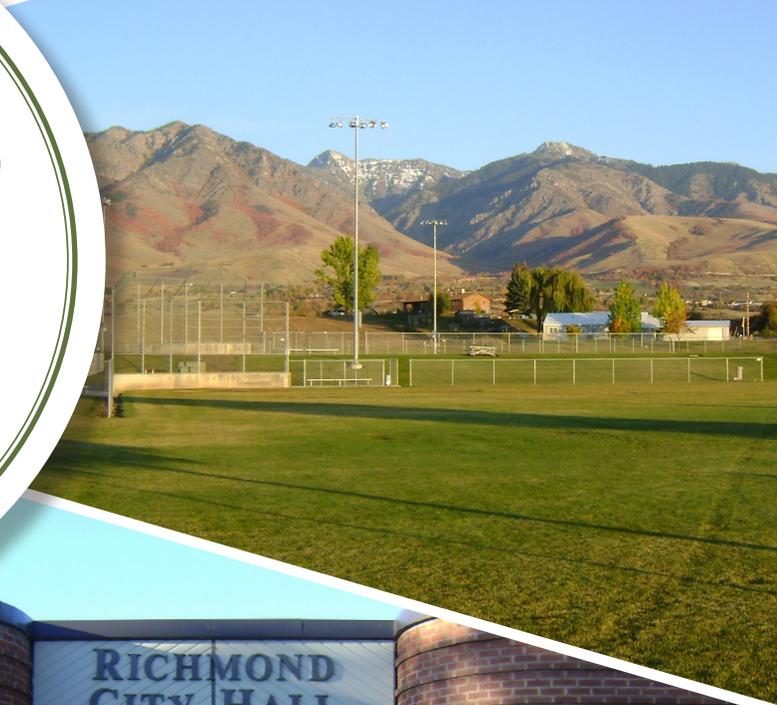


RICHMOND
CITY
General Plan
Final December 2013



Richmond City General Plan

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Appendix 1 Richmond City Parks, Recreation, and Open Space Master Plan 2013

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Chapter 1 Summary

WHAT IS A GENERAL PLAN?

A General Plan is sometimes referred to as a “Master Plan” or “Comprehensive Plan.” It is a community’s general guide for making land use decisions and is a reflection of the community’s values.

At the large-scale level, the General Plan describes how the community wants to grow, i.e. where the community wishes various land uses to take place and what the community wants to look like. The Plan covers the area within the city limits as well as land anticipated to be annexed to the city in the future (planning area).

At a more detailed scale, the General Plan provides direction for the many detailed decisions made every week concerning specific street improvements, sidewalks, electric substations and building locations, etc. The cumulative effect of such decisions has a significant impact on the shape of

the community and the residents’ quality of life.

In between large scale and small scale decisions, the General Plan is the document that coordinates other City plans, such as the Transportation Master Plan, the Parks and Recreation Master Plan and Water and Sewer Plans and others. It is also a basic tool to guide zoning, budgeting, capital improvement decisions and policy-making.

LONG-RANGE VISION

It is tempting to view some of the elements of the General Plan as unrealistic. However, a General Plan is intended to be a long-range look into the future. This is an update to the Richmond City General Plan that was developed in 1999 and will be a

continuation of the vision of that plan. Richmond City has grown over the past 12 years going from 2,050 residents to just over 2,470. In 1999 the community

established some overall goals for the General Plan. These included: improving the physical environment of the community; promoting public interest in future community growth; consideration of long-

range objectives; and, bringing professional and technical knowledge together when making political decisions. Many of these goals have been accomplished and many are the type that require continual follow-through and persistence to make sure that the community is always moving in the right direction.

By seeing where they have come from, where they are today, and where



Richmond eventually wants to be, the City can begin to take the actions that will help them meet their goals.

Just as importantly, a general plan also helps the City avoid making decisions that will prevent them from losing sight of their long-range vision. Thus, some of the concepts incorporated in this document will take many years to bring about.



In the meantime, the General Plan is a valuable guide to the many small decisions that need to be made to upgrade the community, and to lay the groundwork for the long-range vision. And, over time, conditions will change

and there may be a need to adjust the Plan to conform to new realities.

POLICIES, GOALS, OBJECTIVES, AND ACTIONS

The General Plan contains several components: Vision Statement, Policies, Goals, Objectives, Actions, and a Land Use Map that reflects all of the above.

As an aid to developing the General Plan, the City has developed a community vision, relating to a series of Goals and Objectives. Clearly defined goals and objectives provide a means by which the City can evaluate individual actions and establish priorities for the good of its citizens.

Policies are ‘statements of position’ that help establish consistent decision-making. Policies are sometimes referred to as “decisions made ahead of time, outside the heat of battle.” An example of a policy statement is:

All zoning and land use decisions, including the development of streets, parks, utilities, and the provision of

public services, should be consistent with the General Plan, including its maps, goals, and policies.

Goals are general statements that represent ‘big picture’ desires usually addressing individual subject areas, such as housing, open space, etc. Objectives are more specific strategies that lead to fulfilling goals.

A key difference between goals and objectives is that objectives are measurable, that is, one can tell when they’ve been accomplished. It is often the case that an Objective can help fulfill more than one Goal.

Actions are specific, implementable steps, or a “to-do list” to accomplish the Goals, Objectives and Policies. Actions are most effective when they are simple, and can be assigned to a specific individual or department. An example of an action might be:

Amend the Zoning Ordinance to make it consistent with the General Plan land use designations.

The process of creating Vision Statements, Policies, Goals, Objectives, and Actions is a means of translating the community's broad vision down to specific, implementable steps. Since they are part of the General Plan, the Vision, Policies, Goals, Objectives, and Actions are adopted by the City Council and have official status as a guide as to how the City intends to direct its energies and resources with respect to the many issues facing the community. Policies and Actions are summarized at the end of each subsection of the General Plan.

It is anticipated that as time passes and conditions in the City change, there will be a need to modify the Goals, Objectives, Policies and Actions.

Thus, the planning process is one of continually monitoring results and evaluating the relevance of the direction. The Vision, Goals, Objectives, Policies, and Actions may be updated by the Council at any time, and will also be reviewed during each update of the General Plan.

THE GENERAL PLAN VS ZONING

Although the General Plan itself is not a regulatory document, many communities require that all zoning decisions, as well as decisions about new streets, parks, public buildings and utilities (public or private), be in conformance with the General Plan.

Ideally, the General Plan is part of a three level process of regulating land uses:

1. The General Plan provides broad direction regarding land use arrangement and net density. Net density is the density of a specific area, not including any open spaces that may have been subtracted. Densities of general plans are often identified as ranges. The General Plan designations generally respond to natural, physical constraints, such as steep slopes and floodplains, but do not necessarily follow actual ownership boundaries.
2. A zoning plan, on the other hand, is a designation that confers legally binding rights to a land-owner. Because they convey legal rights, zoning

designations usually follow property lines. (Note that a zoning designation does not usually stipulate the arrangement of uses on the land. It merely grants a gross density for the entire parcel. This is the reason that zoning and the General Plan need to be used in concert with each other. The zoning plan sets the overall density or number of units and the General Plan suggests how those units should be arranged.)

3. The third level of land use regulation is comprised of subdivision and building permit regulations. These are detailed requirements regarding the process and technical requirements for subdividing land, and constructing buildings (fire safety, etc.).

How are these documents used? In a zone change, the zoning designation given to a parcel should be based on the land use designation given to that area in the General Plan. For example, an area that is designated "low density residential" in the General Plan would subsequently be zoned for single family lots (rather than apartments or a gas

station). A building permit would then be granted by the City only for building uses that are in conformance with the zoning designation for the building site. One cannot normally get a permit, for example, to build a gas station on a lot that is zoned residential.

As another example, in reviewing an application for a development that is not requesting a zoning change, the

City would: (1) make sure that the overall density complies with the existing zoning, and (2) make sure the arrangement of uses, alignment of roads, preservation of open space, etc. is consistent with the General Plan (its land use designations, goals, policies).

Therefore, once the General Plan is adopted, it is important that it and the Zoning Ordinance be kept consistent.

This may be brought about by rezoning any parcels that are not in conformance with the General Plan, or by amending the General Plan, or both. It should be noted that either rezoning or amending must follow the City's required procedures, including public notices and public hearings.

GENERAL PLAN GOALS OBJECTIVES, AND ACTIONS/POLICIES

Goal 1: Have the General Plan serve as a guide to all land use and growth decisions, particularly the Future Land Use Map and relevant goals, objectives and policies of the Plan.

Objective: Regularly review and update the General Plan, keeping in mind the General Plan’s long-term integrity

Action/Policy	Timing	Agency
Action/Policy A: Re-evaluate provisions of the General Plan as needed for their relevancy and currency, annually, to coincide with the City’s budget process.	Review Policy Every year	Staff/Planning/City Council
Action/Policy B: If decisions are not consistent with the General Plan, unless special circumstances and a clear justification warrant deviation, amend the General Plan prior to approving any conflicting land use plan.	As needed	Staff/Planning/City Council
Action/Policy C: The General Plan will be updated at least every 5 to 10 years or when major changes occur in the community.	5 – 10 Years	Staff/Planning/City Council/Community

Goal 2: Incorporate the ideas from the General Plan into the Zoning Ordinances so that they conform to one another.

Objective: Make all existing zoning districts, and those to be adopted in the future, consistent with the Future Land Use map of the General Plan.

Action/Policy	Timing	Agency
Action/Policy A: After final approval of the General Plan update the City’s Development Code to incorporate these zones and develop guiding principles and density for each of these zones.	0 – 1 Years	Staff/Planning/City Council

WHAT'S BEEN

ACCOMPLISHED SINCE THE PREVIOUS GENERAL PLAN?

Since the previous General Plan was adopted in 1999, a lot has been accomplished. Just to name a few items:

- Widening of Hwy 91
- The CVTD (Cache Valley Transit District) began operations in August 2001 that included a route from Logan to Richmond
- A comprehensive plan for maintaining and improving the roads was developed
- The City built a new Wastewater MBR Treatment Facility in 2009
- Lost the only grocery store in the City (Theurer's Store) and added several smaller businesses.
- The City has a number of home base businesses throughout the community.
- Lower's has expanded several times, increasing job opportunities

- Although not within city limits, Pepperidge Farm's plant is expanding with 54 new jobs being created
- The city has had several annexations
- A number of new subdivisions have been developed
- The main city park has had a major renovation (remodeled pavilions, built a new gazebo, playground area, and restrooms)
- Creation of a new nature park on 300 E 340 S
- Richmond adopted a new Planning & Zoning Ordinance 2000, Subdivision Ordinance 2007, and construction design standards in 2009
- 2012 the City embarked on a major water system improvement project (2 million gallon tank, new water lines, corrected pressure zones, etc.)
- Formed the position of City Manager
- Created a community website

CURRENT LAND USE ISSUES AND DIRECTIONS ESTABLISHED IN THIS UPDATE

Notwithstanding all that has been accomplished, there are still a number of issues, challenges, and opportunities facing our community. They include:

- Economic development
- Deteriorating sidewalks and finding a way to fund the upgrades
- Enticing travelers off Hwy. 91 and into the downtown of the community
- Limited availability of life-cycle housing within the community
- Floodplains and other physical hazards within the community.
- The number of vacant lots in town and restrictive infill regulation within the current code

HOW IS THE GENERAL PLAN UPDATED?

