

6:30 p.m. Meeting called to order by Vice-Chairperson Katie Bell

Consideration of consent agenda and approval of meeting minutes

After consideration by the Commission, Vice-Chairperson Bell declared the minutes from the January 17, 2024 meeting to be approved as submitted.

RESIDENT INPUT

Caralee Stokes expressed sadness about what happened at last week's City Council meeting. She has known the elderly gentleman who spoke for many years and he seemed quite out of character. She does not know what influenced him. She was disappointed in the developer's behavior as well as the Planning Commission members who were contributing to/influencing it. She does not think it is right for Commissioners to "do that kind of thing". She was also disappointed in the developer's Facebook post where he "blasted people". She said Commissioner Bell has made comments about compromising in previous meetings, however, she has never seen her compromise on anything.

Dan Sundstrom thanked the Commission for spending many hours trying to come up with solutions that will help represent the people who live in Smithfield. He will be emailing the Planning Commission and City Council members a rendering outlining what a 10,000 SF property could look like. It might shock some people to know that up to a 3,000 SF home can be built on a 10,000 SF lot. If a basement were to be added, the square footage would double. He reminded the Commission that they cannot email or reply to the email; members can email him directly with questions. He wants to make sure everyone is educated on the rules and what is available. This not only affects the 1,500 people who voted but also the 15,000 people who live in Smithfield and future generations.

Jeff Barnes said the Planning Commissioners who spoke at the last City Council meeting made appropriate remarks; he did not witness any complaining or arguing. Commissioner Bell's comment about either having houses and streets or having houses, streets and open space was accurate. Different options have different trade-

offs. Mr. Higginbotham's comments about water were correct. 12,000 SF lots use more water, so indicating that you care about water conservation, but only want to see larger lots is a contradiction. He appreciates the Commission seriously considering items that come before them.

AGENDA ITEMS

Discussion and possible vote on the request by Webster Smithfield SPV for approval of the Preliminary Plat for the South Main Retail Subdivision, a (5) lot/unit subdivision located at approximately 1050 South Main Street.

Tanner Webster, from Webster Smithfield SPV, is requesting approval for a commercial subdivision located on the 7.34-acre property at 1000 South Main Street. It will be built in two phases. The three parcels along Main Street will be developed in the first phase, with the fourth parcel as a retention/detention pond. The west half will be constructed in the second phase. They have submitted preliminary plans that show all requirements being met and reviewed. Mr. Wester said there will be a gas station on the corner, with a couple of multi-tenant retail buildings (largely food/beverage). A Jiffy Lube will be located on the south portion and the southwest end will be a retention/detention pond.

Commissioner Friedenberger asked about potential tenants for the retail spaces. Mr. Webster said they have no contracts in place but have had discussions with Little Caesars, Jersey Mikes, Tropical Smoothie, and possibly a nail salon.

MOTION: Motion by Commissioner Freidenberger to **approve** the request by Webster Smithfield SPV for approval of the Preliminary Plat for the South Main Retail Subdivision, a (5) lot/unit subdivision located at approximately 1050 South Main Street. Commissioner Soto seconded the motion. **Motion approved (4-0).**

Vote:

Yes: Bell, Freidenberger, Olsen, Soto

Absent: Anderson, Holbrook, Marshall, Reis

Introduction and **Public Hearing** for the purpose of discussing Ordinance 24-08, an Ordinance amending the Smithfield City Municipal code Title 17 "Zoning Regulations", Chapter 17.36 "Signs", Section 17.36.060 "Permitted Signs; Permits Not Required".

This ordinance removes the verbiage detailing the time frame that an election campaign sign can be installed and removed. The City will not dictate the interval of time that the signs are used, as long as they are on private property. Mr. Boudrero said this change is because the State Code supersedes the local Code.

The removed wording:

~~Primary election signs shall not be installed sooner than thirty (30) days before the Primary Election and must be removed within seven (7) days after the Primary Election. General election signs shall not be installed sooner than thirty (30) days before the General Election and must be removed within seven (7) days after the General Election.~~

6:45 p.m. Public Hearing Opened

Mr. Barnes asked for clarification. Mr. Boudrero said they can be left up as long as they want on private property as per the State Code. This is only election signs and it was not the result of any specific situation.