This update of the General Plan was developed through a lengthy process of gathering ideas through a number of committee meetings held over a year and a half time period, and the development of a public opinion survey. A draft plan was developed and evaluated by the committee. The draft plan was then reviewed by the Planning and Zoning Commission, with

opportunities for additional public input at public hearing. After appropriate revisions were made, it was recommended by the Planning and Zoning Commission to the City Council, where an additional public hearing was held and the Plan was formally adopted by the City Council.

It is anticipated that the General Plan will be updated as often as necessary to assure that it reflects the vision and desired direction of the community.

The Plan should be reviewed and possibly updated at least every five years. Major amendments should follow the same procedural steps as this update followed. Minor updates could be approved through an accelerated process.



Chapter 2 Our Community

HISTORY AND HERITAGE

This history is taken from the Utah History Encyclopedia from 1976. In July of 1859 John Bair camped at Brower Spring on the southwest boundary of Richmond with his wife and son. Additional families settled in the area during the autumn of that year with a total of seventeen families spending the winter in the area. In the spring of 1860 an influx of new settlers arrived and the land was planted and roads were built. Ditches were dug to obtain water from Cherry Creek, and a dam was built across City Creek for irrigation purposes.

Brigham Young visited Richmond in 1860 and advised the settlers to move closer together for protection, in case of an Indian raid. A fort was built at present Main Street. In 1861 Richmond was surveyed and property assigned. One hundred four claims were made for land after the town site was laid out. It is not known how Richmond received its name, but some believe it was in honor of LDS Church apostle Charles C.

Rich. Others think that the name came from the deep rich mound of soil located on the alluvial fan made by the waters coming from Cherry Creek and City Creek; other believe that it was named after Richmond, Virginia, by "homesick" southern settlers. Richmond was incorporated as a city on 26 February 1868.

Among Richmond's early industries were a shingle mill, gristmill, sawmill, and the Richmond Co-operative Mercantile Store, built in 1866. Cache Valley is a great dairy and cattle area, and Richmond boasted of having the first creamery in the area. In 1896 the Utah Plow Factory was started; it produced plows, bobsleds, iron harrows, and cultivators. Other early businesses included two livery stables, a furniture store, and a tin shop. In the 1870's and 1880's Richmond was second to Logan in manufacturing in Cache County. The Sego Milk Plant began operation in 1904 and became a thriving industry for the area. Before its closure it was owned by Western General Dairies, Inc. Today

the community has a number of small retail and automotive repair businesses. These businesses provide important services to the community. Other major industries in the Richmond area include Pepperidge Farm, Lower Foods, Cache Valley Counter Tops and Alvey's Chocolates.

A major event in Richmond is the annual Black and White Days celebration. It was started in 1912 to promote and stimulate an interest in better quality dairy cattle. The event has evolved from driving the cattle into the old tithing yard with judges riding horses through the herd to pick out the award-winning animals to its present status as one of the largest exclusive Holstein dairy shows in the United States, with its own permanent grounds and pavilion. The event is held each year in May and draws exhibitors from throughout the Intermountain West.

Figure 1 Richmond City History Timeline (a larger image of this document can be found in Attachment B)

RICHMOND, UTAH

History at a Glance



Brower Spring, now known as Robinson Spring, is where John Bair and other Pioneers first camped in the Fall of 1859.



John Bair was one of Richmond's founders. An Indian interpreter for Brigham Young, Bair was encouraged by Young to settle Richmond in 1859. He helped develop good relations with the native Shoshone tribe.

It is not known how Richmond received its name, but some believe it was in honor of LDS Church apostle Charles C. Rich. Others think that the name came from the deep rich mud of soil located on the alluvial fan made by the waters coming from Cherry Creek and City Creek; others believe that it was named after Richmond, Virginia, by "homesick" southern settlers. Richmond was incorporated as a city on February 26, 1868.



A log home in Richmond from the 1870s. The home used interlocked logs, milled boards and wooden shake shingles.



The influx of miners to Richmond in the 1860s was an economic boon to the community. Supplying prospectors spurred local industries such as blacksmiths, bakers, dairy farmers, and tailors. There were very little precious metals to be found, but surrounding canyons did yield lead and coal.

The settlers began establishing farms and growing grains such as wheat, barley and oats. Hay and grains were also used to feed livestock during the winter. Sugar was hard to come by so a small amount of sorghum and sugar cane were planted to be processed into molasses.



The industrious pioneers worked hard to build a community. Within 5 years of the first settlements, Richmond's settlers had constructed a fort, irrigation canals, a sawmill, a gristmill, a school and a post office. The Gilt Edge Flour Mills (left) still flourishes today.



With the completion of the railroad at Promontory Point in 1869, a network of rail lines was added throughout Northern Utah, some running through Richmond. The Utah-Idaho Central Railroad, also known as the Interurban, linked communities from Ogden to Preston.

Richmond blossomed as manufacturing operations, retail businesses and agriculture began to propagate. There have been notable businesses throughout Richmond's history, such as Lower Foods, Nivison Drug, L.D.'s Cafe, Jed's Burger Barn/Big J's, Pepperidge Farm, Casper's Ice Cream and many others.



The Richmond Cooperative Mercantile Institution was established in 1882 and served the needs of the community until 1902.



As condensed, canned milk became popular in the early 1900s, the Utah Condensed Milk Company opened in Richmond, later becoming the Sego Milk Company.



With good land for grazing livestock, the dairy industry thrived. Cache Valley Dairy, in Richmond, was the first incorporated dairy in Utah.



The Holstein-Friesian, white with irregular black spots, is a superior breed of dairy cattle. To celebrate and encourage this quality breed, the first Black and White festival was held in 1912.



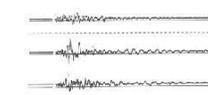
The Utah Plow Factory opened in 1896, one of the largest early businesses in Richmond. They produced plows, iron harrows, and bobsleds.



The age of the automobile also ushered in the age of the service station including Plant Service Station opening on July 1, 1925.



Before free public education, parents in Richmond paid tuition for their children to attend school. This was often cost prohibitive at \$1.50 per student, per term. The original school was a small log house with one room. In 1864, an adobe brick school was built that also acted as a community meeting hall. By 1889, the community had four designated schools. Richmond High School was built in 1911-1912 and North Cache High School (above) was built in 1920. Park School was rebuilt in 1994 and White Pine was built in 1999.



At 6:35 on the morning of August 30, 1962 an earthquake shook the Cache Valley and Richmond was at the center of the movement. The quake was a magnitude 5.7 on the Richter scale.



and deemed unsafe, the LDS Benson Stake Tabernacle being one of them.



It was recorded that out of the 239 homes in Richmond, only 37 were not damaged in the quake. The community came together to repair and rebuild.



Infrastructure improvements were made to accommodate growth. This 500,000 gallon water tank was built by the City in 1970. Flood control efforts and transportation improvements were also undertaken.



Courageous men and women from Richmond have defended America's freedom in every war since the Mexican War. The Richmond Veterans Memorial was dedicated on June 1, 2002.



The first post office in Richmond was established in 1864 with Marriner Merrill serving as postmaster for 20 years. The current Richmond City post office is located on the corner of State and Main Streets.



In 2011, visioning meetings were held. This was an opportunity for citizens, city officials and community leaders to gather together to give their vision of what Richmond can be. A public survey was also developed to determine what priorities citizens held in improving their community. These meetings were instrumental in the development of this General Plan.

First Settlers 1859> Building a Community 1860> Railroad 1870> Prosperity 1880> Black & White 1912> Shaken 1962> Growth 1970> Modern Richmond 2013



White settlers were greeted in Cache Valley by the Northwestern Shoshone Tribe. Chief Washakie frequently traveled in Cache Valley and befriended John Bair. Shoshone-Mormon relations were generally peaceful, but as more white settlers moved in, Shoshone grew more uneasy and the settlers grew more suspicious, resulting in some conflict.



Goudy Hogan and Marriner Merrill were among the first to move to Richmond in 1860. They both had a significant impact on Richmond's early development.



From its beginnings as a cattle show, the Black and White Festival has grown to include vendors, carnival rides, foot races and a parade. The Saturday evening horse pull now caps the week long event.



The 1970s were a time of significant population growth in Richmond. Existing city infrastructure was not able to support the increased population and improvements were deemed necessary.



Sources for Images and Information: University of Utah Seismograph website, seis.utah.edu
 Richmond: A History in Black and White, Marlin W. Stum, 2007
 Richmond City website, www.richmond-utah.com

LIBRARY

The Richmond Public Library was built in 1914 with a grant of \$8,000 from the Carnegie Corporation. A site was chosen on the north side of Main Street near the center of town at 36 West Main. The two-story, yellow brick building consisted of 2,574 sq. feet, with wide entry steps and a well-lit upstairs reading area. The library opened on October 20, 1914.

RELIGIONS

Richmond has had religious diversity since territorial times. A branch of the Reorganized Church of Jesus Christ of Latter Day Saints was organized in Richmond in the 1870's and continued there until 1903. The 1890 census showed Richmond with thirty-three Reorganized Church members. In 1883 the Presbyterian Church opened a school in Richmond. The school was held in a log house and was taught by Jennie McGintie, who remained for about a year and a half until the arrival of a Reverend Mr. Renshaw, who took charge of the Presbyterian congregations in Franklin, Richmond, and Smithfield. Richmond's Presbyterian school closed in 1907.

The Richmond LDS Ward was organized in the spring of 1860. An additional chapel was built in 1917. The Benson Stake Tabernacle, erected in 1903, was condemned in 1962 following an earthquake, and a new Benson Stake Center was built and dedicated in 1964. (Thatcher 1976)

SURVEY RESULTS

To better understand public perceptions, needs and concerns, a public opinion survey was conducted in conjunction with the General Plan.