6:49 p.m. Public Hearing Opened

Discussion and possible vote on Ordinance 24-08.

Commissioner Olsen likes the change and likes the fact that it gives property owners more leeway about what they can do without too many regulations.

Commissioner Soto asked if there is a limit to the number of signs that can be displayed. Mr. Boudrero said there is no limit, election signs do not require any permits so a property owner can allow as many as they want.

MOTION: Motion by Commissioner Olsen to **forward a recommendation for approval** to the City Council for Ordinance 24-08, an Ordinance amending the Smithfield City Municipal code Title 17 “Zoning Regulations”, Chapter 17.36 “Signs”, Section 17.36.060 “Permitted Signs; Permits Not Required”. Commissioner Soto seconded the motion. **Motion approved (4-0).**

Vote:

Yes: Bell, Freidenberger, Olsen, Soto

Absent: Anderson, Holbrook, Marshall, Reis

Introduction and **Public Hearing** for the purpose of Discussing Ordinance 24-09, an Ordinance amending the Smithfield City Municipal Code Title 16 “Subdivision Regulations”, Chapter 16.04 “General Provisions”, Section 16.04.050 “General Responsibilities”, Chapter 16.06 “Minor Subdivision”, Section 16.06.050 “Approval Of The Minor Subdivision”, Chapter 16.07 “Major Subdivisions”, Sections 16.07.030 “Preliminary Plat”, 16.07.040 “Final Plat”, Chapter 16.09 “Preliminary Plats”, Section 16.09.040 “Approval Of Preliminary Plat”, and Chapter 16.12 “Final Plats”, Section 16.12.030 “Preparation And Required Information”.

Mr. Boudrero outlined the changes.

- Verbiage has been changed to add “final” plat to the review in addition to preliminary.
- Intrablock subdivision was added to the developments that need to go to both the Planning and City Council for approval. They are typically single-family; however, they are not a part of the standard single-family Code and require a Conditional Use Permit.
- The term “Administrative Land Use Authority” will replace the term “Subdivision Review Staff”.
- Inserting verbiage that differentiates when a plat will be submitted to the Planning Commission or the Administrative Land Use Authority.

- Adding signature stamps to the list of required stamps. Specifically, the Planning Commission and the City Council stamps were removed and the City Manager Stamp required by the County Recorder in specific situations (see below, changes in **bold**):

4. The City Planning Manager's **certificate of approval**;
7. A space in the lower left-hand corner for the **Cache** County Recorder's use;
8. **The Planning Commission approval [if required by §SMC16.04.050 (I)]**;
9. **The City Council approval [if required by §SMC16.04.050 (I)]**;
10. **City Manager's certificate of approval**

6:55 p.m. Public Hearing Opened

6:56 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 24-09.

Mr. Boudrero confirmed for Commissioner Freidenberger that the City Council has not decided who will make up the Administrative Land Use Authority yet.

Commissioner Olsen likes the changes. He initially had questions with the first paragraph 16.04.050, however, after reading it closer, it addresses what is needed. Mr. Boudrero said many intrablocks are in single-family zones so the wording makes that clear. They have been allowed with a Conditional Use Permit (CUP), which requires that they go through the Planning Commission and City Council process. A CUP is needed because the layouts can alter/vary from what is allowed in the Code.

MOTION: Motion by Commissioner Freidenberger to **forward a recommendation for approval** to the City Council for Ordinance 24-09, an Ordinance amending the Smithfield City Municipal Code Title 16 "Subdivision Regulations", Chapter 16.04 "General Provisions", Section 16.04.050 "General Responsibilities", Chapter 16.06 "Minor Subdivision", Section 16.06.050 "Approval Of The Minor Subdivision", Chapter 16.07 "Major Subdivisions", Sections 16.07.030 "Preliminary Plat", 16.07.040 "Final Plat", Chapter 16.09 "Preliminary Plats", Section 16.09.040 "Approval Of Preliminary Plat", and Chapter 16.12 "Final Plats", Section 16.12.030 "Preparation And Required Information". Commissioner Olsen seconded the motion. **Motion approved (4-0).**

Vote:

Yes: Bell, Freidenberger, Olsen, Soto

Absent: Anderson, Holbrook, Marshall, Reis

Other

Commissioner Freidenberger said she is willing to talk to any residents. If she has ever said or done something that someone takes issue with, she invites them to contact her to have a discussion rather than become frustrated at public meetings.