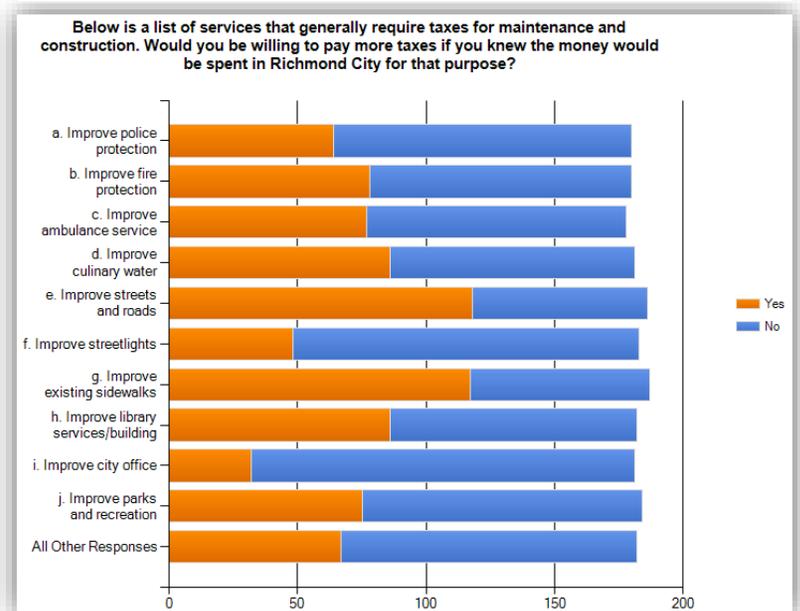
METHODOLOGY

Richmond City solicited feedback by asking residents to complete a survey for the General Plan Update. Two hundred and seventeen individuals participated in the survey, which was available online through the City website and via hardcopy at the City Office during the months of April and May 2011.

The survey was conducted using

nonprobability sampling, meaning that the respondents selected themselves to complete the survey and were not randomly sampled. However, one in seven residents, twenty years and over participated in the survey (9% of the population). This represents a significant portion of the community and should be considered an equitable sampling. The following is a brief summary of the results.

Figure 2 Survey Results



LIVING IN RICHMOND

Respondents to the survey report the top three reasons they live in Richmond are its Rural Character, Quiet Surroundings and Affordable Living. Respondents rated the overall conditions of services and activities as good. However, two items received poor ratings: “Facilities and activities available for senior citizens” with 38% of those answering the question marking Poor; and “Sidewalks” with 47% of respondents marking poor. As

a follow-up, respondents were asked which conditions were problems in their neighborhoods, the top three items that were identified as problems were unattended dogs and cats (53%), unkempt lots (48%), and animals loose (37%).

The survey reports that of those residents who participated in the survey, 61% have lived in the community over 16 years with 54% of those having lived in Richmond for over 20 years.

downtown that will continue to be a focus for community activities and provide a strong identity for the City.

Future Growth in Richmond: Population and Density

When asked about important issues facing Richmond in the future the items ranked in order of importance were:

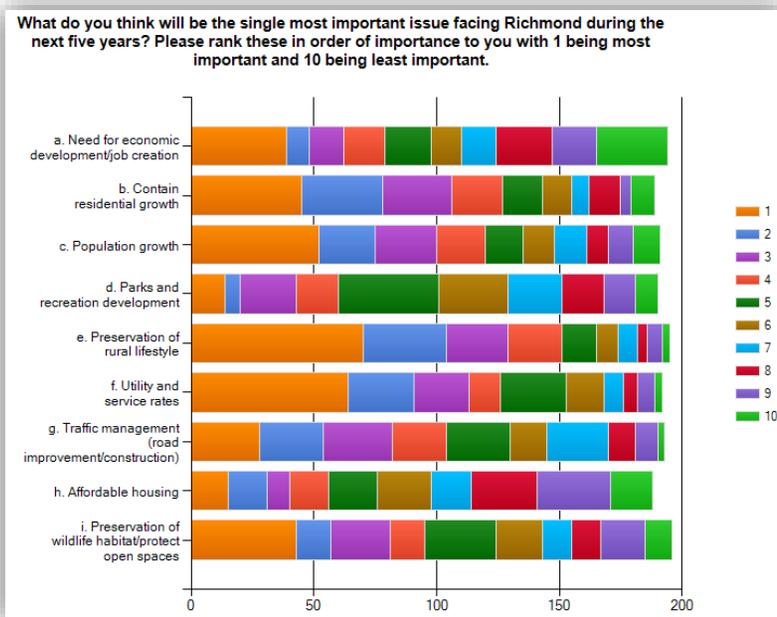
1. Preservation of Rural Lifestyle
2. Utility and Service Rates
3. Population Growth

When asked how future growth in Richmond should be handled, respondents overwhelmingly (70%) chose a medium density growth model that preserved scenic vistas and open space while allowing for smaller lot sizes.

Future Growth in Richmond: Residential/Housing

Multi-Family Housing in Richmond brought a mixed response. Sixty-six percent (66%) felt that it should be allowed, however it should be restricted to certain areas of the community and 33% did not want to allow any more multi-family housing within the community.

Figure 3 Survey Results



As development occurs, one of the challenges the city will face is how to continue to communicate its heritage and values to the new residents. This reinforces the current practice of regularly reaching out to the community through the monthly newsletters. It also reinforces the importance of preserving the heritage of Richmond City’s historical buildings, as well as creating a

A large portion of those who participated in the survey prefer to have future residential growth occur within existing city blocks with a 39% vote, while 26% responded in favor of having no new growth.

Future Growth in Richmond: Businesses

The survey showed that respondents would like to see more Agriculture Production, Manufacturing and Recreation opportunities develop within the community. Respondents felt that these opportunities should develop and take place along Highway 91, within the current downtown area and within existing commercial and industrial areas. It should be noted that the vast majority of respondents do not want commercial or industrial expansion to occur in existing farmland.

When asked about the economic development options in Richmond, respondents greatly favored attracting new businesses to Richmond, and responded favorably to supporting/shopping at new businesses in town. A slight majority do not want

the City spending money to attract businesses; however a slight majority favored offering tax incentives to attract businesses.

A grocery store had the vast majority of votes for what type of stores or services people would like to see in Richmond, distantly followed by light industrial/manufacturing, a retail center, and restaurants. In the comment section, a bank was mentioned multiple times.

City Services

A majority of respondents (63%) favored increasing taxes to pay for street and road improvements as well as to pay for improvements to existing sidewalks. However, respondents would not approve increased taxes for improvements to the city office (82%), or for streetlights (74%).

When asked which recreational facilities they would like to see developed or expanded, bicycle and walking paths received the highest marks with 56% of respondents voting yes, followed by youth activities at 53%, and parks/playgrounds at 48%.

2010 CENSUS INFORMATION AND COMMUNITY CHARACTERISTICS

FAMILY SIZE

According to the Census, Richmond City has an average household size of 3.3 people as compared to the State of Utah's average household size of 2.9 people.

MINORITY POPULATION

The Hispanic population is the most significant minority population in Richmond City with a population of 4.7%.

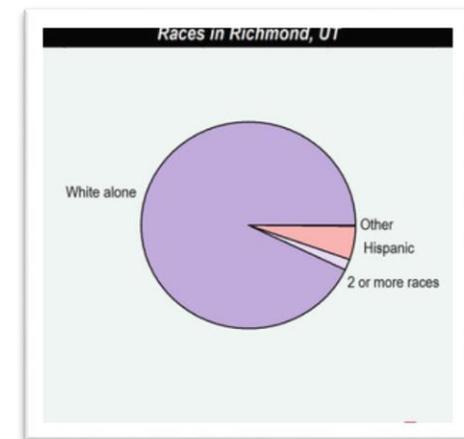


Figure 4 Demographics within Richmond City US 2010 Census

MEDIAN INCOME

Richmond city’s median household income is \$54,053 which is slightly less than the state of Utah median income of \$56,330 and much higher than Cache County’s average income at \$47,013.

Richmond city’s higher household and family incomes may be a reflection of two items: (1) the lack of higher density housing; and, (2) the fact that the community as a whole has a higher educated population.

WORKING CHARACTERISTICS

Richmond city has one of the lowest unemployment rates within the state of Utah. With the rate of 4.6% this is nearly two percentage points lower than the overall State’s rate of 6.2 %.

COMMUTING

The Census indicated a 22 minute average commuting time (to work) for Richmond city residents. The county commuting time is slightly lower at 16 minutes on average.

In the opinion survey, Richmond City residents reported that they had to travel outside the community for a variety of trip types most of which included buying groceries, receiving medical assistance, employment, and other recreational and shopping activities.

Transportation options are very limited in Richmond City. The most common form of transportation is the use of individual automobiles. In August 2001 the Cache Valley Transit District (CVTD) began operations of a free fare bus that travels round trip from Logan to Richmond. Although the bus has a limited route and time schedule, the potential for additional times in the future is encouraging.

It is important to continue to anticipate roadway needs, but also to realize that it is very expensive to solve transportation needs through road building alone. It is crucial that the City begin now to design a community that encourages alternative forms of transportation.

Figure 5 Survey Results

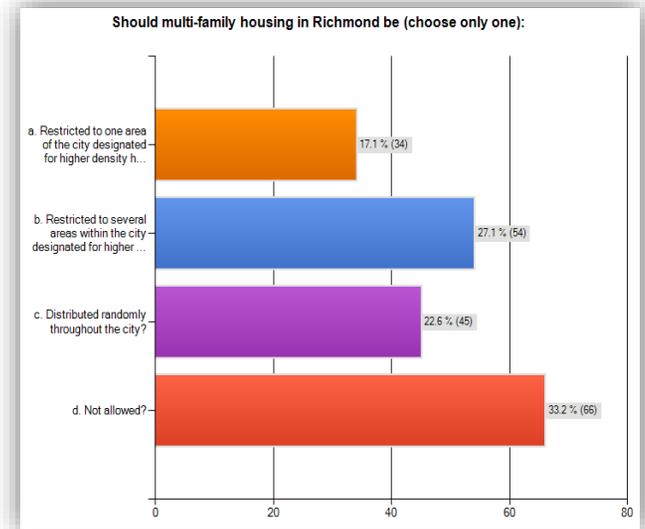
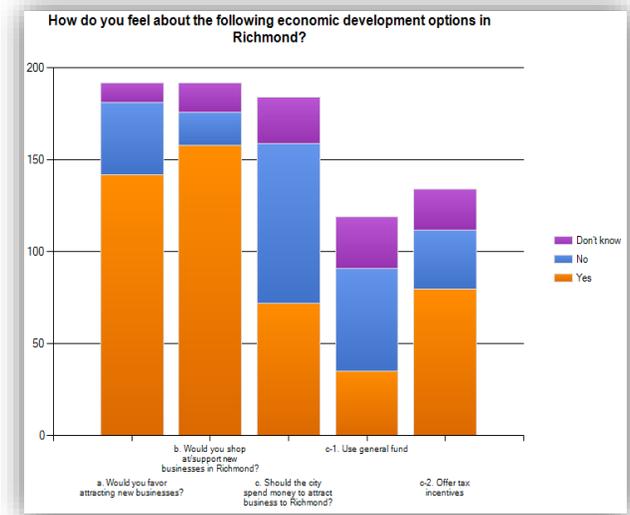


Figure 6 Survey Results



Chapter 3 Growth and Land Use

The ultimate goal of a General Plan is to facilitate land use development patterns that reflect the goals of the community. Land use information is a critical element of any General Plan because it provides planners with information on current, expected, and sustainable land use patterns. This chapter describes all of the land-use-related elements of the General Plan. The Future Land Use Plan Map is a graphic expression of the various goals and policies that comprise the General Plan.