MEETING ADJOURNED at 7:00 p.m.

Jamie Anderson, Chairman



**SMITHFIELD CITY
CORPORATION
96 South Main
Smithfield, UT 84335**

AGENDA

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1. Approval of Planning Commission Meeting Minutes from January 17, 2024.
2. Resident Input
3. Discussion and possible vote on the request by Webster Smithfield SPV for approval of the Preliminary Plat for the South Main Retail Subdivision, a (5) lot/unit subdivision located at approximately 1050 South Main.
4. Introduction and Public Hearing for the purpose of discussing Ordinance 24-08, an Ordinance amending the Smithfield City Municipal Code Title 17 "Zoning Regulations", Chapter 17.36 "Signs", Section 17.36.060 "Permitted Signs; Permits Not Required".
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7. Discussion and possible vote on Ordinance 24-09.

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ORDINANCE NO 24-10

AN ORDINANCE AMENDING TITLE 17, ZONING OF THE SMITHFIELD MUNICIPAL CODE, BY AMENDING THE ZONING MAP OF SMITHFIELD CITY.

BE IT ORDAINED by the City Council of Smithfield City, Utah as follows:

That certain map or maps entitled "Zoning map of Smithfield City, Utah" is hereby amended and the following described property is hereby rezoned from A-10 (Agricultural 10-Acre) to R-1-10 (Single Family Residential 10,000 Square Feet).

Approximate Property Location: 485 North 400 West

Cache County Parcel Number: 08-042-0012

BEG 23.50 CHS N & 4 CHS E OF SE COR SW/4 SEC 21 T 13 N R 1E, W 15.50 CHS S 4 CHS E 15.6 CHS N 4 CHS TO BEG 6.16 AC

Cache County Parcel Number: 08-042-0013

BEG 19.5 CHS N 4 CHS E OF SE COR OF SW/4 SEC 21 T 13N R 1E W 15.60 CHS S 4 CHS E 15.70 CH N 4 CHS TO BEG 6.16 AC C1221

Cache County Parcel Number: 08-042-0014

BEG 15.51 CHS N & 4 CHS E OF SE COR SW/4 SEC 21 T 13N R1E, W 15.70 CHS S 4 CHS E 15.80 CHS N 4 CHS TO BEG 6.16 AC. C1223

Cache County Parcel Number: 08-042-0015

BEG 11.50 CHS N & 4 CHS E OF SE COR OF SW/4 SEC 21 T 13N R1E, W 15.8 CHS S 4 CHS E 11.80 CHS N 2.50 CHS E 4 CHS N 1.50 CHS TO BEG CONT 5.32 AC LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL PART OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 1 EAST OF THE SALT LAKE MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 13 NORTH, RANGE I EAST OF THE SALT LAKE MERIDIAN MONUMENTED WITH AN ALUMINUM CAP; THENCE S00°03'24"E 2692.89 FEET (BASIS OF BEARING - BEARING AND DISTANCES BASED ON UTAH STATE PLANE NORTH ZONE) TO THE SOUTHWEST CORNER OF SECTION 21 MONUMENTED WITH A 5/8" REBAR; THENCE N84°35'07"E 1885.37 FEET TO AN EARL REBAR AT THE SOUTHEAST CORNER OF THE VILLAGE AT FOX MEADOWS, PUD, PHASE 2; THENCE S89°19'41"E 814.91 FEET TO THE SOUTHWEST CORNER OF PARCEL 08-043-0035; THENCE N 00°49'07" W 201.85 FEET (NORTH 200 FEET, BY RECORD) TO THE NORTHWEST CORNER OF PARCEL 08-043-0035 AND THE POINT OF BEGINNING AND RUNNING THENCE N 00°49'07" W 54.01 FEET; THENCE N 89°34'03" W 53.93 FEET; THENCE N 00°46'15" W 185.00 FEET; THENCE S 89°34'03" E