The Future Land Use Plan Map encompasses areas within the City as well as areas adjacent to the City that have potential for annexation. The Map designations are intended to provide predictability as to appropriate zoning that could be applied to properties. It should be noted that the designations on the Future Land Use Plan Map are general and approximate. They are generally shown as “bubbles” that respond more to the natural characteristics of the land than to property lines. Development approvals

should take into account both the zoning of the property and the arrangement of land uses shown on the Future Land Use Plan Map.

GROWTH

Richmond City still has the majority of its growth ahead of it and with this has a desire to limit sprawl. Directing the growth of the community to areas where existing infrastructure is available and allowing new development to cluster lots ensures open space is preserved. Richmond City should be able to retain the agricultural and rural values that appeal to its residents. Within the current City limits the Governor’s Office of Planning and Budget estimates that the community’s population will grow to just under 2,800 by 2020. This would add approximately 96 new homes to the community, based on the 2010 Census estimated household size for Richmond, of 3.27. Currently, Richmond has 51 lots that are either available to build upon or are planned to be developed in the near future. This could be a major impact on a community that is not ready for growth. However, Richmond has been

proactive in planning and upgrading its infrastructure so the community will be

Table 1 Population Projections

Population	Year						
	1970	1980	1990	2000	2010	2020	2030
Actual	1,000	1,705	1,955	2,051	2,470		
Estimated						2,785	3,026

able to service its existing residents as well as allowing for future growth.

The population projection is only for the current City boundary. If the Richmond City were to annex land outside its current boundary, population projections would increase and would be based on the proposed land use for the annexation areas.

Richmond has developed a Future Land Use Map as part of the planning process for growth (*see Attachment A, Map A-1*). This map is intended to direct the growth of the community and the annexation areas in the future and is intended to reflect the values, needs, and desires of City's residents according to responses received by the survey. In general, designations in the Future Land Use Map are intended to reflect existing zoning—where zoning has been applied and development has occurred, or where the character of the surrounding area is relatively established and conformance with existing zoning would be logical. The exceptions to this principle, where the General Plan suggests land uses that are different from existing zoning, are found where: (1) there is increased development potential, or (2) a change in development type that will best fulfill the goals and objectives of the General Plan. Examples include:

- Land that is anticipated to eventually be converted to a higher use (e.g., agricultural land)
- Areas where the surrounding land uses have transitioned so as to make the original designation no longer compatible (e.g., small, isolated areas of industrial land surrounded by residential land).



LAND USE: RESIDENTIAL DEVELOPMENT

BACKGROUND SUMMARY

- Richmond City currently encompasses approximately 2,003 acres, or nearly 3 square miles, of incorporated lands.
- Approximately 47% of the land within the City is currently in agricultural use and 44% is in residential use.
- Currently, six apartment buildings (33 units) and two mobile-home parks (43 units) exist within Richmond City.
- Residential development within Richmond City reflects the settlement pattern established in 1860 with most homes located on the original grid plat.
- Several subdivisions have been developed in recent years. The names and sizes of currently developed subdivisions are listed in Table 2.
- Large lots with agricultural and livestock uses are common throughout Richmond City.

Table 2 Existing Subdivisions as of 2012

Existing Subdivision Development in Richmond City		
Subdivision Name	Number of Lots Built On	Total Number of Lots Platted
Hill Haven	45	46
Mountain Shadows	11	12
Erickson Subdivision	10	11
Kirkwood Subdivision	5	5
Richmond Meadows	33	36
Richmond Heights I	10	10
Richmond Heights II	9	13
Cherry Creek Phase	33	64
Richmond Hills	4	17
Anderson	6	6
Roscoe's Farm Estates	2	4

Table 3 Current and Future Land Use Acreage

Zoning District Land Use Acreage				
Land Use Category	Current Acres	Percent %	Future Acres at Buildout	Percent %
Agriculture	733	35%	349	16%
Residential Estates RE-1	47	2%	47	2%
Residential Estates RE- 2	106	5%	271	12%
Residential Low and Medium Density RLD and RMD	764	37%	932	42%
Multi-Family/Trailer	10	0%	10	0%
Planned Unit Develop	190	9%	190	9%
Commercial	39	2%	96	4%
Industrial	71	3%	71	3%
Agriculture Industrial	20	1%	84	4%
Public Assembly	61	3%	61	3%
Parks and Open Space	14	1%	35	2%
No Build	29	1%	78	4%
Total	2,084	100%	2,224	100%
Land listed in the City’s Annexation Declaration that was planned for within the future land use map	0		140	
Land within the Annexation Declaration that could be annexed in the future (not all of this land is buildable)	6780		6780	

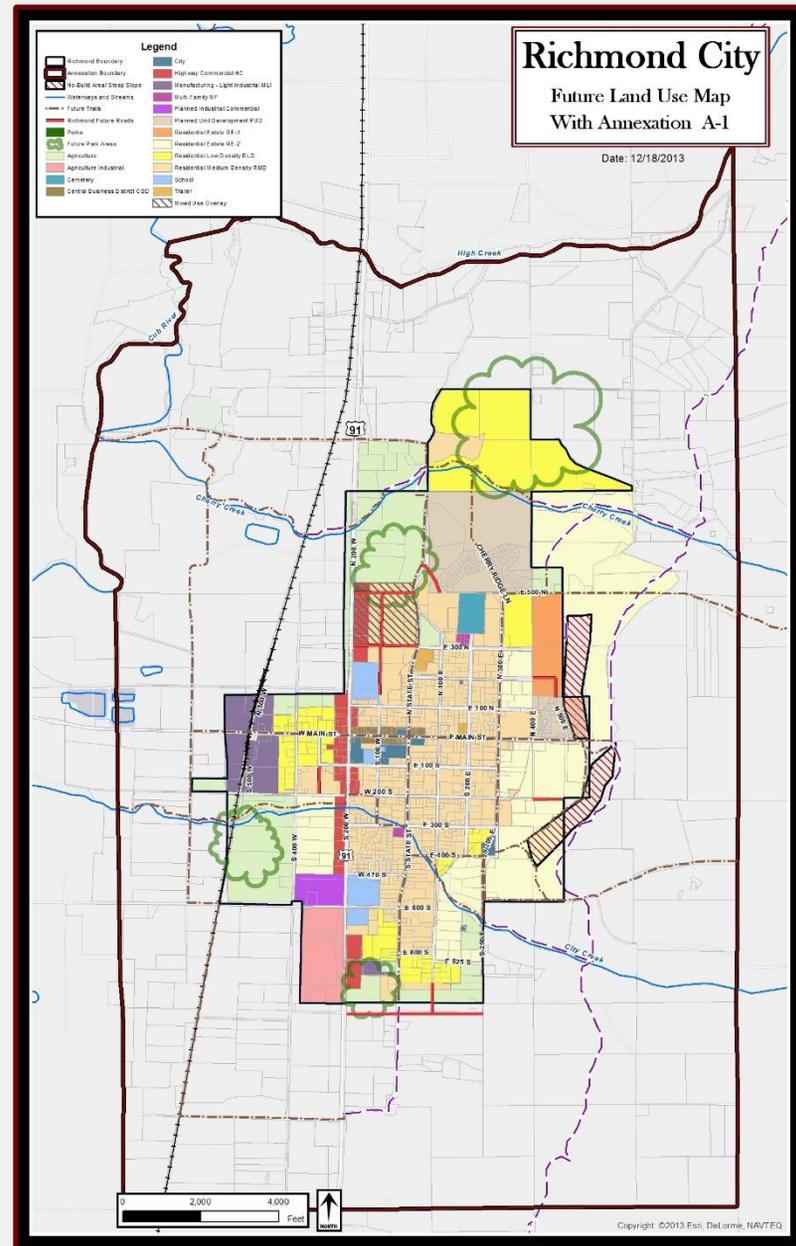
COMMUNITY VISION

A variety of quality housing and residential development opportunities will be available to the residents of Richmond City. Quality residential development will be measured by well throughout design, incorporation of open space, preservation of community resources, and maintenance of the rural quality of life and rural character within Richmond City.

ISSUES IDENTIFIED

- Animal rights: how do we handle the concerns with dogs and other animals running loose on others property?
- Growth on bench-lands: how do we minimize the visual, physical, and economic impacts of development on bench-lands?
- Affordable housing: do we have enough affordable housing within the community and how are we addressing the need for affordable housing in the future?
- Floodplains and other physical hazards: do we have guiding principles within our ordinances that allow us to regulate development in these areas?
- Park lands and trails: do we have an established standard for all newly developed parks and trails?
- Development patterns and burden of increased cost to maintain and repair sewer, water, and road infrastructure: more lines, more roads, more repairs, and more maintenance.
- Multiple housing complexes: how can we make them a part of our community without allowing them to take over our community?
- Inner-block use/development: how should we regulate inner-block uses and should we allow this available land to be developed?
- Type of subdivisions: what types of subdivision do we want to be developed within our community?