273.83 FEET; THENCE S 00°49'07" E 239.02 FEET TO THE NORTHEAST CORNER OF PARCEL 08-043-0035; THENCE N 89°34'03" W 220.05 FEET (WEST 220 FEET, BY RECORD) ALONG THE NORTH LINE OF PARCEL 08-043-0035 TO THE POINT OF BEGINNING NET 5.27 AC

Cache County Parcel Number: 08-043-0015

EG 3.5 CHS N OF SW COR SE/4 SEC 21 T 13N R 1E & TH E 44 FT TH N 200 FT TH E 220 FT TO W LN OF ST TH N 64 FT TH W 4 CHS TH S 4 CHS TO BEG CONT 0.59 AC ALSO: BEG 3.5 CHS N OF SW COR OF SE/4 SEC 21 T 13N R1E, N 4 CHS W 12 CHS S 4 CHS E 12 CHS TO BEG 4.8 AC CONT 5.39 AC IN ALL LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL PART OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 1 EAST OF THE SALT LAKE MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 13 NORTH, RANGE I EAST OF THE SALT LAKE MERIDIAN MONUMENTED WITH AN ALUMINUM CAP; THENCE S00°03'24"E 2692.89 FEET (BASIS OF BEARING - BEARING AND DISTANCES BASED ON UTAH STATE PLANE NORTH ZONE) TO THE SOUTHWEST CORNER OF SECTION 21 MONUMENTED WITH A 5/8" REBAR; THENCE N84°35'07"E 1885.37 FEET TO AN EARL REBAR AT THE SOUTHEAST CORNER OF THE VILLAGE AT FOX MEADOWS, PUD, PHASE 2; THENCE S89°19'41"E 814.91 FEET TO THE SOUTHWEST CORNER OF PARCEL 08-043-0035; THENCE N 00°49'07" W 201.85 FEET (NORTH 200 FEET, BY RECORD) TO THE NORTHWEST CORNER OF PARCEL 08-043-0035 AND THE POINT OF BEGINNING AND RUNNING THENCE N 00°49'07" W 54.01 FEET; THENCE N 89°34'03" W 53.93 FEET; THENCE N 00°46'15" W 185.00 FEET; THENCE S 89°34'03" E 273.83 FEET; THENCE S 00°49'07" E 239.02 FEET TO THE NORTHEAST CORNER OF PARCEL 08-043-0035; THENCE N 89°34'03" W 220.05 FEET (WEST 220 FEET, BY RECORD) ALONG THE NORTH LINE OF PARCEL 08-043-0035 TO THE POINT OF BEGINNING NET 5.06 AC

APPROVED by the Smithfield City Council this 10th day of April, 2024.

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Dana Lazcanotegui, City Recorder



Smithfield City Staff Report

Community Development Department

Administration • Engineering • Planning • Zoning

Stocking Heritage R-1-10 Rezone

March 20, 2023

This staff report is an analysis of the application information base on adopted city codes, standard city development practices and other available information. This report is to be used to review and consider the merits of the application. Additional information may be provided, that supplements or amends this report.