Figure 7 Future Land Use Map



LAND USE: ZONING CLASSIFICATIONS

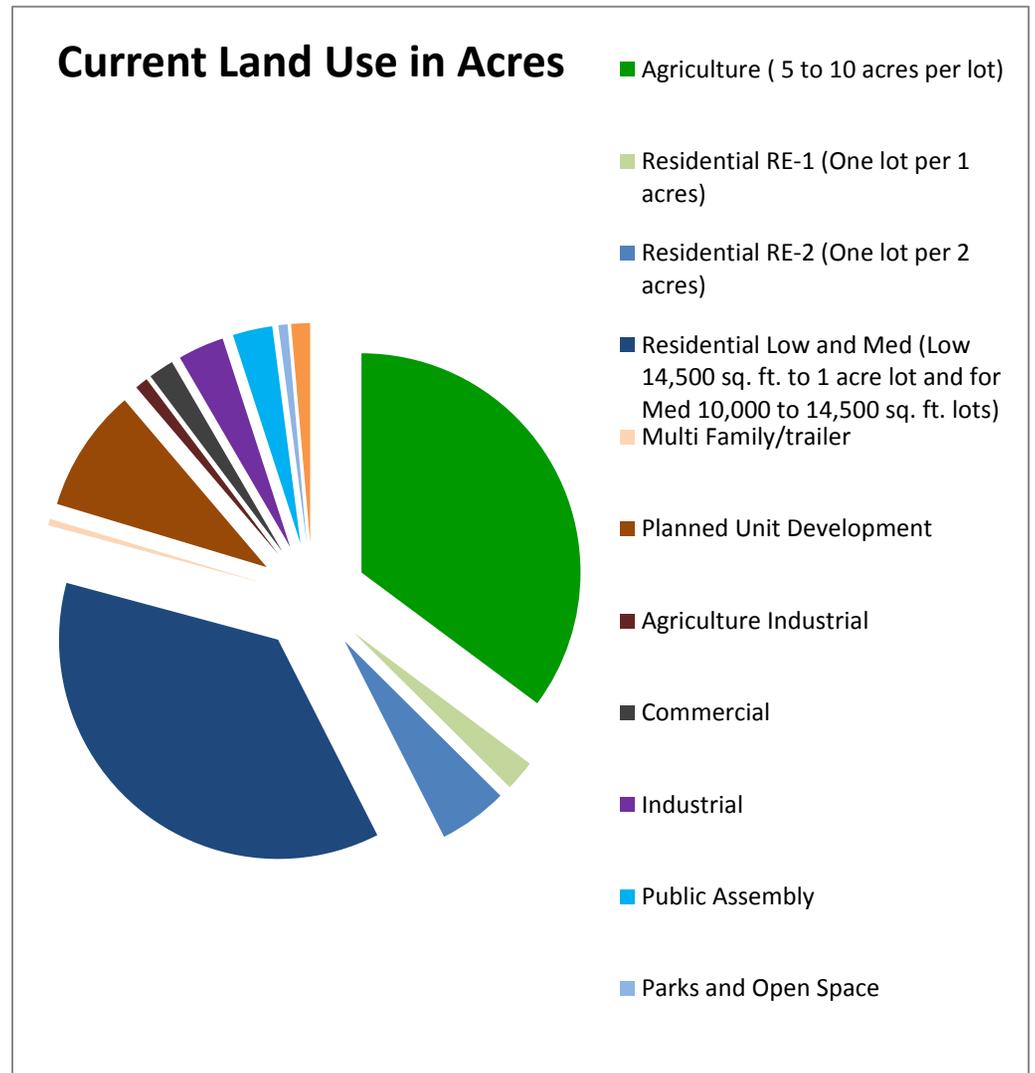
Agriculture Classifications: The community has a large number of agriculture lands that in the future will change to other zones as growth occurs. The classifications include:

- Agriculture A-10 requires ten (10) acres of land for a density of one residence
- Agriculture A-5 requires five (5) acres of land for a density of one.

Residential Classifications: includes area that surrounds the City Center and includes:

- Residential Medium Density (RMD): allows 10,000 to 14,500 sq. ft. lots;
- Residential Low Density (RLD) allows area of 14,500 sq. ft. to 1 acre lots; and,
- Residential Estates: RE-1one (1) acre lots and RE-2 allows two (2) acre lots..
- Planned Unit Development (PUD) is intended to replace the rigid requirements of a conventional zone allowing a mix of single family and multi-family housing. A PUD requires a minimum 10 acres to develop.
- Multi-Family: A limited number of acres are available for this use. The density for this use is very restrictive and requires a distance of 2,000 feet between muti-family building units.
- Trailer: Limited numbers of acres are available for this use, and require house trailers a.k.a. mobile homes to be placed within an approved mobile home park.

Figure 8 Graph Current Land Use



Commercial Classifications: includes areas along major roads including Hwy 91 and Main Street. Retail, office space, restaurants, and medical facilities are encouraged along these transportation corridors. The classification for Commercial includes:

- Highway Commercial (HC) Located along Highway 91,
- Central Business District (CDB) located along Main Street,
- Neighborhood Commercial (NC) where ever it is determined to go.

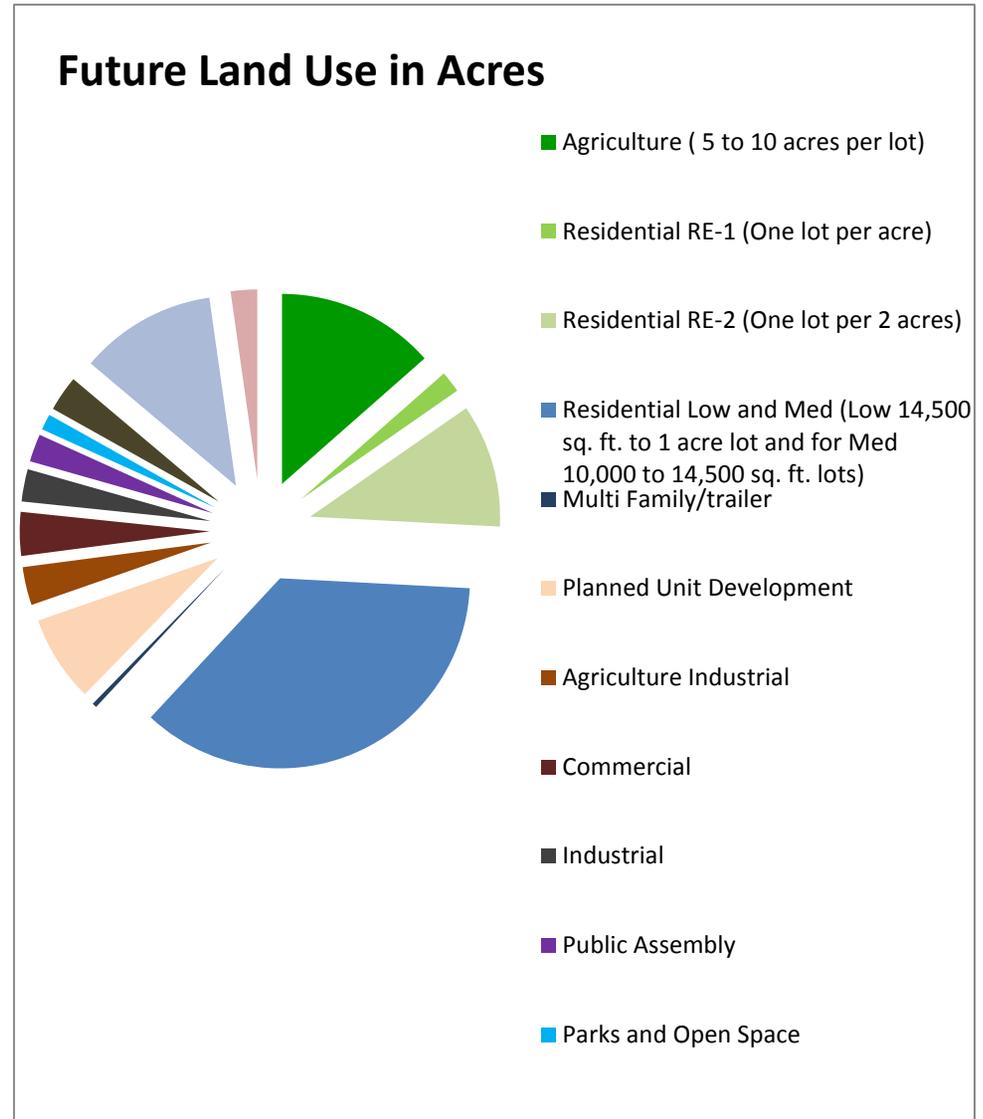
Industrial Classification:

- Manufacturing – Light Industrial (MLI) provides areas for industrial development that is designed to protect the environment and the adjacent areas.
- Planned Industrial Commercial Overlay Zone (PIC) is intended to provide an exclusive environment for research laboratories and non-polluting light manufacturing, commercial uses, and professional office uses in a park-type setting.

New Land Use Classification Added to the Future Land Use Map

- Agriculture Industrial allows research
- Mixed-use overlay allows for a mix of single family, multi-family, and commercial if the City is interested in allowing this.

Current Zoning and Future Land Use Maps are found in Attachment A, Maps A-1, A-2, and A-3



LAND USE: RESIDENTIAL GOALS, OBJECTIVES, AND ACTIONS/POLICIES

Goal 1: Strive to achieve responsible and well-managed growth within the City.

Objective: Allow development to occur on parcels of land most suitable for and capable of supporting the kind of development being proposed.

Action/Policy	Timing	Agency
Action/Policy A: Channel development into areas where existing infrastructure is already in place or planned in the near future.	Review as Needed	Staff/Planning/City Council
Action/Policy B: Permit development only to the degree the City has capacity to provide the necessary municipal services.	Review as Needed	Staff/Planning/City Council
Action/Policy C: Ensure development provides adequate on-site and off-site improvements necessary to support the development and mitigate its effects on or beyond the immediate site.	Review as Needed	Staff/Planning/City Council
Action/Policy D: Update the City Zoning Ordinance so that it identifies requirements inner-block infill development.	0-1 year	Staff/Planning/City Council

Goal 2: Improve the development review process to ensure all development related applications submitted to the City comply with all adopted ordinances, rules, policies, and procedures.

Objective: Maintain and improve the planning expertise needed to review development plans to ensure accurate interpretation of the City's ordinances and plans.