Project Information

Parcel ID: 08-042-0012

Applicant: Heritage Land Development

08-042-0013

Action Type: Legislative

08-042-0014

Staff Recommendation: None

08-042-0015

08-043-0015

Project Location

Location:
485 North 400 West
Smithfield, Utah

Lot Size:
28.95 Acres

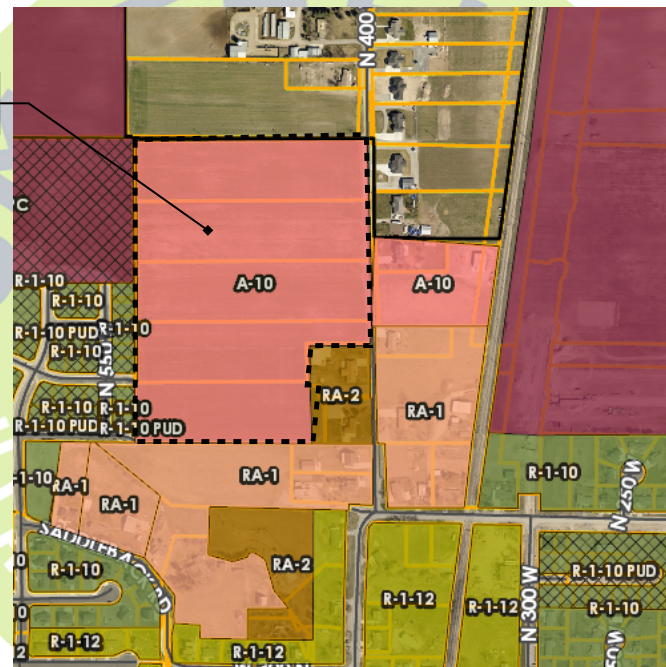
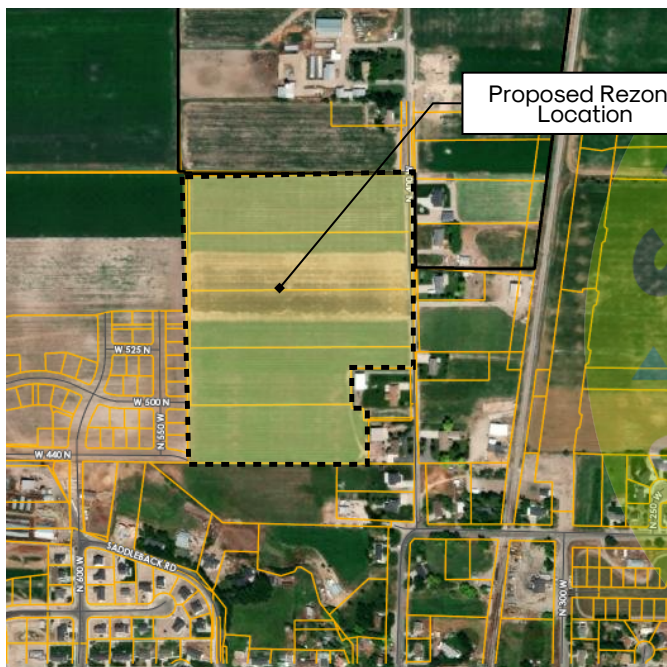
Current Zoning:
A-10 Agricultural

Proposed Zoning:
R-1-10 Residential

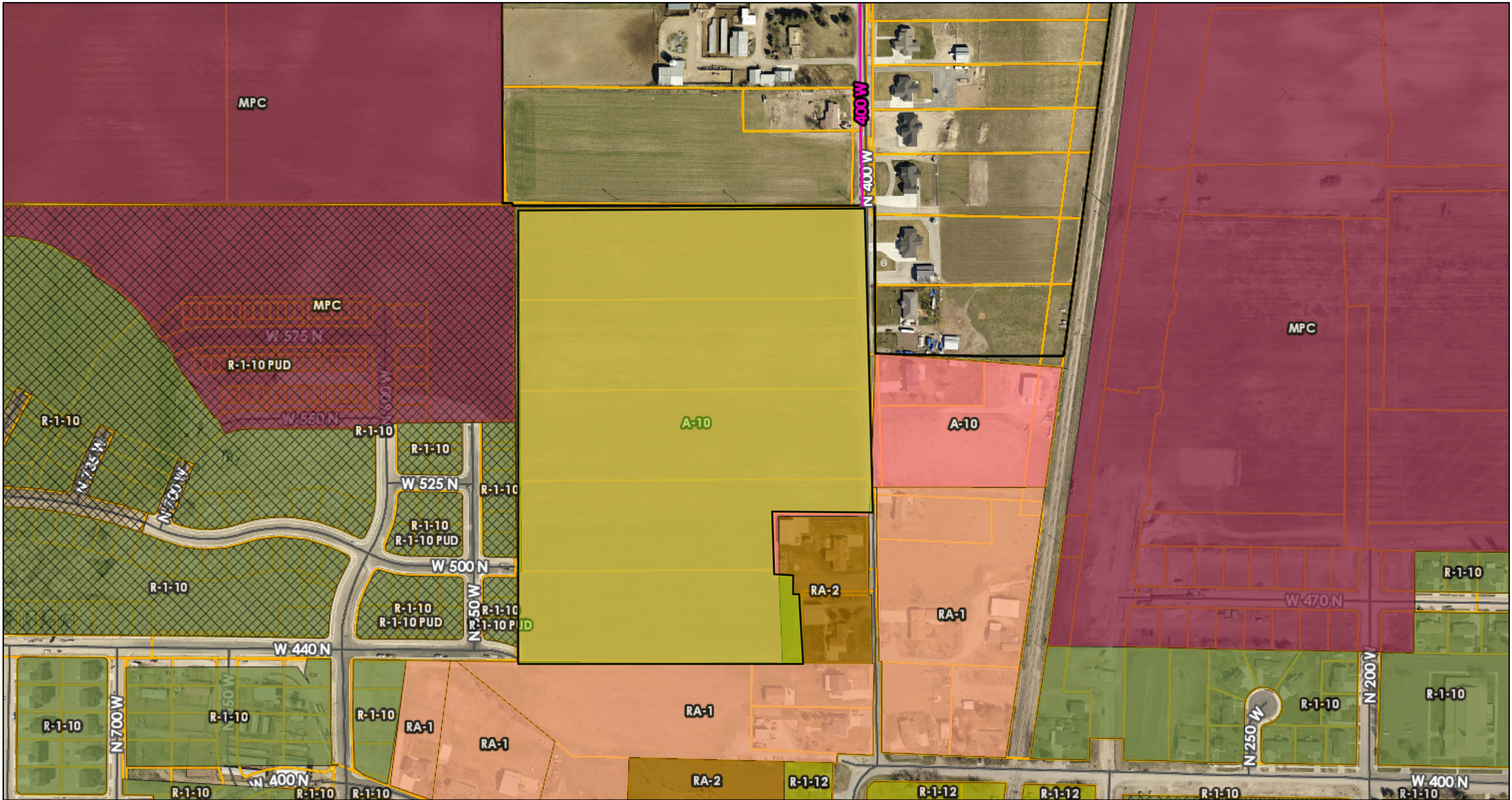
Surrounding Uses:
North - County
South - Residential R-1-12
East - Residential RA-1
Agricultural A-10
West - Residential MPC
Residential R-1-1- PUD

Project Summary

Jay Stocking and Heritage Land Development are requesting a rezone to the R-1-10 zone. They are flanked on the East and West by Master Planned Communities and Residential Agriculture to the South. The parcels to the North are currently in the county, but are in the future annexation plan of the city.