Action/Policy	Timing	Agency
Action/Policy A: Periodically evaluate development review process to ensure it is adequate as a mechanism in evaluating site development and other plans.	Review Every 5 years	Staff/Planning/City Council
Action/Policy B: Maintain competent professionals and citizen planners in the community and offer ongoing educational and other opportunities for improving and maintaining best-possibilities-planning capability of all those involved in the City's planning process.	Education for citizen planners every 3 to 5 years	Staff/Planning/City Council
Action/Policy C: Evaluate the need for a part-time or consultant City Planner to handle large or difficult development requirements of the community.	Continually	Mayor/ City Council

Goal 3: Further protect the Sensitive Lands by identifying the areas within the community that would require development to be limited because of slope, flooding, geologic, or other issues.		
Objective: Determine areas that should be considered for limited development because of issues that would jeopardize the public health, safety, welfare and environment of Richmond City.		
Action/Policy	Timing	Agency
Action/Policy A: Establish criteria to serve as a guide in determining areas of “No Build” due to natural hazards, i.e. flood lands, steep slopes, wet lands, streams, etc.	0-1 year	Staff/Planning/City Council
Action/Policy B: Require within the Zoning Ordinance that all jurisdictional wetlands be identified on each development plan proposal and that these areas be avoided.	0-1 years	Staff/Planning/City Council
Action/Policy C: Require within the Zoning Ordinance language that will not allow modifications of natural drainage channels due to development and that all channel crossings include oversized culverts. The Code requirements should also <u>disallow</u> development to occur within 100 feet of drainage channels or in historical flooding areas within the City that are not currently designated.	0-1 year	Staff/Planning/City Council
Goal 4: Establish guidelines and areas for life-cycle housing opportunities		
Objective: Determine areas that will be best suited for development of life-cycle housing that will not take away from the character and values of the community but will allow Richmond to have a place for seniors and young couples to live that fits their changing needs.		
Action/Policy	Timing	Agency
Action/Policy A: Develop a zone that allows for mixed-use housing and commercial/professional /retail opportunities	0-2 years	Staff/Planning/City Council
Action/Policy B: Update ordinances that give guidance for mixed-use zoning that include landscape requirements, parking, and open space guidelines.	0-2 years	Staff/Planning/City Council

LAND USE: COMMERCIAL DEVELOPMENT/INDUSTRIAL DEVELOPMENT

BACKGROUND SUMMARY

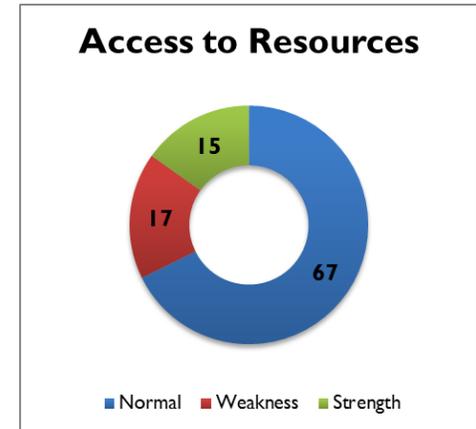
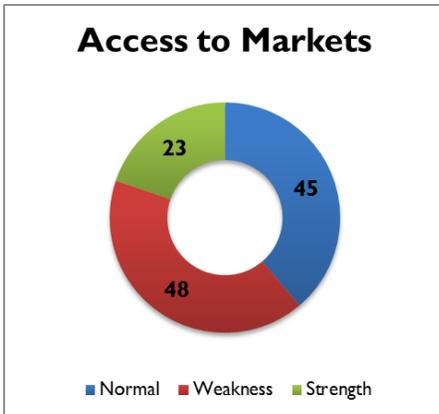
Commercial businesses in Richmond City include various small retail and service establishments. Manufacturing businesses in the area primarily produce food products or building products. A variety of home businesses provides employment for some residents. These businesses help provide part of a tax base on which the City operates by providing sales, property, employment, and business taxes. Most commercial development in Richmond City is limited to Highway 91 and Main Street. Highway 91 has automobile-related businesses and fast food establishments. Current industrial development occurs on the north and south ends of Richmond City with Pepperidge Farm on the north and Lower Foods located on the south. Various light manufacturing businesses have been established on the west side of the City.

Location criteria for Community Commercial uses are: access to arterial streets, preferably at intersections with collector and arterial streets; moderate to large sized sites; public water and sewer service; environmental features such as soils and topography suitable for compact development; and adequate buffering by physical

features or adjacent uses to protect nearby residential development. Guidelines for development, setbacks, and landscaping have been established within Richmond City's Development Code.

An Economic Strengths Weaknesses Opportunities and Threats (SWOT) Analysis (*see Attachment C*) of the community was completed in October 2012. This analysis indicated the strengths and weaknesses of the community as well as areas that were ranked as average. Combining the average scores with the strengths or weaknesses helps to give a representation of the community, and its opportunities and threats that need to be addressed in order to establish

an economic plan. The hope is that this analysis will help give the community direction on what areas to focus on. Strengthening its appeal for different types of economic development by evaluating items that were ranked as average/normal the City can evaluate what changes can be made to bring some of these into a strength category. For example zoning policies and business permitting procedures were ranked as normal but what could the City do to make the process



more business friendly or the help the review process take a shorter time. An evaluation of what the City can do to help items listed as normal category on the SWOT Survey move into the strength category.

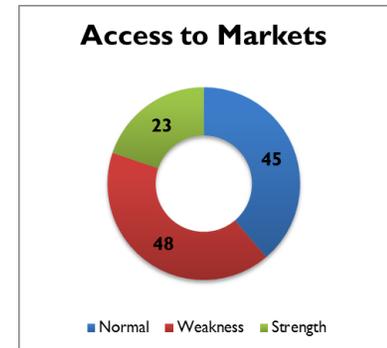
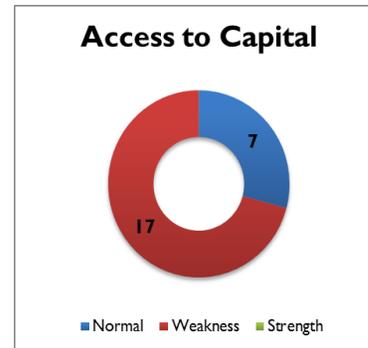
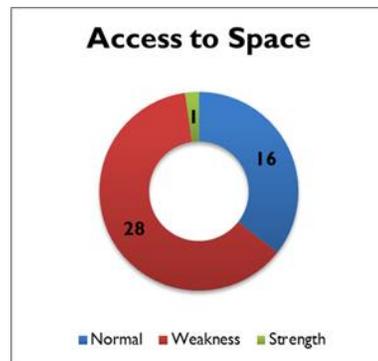
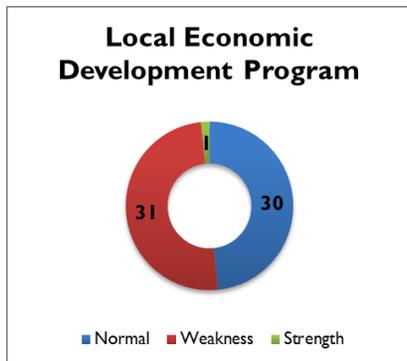
Richmond has a number of valuable attributes that indicate a positive attraction for businesses. Richmond can develop a plan to educate the business community on its qualities and the benefits of choosing Richmond as a strong candidate to start or bring a business too.

Some of the identified strengths included:

Table 4 SWOT Strengths

<ul style="list-style-type: none"> ▪ Availability of post-secondary vocational training ▪ Within 1/2 hour of major university/college ▪ Availability of engineering program ▪ Quality of post-secondary education ▪ Rail service 	<ul style="list-style-type: none"> ▪ Level of crime ▪ Availability of agricultural products for food processing ▪ Attractiveness of the physical environment ▪ Availability of recreational opportunities ▪ Opportunities to attract unique businesses
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Some of the identified weaknesses are not as important to the economic development of Richmond because it's not interested in attracting certain types of business that would require access to ports or that may be part of a large heavy industrial market. The weaknesses indicated below include some area that the community could work towards establishing positive opportunities. For instance, developing a local economic development organization and a creating a plan to give direction on how to entice economic development as well as educate the community regarding economic development.



Some of the Weaknesses stood out as major impediments to developing a healthy economic plan. Some of these can be addressed while others will never be a part of the community. The full survey report is be found in *Attachment C SWOT Survey and Results*

Table 5 SWOT Weaknesses

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> ▪ Availability of fully served and attractive industrial sites ▪ Level of awareness of community regarding economic development ▪ Availability of suitable office space ▪ Availability of labor training incentives ▪ Availability of relocation incentives for transferees ▪ Access to port facilities ▪ Local economic development organization (Richmond City Corp.) has a strategic plan | <ul style="list-style-type: none"> ▪ Availability of first-class hotels, motels and resorts ▪ Availability of suitable industrial space ▪ Availability of fully served and attractive office sites ▪ Appearance of the Central Business District ▪ Within 1 hour of commercial air passenger service (non-commuter) ▪ Availability of apartments ▪ Availability of tax-exempt financing for new industrial facilities | <ul style="list-style-type: none"> ▪ Centrally located for national market ▪ Availability of tax incentives ▪ Availability of venture capital from local sources for business startups ▪ Well positioned to serve international markets ▪ Level of funding for local economic development program ▪ Availability of minerals |
|--|--|--|

ISSUES IDENTIFIED

- Highway strip development
- Loss of businesses in downtown
- Lack of business district for commercial and light industrial use
- Nuisances (i.e., noise, visuals, and smells)
- Positive and negative impacts to environmental quality and economy
- Size and type of industry
- Tax benefits to Richmond City

COMMUNITY VISION

Richmond City must think differently when it comes to keeping and seeking commercial and industrial businesses. By embracing unique, green, innovative business opportunities, the City will be able to cultivate a distinct atmosphere that is different than the communities around them. It can be an atmosphere that supports and collaborates with innovative individuals and business that are diverse and distinctive and bring sustainable economic benefits to the community.