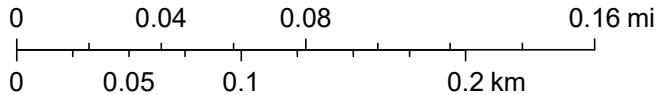


Parcel Map



2/5/2024, 7:29:55 AM

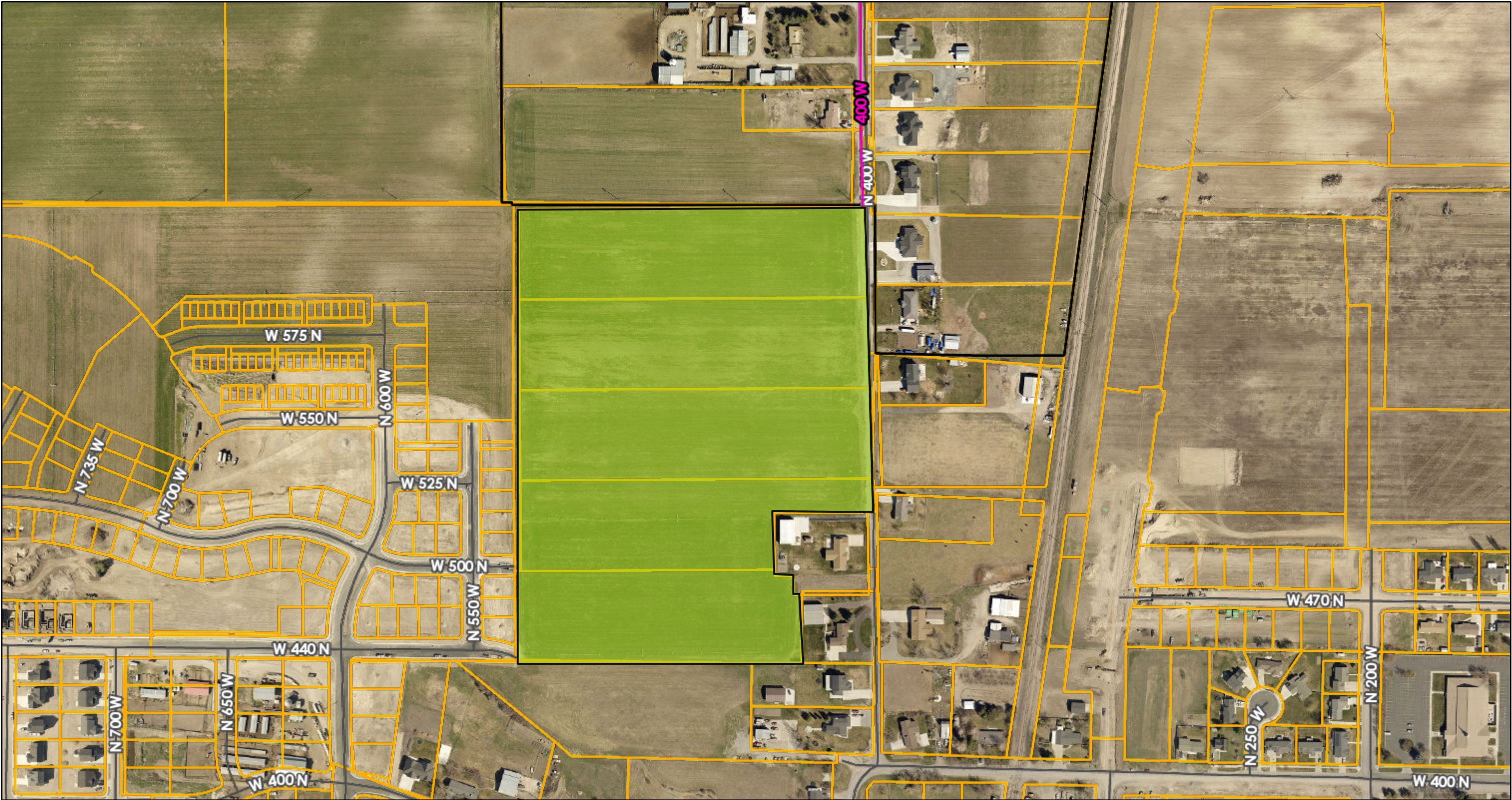
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| Override 1 | Trenton Zoning | INSTITUTIONAL - I-1 | HISTORIC | RESIDENTIAL MEDIUM DENSITY RMD | Multiple Residential District R-M-12 | CITY CENTER ADJACENT - CCA | RESIDENTIAL R-1-20 | Residential - R-1A | RESIDENTIAL (R-2) |
| Wellsville Zoning | AGRICULTURAL | MANUFACTURING - M1 | RESIDENTIAL - R-1-8 | PLANNED UNIT DEVELOPMENT | Multiple Residential District R-M-18 | COMMERCIAL GENERAL - CG | RESIDENTIAL R-1-30 | Residential - R-2 | TOWN CENTER (TC) |
| NEIGHBORHOOD COMMERCIAL - NC | COMMERCIAL C1 | MULTIPLE FAMILY RESIDENTIAL - RM | RESIDENTIAL - R-1-10 | RESIDENTIAL MULTI-FAMILY MF | Public District | COMMUNITY COMMERCIAL - CC | RESIDENTIAL SINGLE FAMILY - SF6 | Residential - R-2A | Mendon Zoning |
| COMMUNITY COMMERCIAL - C1 - C2 | COMMERCIAL C2 | RESIDENTIAL AGRICULTURAL - RA-1 | RESIDENTIAL - R-1-12 | CITY | Residential District R-1-1 | DOWNTOWN - DT | RESIDENTIAL MULTI FAMILY - RM | Residential Estate R-E | AGRICULTURAL - A-1 |
| GENERAL COMMERCIAL - GC | PARK | RESIDENTIAL AGRICULTURAL - RA-2 | AGRICULTURAL A-10 | SCHOOL | Residential District R-1-6 | HOSPITAL - HOSP | MIXED RESIDENTIAL 7 - MR7 | Residential Development, R-PUD | COMMERCIAL - C-1 |
| HIGHWAY COMMERCIAL - CH | RESIDENTIAL | RESIDENTIAL R-1-10 | AGRICULTURAL A-5 | TRAILER | Residential District R-1-8 | HIGH-TECH MFG. AND RESEARCH - M-2 | MIXED RESIDENTIAL 8 - MR8 | Floodplain - FP | LIGHT INDUSTRIAL - L-1 |
| MANUFACTURING | PUD OVERLAY | RESIDENTIAL R-1-12 | CENTRAL BUSINESS DISTRICT CBD | PARK | Residential District R-1-10 | MFG. HEAVY COMMERCIAL - MC | PARK LAND | Newton Zoning | RESIDENTIAL - R-1 |
| RESIDENTIAL AGRICULTURE - 5 ACRE | MIXED USE OVERLAY | RESIDENTIAL R-1-20 | PLANNED INDUSTRIAL COMMERCIAL PIC | CEMETERY | Residential District R-1-12 | MIXED USE GENERAL - MXG | RECREATION SCHOOL | (A1) AGRICULTURAL | MULTI-FAMILY - R-2 |