LAND USE: COMMERCIAL/INDUSTRIAL GOALS, OBJECTIVES, AND ACTIONS/POLICIES		
Goal 1: Pursue and act, to develop a comprehensive approach to keeping economic sustainability and economic development within the community.		
Objective: Make it a priority for the community to prepare an economic development plan that addresses opportunities and ways to grow and support current business and attract new businesses.		
Action/Policy	Timing	Agency
Action/Policy A: Identify and develop a publicized list of small and home business in the community which provides services that can be publicized as “Shop Richmond” or “Support Our Local Businesses” promotion. Develop a link or page on the community website.	0-1 year	Planning/City Council
Action/Policy B: Work with land owners to develop a list/map of possible available land and buildings that can be easily accessible to businesses who want to relocate to the community. Identify them on a list/map so it can be distributed to interested parties.	0-2 year	Staff/Planning/City Council
Action/Policy C: Review any past revitalization efforts to the central business district that have been accomplished and evaluate the success of any of these efforts. Implement or update additional elements such as new directional signs, street trees, planters, banners, and other features that will direct those traveling along Hwy 91 to the central business district, historical sites, or cemetery by way of Main Street.	Review and make additional efforts as needed	Staff/Planning/City Council
Action/Policy D: Develop a set of design standards and ordinances that will guide the development of the new mixed-use overlay zone.	0-1 year	Staff/Planning/City Council

Action/Policy E: Look at developing a “Small Town Shopping Day” inviting surrounding communities to come to some of the shops or other business within your community on a special day that may coincide with a city celebration or farmers market day. Something similar to “Get to Know Richmond” or a related type of event. Publicize it on neighboring communities and county websites.	Try it with the upcoming Black and White Days as part of the celebration.	City Council
Action/Policy F: Research and explore incentives for new business and business expansions.	0-2 years	Staff//Planning/City Council
Action/Policy G: Work with empty building owners within the central business district to feature store windows with displays from local artists, youth groups, and others so that the downtown looks fresh and full. This can be seasonal or for special events. Shutdown the main street one night and have a big art show inviting artists from across the county giving prizes and allowing them to sell some of their art and make sure businesses in this area are part of the planning and are open for business.	0 – 2 years	City Council and Events and Business Committees
Goal 2: Maintain, update, and enforce requirements for commercial and industrial areas that will provide for environmental quality, public health, appearance, parking, and landscaping guidelines.		
Objective: Establish sustainable practices and livability guidelines that help reduce nuisances to adjacent land uses and initiate positive relationships with residents and other business owners.		
Action/Policy	Timing	Agency
Action/Policy A: Develop guidelines for permitted and conditional uses within the industrial and commercial zones that can be used as a guide for the Planning & Zoning Commission and City Council as they review and approve these types of development.	0-3 Years	Staff/City Engineer/Planning/City Council
Action/Policy B: Review current ordinances and establish ways to reduce the need for a lengthy conditional use review in areas of the code that could be listed as permitted uses.	0-3 Years	Staff/Planning/Mayor/City Council
Action/Policy C: Evaluate current ordinances and make efforts to develop a matrix for permitted, conditional, and not permitted uses within the industrial and commercial zones. Giving a quick reference and allowing new businesses and industries to go through the approval process in a reasonable time frame.	0-2 Years	Staff/Planning/Mayor/City Council

Goal 3: Cultivate a distinct atmosphere for Richmond’s ability to support and collaborate with businesses.		
Objective: Encourage and develop a model of support and approachability for the existing businesses and new business prospects that may be interested in coming to the community.		
Action/Policy	Timing	Agency
Action/Policy A: Work with existing large/small industrial owners to develop additional industrial facilities on their existing parcels or on a larger parcel located nearby.	0-5 years	Staff/Planning/City Council
Action/Policy B: Support the creation and development of training programs for identified key growth job sectors and for existing business owners.	0-5 years	Staff/Planning/City Council
Action/Policy C: Promote under-utilized land for potential redevelopment.	0-1 year	Staff/Planning/City Council
Action/Policy D: Market the City’s designation as an “enterprise zone” that encourages green, creative, inventive businesses to locate in the community. The City should be proactive in seeking out distinctly unique types of business to come to Richmond. Limited freeway access and location require Richmond City to think differently about the types of business they may want to pursue and invite to be part of their community. Currently Richmond has already set itself apart as a destination to buy meat, chocolates, and cookies because of the current businesses that are located within or just outside the City. Encouraging businesses that are diverse, unusual, and sometimes singular will allow the community to be seen as an innovative partner that encourages businesses that are new and up-and-coming.	0-5 years	Staff/Planning/Mayor/City Council

LAND USE: PARKS, RECREATION, AND OPEN SPACE

BACKGROUND SUMMARY

Richmond City has developed a Parks, Trails, and Open Space Plan as part of the General Plan update which will be listed as an appendix to the General Plan allowing for the Parks Plan to be updated as a stand-alone document. The Plan includes a current level of service, park inventory, needs analysis, planning maps designating for future parks and trails, and goals and objectives for accomplishing the plan. *This plan and maps can be found in Appendix 1.*

- Existing parks and recreation facilities include the City Park, areas associated with the Black and White facilities, and the riding arena. The City also has shared ownership with Lewiston City of the Cub River Complex, a soccer/baseball all-purpose field complex.
- Currently, there is an overwhelming appearance of open space within the City due largely to vacant lots and agricultural uses.
- Access to nearby Forest Service administered lands and the Bear and Cub Rivers are available to the community and a desire to maintain and enhance these accesses are important to the community in being able to encourage recreational opportunities close to home.

ISSUES IDENTIFIED

- Maintenance and improvements of existing facilities.
- Identification of additional recreational needs and opportunities.
- Establishment of non-motorized trails within the City.
- Keeping access open to the Forest Service lands and Bear and Cub Rivers.
- Developing recreation options for all levels of activity and interests.



COMMUNITY VISION

Parks, recreation, and open space will be dispersed within neighborhoods throughout the community and will be available to all residents. Many recreational opportunities will exist within open space retained by development as part of their development allowing for recreation opportunities that are within walking distance.

LAND USE: PARKS, RECREATION, AND OPEN SPACE GOALS, OBJECTIVES, AND ACTIONS/POLICIES		
Goal 1: Develop a Parks, Recreation, and Open Space Master Plan.		
Objective: Identify future parks and recreation needs and plan for their implementation and funding opportunities. The public and private recreational opportunities should be provided to the level of community needs and their willingness to support.		
Action/Policy	Timing	Agency
Action/Policy A: Establish a parks and recreation impact fee that contributes to future development of parks and recreation areas. Identify future parks and recreation needs in the Parks, Recreation, and Open Space Plan. The target acreage of parkland should be 10 acres per 1,000 residents.	0-5 years	Staff/Planning/City Council
Action/Policy B: Require new subdivision developments to set aside and establish open space areas.	0-5 years	Staff/Planning/City Council
Action/Policy C: Recreation paths and trails should be developed and linked to other recreation opportunities within the community and adjacent public lands. Include a trail system within the Parks, Recreation, and Open Space Plan and establish the feasibility and priorities of a trail system.	0-1 year	Staff/Planning/City Council
Action/Policy D: Investigate new strategies for open space preservation such as: purchase of development rights, transfer of development rights, state supported open space acquisition, and private open space preservation. Impact fees could be used to purchase and develop new inner-block areas for park and recreation facilities development. Determine most feasible solutions for the city and develop a specific plan for open space retention. At a minimum an open space component should be incorporated into the residential and commercial portions of the Zoning Ordinance.	0-5 years	Staff/Planning/Mayor/City Council

LAND USE: AGRICULTURE

BACKGROUND SUMMARY

Agriculture lands and Richmond's desire to preserve this land use are important to the principles and values that make Richmond a wonderful place to live. The history of the City comes from its rich agricultural heritage and the early pioneers who worked the land.



This legacy of farming is an important quality of life benefit that the residents enjoy. The Residents who participated in the survey indicated they want agriculture land uses to be a part of the future of Richmond City. They also indicated they would like to promote farming and agriculture type businesses. These types of uses could allow for environmental preservation and develop additional economic opportunities.

Agriculture studies are important to the world food markets and Richmond is an attractive area for these types of businesses because of its close proximity to the Utah State University and it has areas available to research, produce, and grow the crops of the future. This can become a marketing tool and can be an economic driver unique to Richmond and its productive lands.

- Agricultural land surrounding the City produces hay, grains, and grasses that support dairy farms, horses, cattle operations, and food production.
- Farmlands in and around Richmond City have value because they are well-developed, irrigated crop and pasture lands located close to markets.
- Open land agricultural areas exist because of historical settlement patterns where farmers lived in the city and farms were on the outskirts of town.
- A thorough inventory and analysis of agricultural lands in and surrounding Richmond City is presented in the Prime Farm Land Map *Attachment A, Map A-6 Prime Farm Land*.

ISSUES IDENTIFIED

- Prevent development from pushing agricultural uses out
- Identify quality farmlands and maintain them
- Encourage development only on poorer agricultural ground

COMMUNITY VISION

Agriculture is a heritage valued by many in the community. Prime and important farmlands should be protected and the property owners encouraged continuing productive agricultural practices. When these lands are developed, significant portions should be retained as active farmland within development.

LAND USE AGRICULTURE GOALS, OBJECTIVES, AND ACTIONS/POLICIES		
Goal 1: Recognize agriculture as an important economic and cultural resource which can provide important environmental and quality of life values to the city and surrounding area.		
Objective: Encourage the preservation of important productive farm lands by developing policies and guidelines that enhance the productive viability of the land.		
Action/Policy	Timing	Agency
Action/Policy A: Review standards and opportunities for cluster development, and conservation easements.	0-2 years	Staff/Planning/City Council
Action/Policy B: Investigate a program for transferring development rights and if it can be used to preserve important farm lands from development.	0-4 years	Staff/Planning/City Council
Action/Policy C: Using the General Plan as a guide to preserve the agricultural zone and limit density in these zones.	Continually	Staff/Planning/City Council
Action/Policy D: Review or implement a “Right to Farm” ordinance to favor agriculture practices, provide buffers between land uses and promote cluster development to preserve agriculture land uses.	0-5 years	Staff/Planning/Mayor/City Council
Action/Policy E: Investigate funding from the Lee Ray McAlister fund to help develop conservation easements on important farm lands.	0-5 years	City Council
Action/Policy F: Planning & Zoning Commission should research and implement other conservation and agriculture preservation techniques and zoning ordinances that can be used to implement Goal 1.	0-5 years	Staff/Planning & Zoning Commission

Chapter 4 Moderate Income Housing

BACKGROUND SUMMARY

Richmond City Moderate Income Housing Plan was updated as part of the General Plan Update with assistance from Cache County and Bear River Association of Governments. In accordance with state law (Utah Code, Sections 10-9-307 and 10-9-403), the plan includes the following: *(This Plan can be found in Appendix 2)*

- An estimate of the current supply of moderate income housing.
- An estimate of the need for the development of additional moderate income housing within the city and a plan to review the need biennially.
- Survey of total residential land use.
- Evaluation of potential regulatory barriers to moderate income housing.
- A plan to provide a realistic opportunity to meet the estimated needs for additional moderate income housing if long-term projections for land use and development occur.

These plan requirements are intended to help encourage a variety of housing for those with low-to-moderate incomes in cities and towns.

Moderate Income Housing can include a variety of housing types, including single family homes, townhomes, and apartments. Contrary to some views, affordable housing residences can be well designed, look like they belong in the community, and provide essential living accommodations for people in various life stages. For example, town homes and apartments, if well designed and properly managed, can provide excellent housing for older residents who are looking to down-size and no longer want the responsibility of caring for a large yard. Likewise, and specific to Cache County, young families and individuals attending college are able to live in smaller communities like Richmond if affordable housing is available.