| RESIDENTIAL - 1 ACRE | AGRICULTURAL - A-3 | MASTER PLANNED COMMUNITY - MPC | HIGHWAY COMMERCIAL HC | Providence Zoning | Residential District R-1-20 | PROFESSIONAL - PR | Nibley Zoning | (C1) COMMERCIAL | PUBLIC |
| RESIDENTIAL - 1/2 ACRE | AGRICULTURAL - A-5 | River Heights Zoning | MANUFACTURING - LIGHT INDUSTRIAL MLI | Agicultural District | Paradise Zoning | RESIDENTIAL BUSINESS - RB | Agriculture - A | (R1) RESIDENTIAL | Logan Zoning |
| RESIDENTIAL - 12,000 SF | AGRICULTURAL - A-10 | AGRICULTURAL - AG | PLANNED INDUSTRIAL COMMERCIAL PIC | Commercial General District | COMMERCIAL NEIGHBORHOOD | RESIDENTIAL ESTATE - RE-1 | Commercial - C | Milville Zoning | SUBURBAN NEIGHBORHOOD |
| RESIDENTIAL - MULTIFAMILY | CENTRAL BUSINESS DISTRICT - CB | COMMERCIAL - C | RESIDENTIAL ESTATE RE-1 | Commercial Highway District | RESIDENTIAL AGRICULTURAL RA-5 | RESIDENTIAL ESTATE - RE-2 | Industrial - I | AGRICULTURAL (A) | TRADITIONAL NEIGHBORHOOD |
| RECREATIONAL PLANNED DEVELOPMENT | COMMERCIAL PROFESSIONAL | COMMERCIAL PARKING - CP | RESIDENTIAL ESTATE RE-2 | Life Cycle Residential District 4-12 | RESIDENTIAL R-1-10 | RESIDENTIAL R-1-10 | Neighborhood Commercial C-N | COMMERCIAL (C-G) | MIXED RESIDENTIAL TRANSITIONAL |
| RESIDENTIAL CRITICAL AREA | COMMUNITY COMMERCIAL - CC | PARK - PR | RICHMOND, RESIDENTIAL LOW DENSITY RLD | Mixed Use District MXD 25-33 | RESIDENTIAL R-1-12 | RESIDENTIAL R-1-12 | Park/School - P/S | OPEN SPACE (OS) | MIXED RESIDENTIAL LOW (MR-12) |
| FOREST RECREATION - 40 ACRE | GENERAL COMMERCIAL - GC | MIXED USE - MU | | Multiple Residential District R-M-7 | AGRICULTURAL - A10 | RESIDENTIAL R-1-15 | Residential - R-1 | RESIDENTIAL (R-1) | MIXED RESIDENTIAL MEDIUM (MR-20) |

Parcel Map



2/5/2024, 7:28:53 AM

- Override 1

Class B Surface Type

ASPHALT
- GRAVEL

DIRT

Municipal Boundaries
- County Boundary

Cache Parcels