ISSUES IDENTIFIED

- There is currently adequate moderate income housing for households which make 50% -120% of the Area Median Income (AMI).
- There is a slight deficiency of homes for those households which make 30% or less of the AMI.
- Richmond City has an excess of households that make more than 120% of the AMI, but are living in homes that are valued at less than \$246,000. This may be due to the fact that those making over 120% AMI are living in less expensive homes, or living in homes that are completed paid off or owned outright.

COMMUNITY VISION

Housing should be available for families and individuals with a variety of income levels and living in different life stages. Moderate Income Housing should be attractive, well designed, and well managed.

MODERATE INCOME HOUSING GOALS, OBJECTIVES, AND ACTIONS/POLICIES (SEE APPENDIX(Yet to Come))

Chapter 5 Public Facilities and Services

BACKGROUND SUMMARY

- Richmond City currently provides culinary water, sanitary sewer, public roads, and parks and recreation facilities and services.
- Some municipal facilities, including the City's wells and arterial streets, are vulnerable to disruption by conflicting land uses.
- The cost of new development should pay for itself and not be a burden to the current residents and infrastructure.
- The City built a new wastewater treatment facility and collection system 2009. In 2012, a new two million gallon water tank was built and the City upgraded its culinary water distribution system. The City has made strides to plan and provide reliable infrastructure for its residents and to maintain these facilities for years of dependable service.



ISSUES IDENTIFIED

- Maintenance, funding, and impact fees for roads
- Evaluation of taxes and fees to be able to continually provide for community services (i.e., water, sewer, roads, and parks)
 - Understanding ways to best serve the community needs for pedestrian trails and sidewalks connecting East-West and North-South
 - Insure the protection of the community's water sources and providing water for the community as it grows.

COMMUNITY VISION

Richmond City will continue to provide its residents with safe and adequate public facilities and services. New development within the City will pay its own way and not put a burden on the current residents.

PUBLIC FACILITIES AND SERVICES GOALS, OBJECTIVES, AND ACTIONS/POLICIES

Goal 1: Develop guidelines and development agreements with new developments as they come to the community to reduce the cost to current residents and limit the impact to the City’s current infrastructure.

Objective: : Protect the general tax payer and future occupants of developments within the City by requiring that safe and adequate roads, culinary water, sanitary sewer, park and open space lands, and other essential facilities are provided by, and at the expense of, the developer.

Action/Policy	Timing	Agency
Action/Policy A: Review and update the City’s zoning ordinance and construction standards to assure developers comply with the standards of the City and State for the installation of water, sewer, roads, power, telephone, and other private utilities.	0-3 years	Staff/Planning/Mayor/ City Council
Action/Policy B: Evaluate current impact fees to ensure they comply with state laws and allow the community to require new development to pay for its share and limit the burden on all services received. This includes but is not limited to roads, sewer, culinary water, secondary water, and parks. Fees must be consistent with state guidelines and requirements.	0-1 years	Staff/Mayor/City Council
Action/Policy C: Prepare and understand the potential impacts of proposed commercial and industrial developments on the City’s water supply by updating master plans and capital facilities plans on a continual basis.	At least every 5 years or sooner if major changes in growth occur	Staff/Mayor/City Council
Action/Policy D: Wellhead and spring protection zones should be established and coordinated with the County.	0-1 years	Staff/Mayor/City Council
Action/Policy E: Review and update capital improvement plans for all City services to address the needs of City facilities and understand any deficiencies now and in the future. Update the consolidated plan each year to ensure opportunities for funding from Community Development Block Grant (CDBG) or Community Impact Board (CIB).	Every year for Bear River Association of Government (BRAG) Consolidated Plan and every 2-3 years for Capital Improvement Plans	Staff/Mayor/City Council
Action/Policy F: Review rates, fees, and replacement funds to ensure that funding is available for capital expansion for facilities that are needed as a result of growth, and review funding mechanisms to help pay for current deficiencies in those facilities.	1-3 Years	Staff/Mayor/City Council

Chapter 6 Transportation and Roads

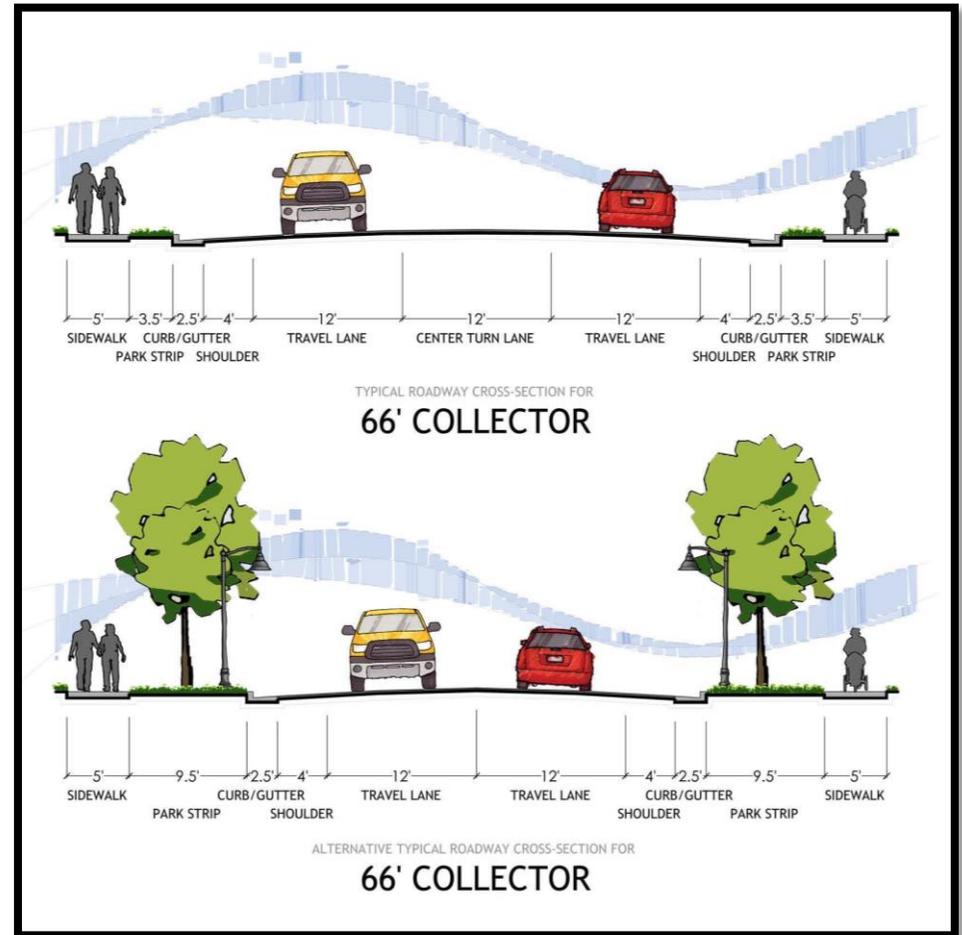
BACKGROUND SUMMARY

- Richmond City is characterized by a rural street system. The classic grid system provides an orderly arrangement of cross streets that is generally found in older Utah cities.
- New developments are challenging the functionality of the road system and exposing issues such as access control, private right-of-way acquisition, and maintenance of rural qualities.
- The Cache Valley Transit District is currently providing fare-free bus service connection between Logan City and Richmond City.
- Recent and proposed development has established the need to update the Transportation Plan to ensure that transportation needs are met. The previous plan was developed in 1999 as part of the General Plan. The General Plan Update has added roads to the map that were part of the 1999 Transportation Master Plan to ensure that they are still listed as needed improvements as well as adding some additional future roads. Many of the short term improvements that were listed in the 1999 Plan were completed and new improvements need to be established as part of a transportation master plan update.

Updated Transportation Map can be found in Attachment A, Map A-8.

ISSUES IDENTIFIED

- Circulation (along highway and within city), traffic volumes, and safety.



- Access to new development.
- Development and need for curb, gutter, and sidewalk along the main corridors.
- Finding funding for maintenance, for new roads and understanding the benefits and disadvantages of having and using impact fees.
- Road ownership: private as opposed to public. What are the benefits to the City?
- Classification of streets need to be reevaluated for future uses i.e. state street should be listed as a minor arterial and 300 East should be a collector from at least Main Street then south.

COMMUNITY VISION

The integrity and safety of neighborhoods will depend on the capabilities of road systems to accommodate new development. New access corridors must be developed and alternative transportation methods must be implemented.

TRANSPORTATION AND ROADS GOALS, OBJECTIVES, AND ACTIONS/POLICIES		
Goal 1: Establish a Transportation Improvement Plan for City transportation facilities.		
Objective: The Transportation Improvement Plan should identify a methodology for prioritizing projects which emphasizes the importance of maintaining the existing roadway system and providing for future roadway system expansion.		
Action/Policy	Timing	Agency
Action/Policy A: Identify how Richmond City facilities, surrounding cities, and Cache County’s facilities can work in cooperation with one another.	0-2 years	Staff/Planning/City Council
Action/Policy B: Review, update or implement impact fees associated with traffic improvement to support other future improvements to the transportation system made necessary by new development, including cumulative impacts.	0-2 years	Staff/Planning/City Council
Action/Policy C: Review construction standards to ensure they include requirements for setbacks and required right-of-way for future transportation improvements and expansions.	0-1 year	Staff/Planning/City Council
Action/Policy D: Require appropriate drainage facilities along all city streets. Rural areas should include open drainage ditches while more urban areas may include low back curb and gutter.	0-2 years	Staff/Planning/City Council
Action/Policy E: Develop guidelines for maintaining drainage systems to help adjacent property owners understand and restrict them from altering the functionality of these important facilities.	0-2 years	Staff/Planning/City Council

<p>Action/Policy F: Richmond City should preserve the Highway 91 right-of-way by maintaining appropriate building and infrastructure set-backs and maintaining limited access to Highway 91. Implementing the limitations set on this road by UDOT in requiring minimum acceptable distances between access driveways and roads. Richmond City can plan for these accesses within their Master Plan if they understand UDOT's requirements.</p>	0-2 years	Staff/Planning/City Council
<p>Goal 2: Develop a sidewalk element as part of the updated transportation master plan update.</p>		
<p>Objective: Identify a methodology for prioritizing sidewalk projects within older neighborhoods.</p>		
<p>Action/Policy</p>	<p>Timing</p>	<p>Agency</p>
<p>Action/Policy A: Evaluate ways to provide for and fund new sidewalk development in existing neighborhoods and require new development to provide for new sidewalks as part of the development proposal.</p>	0-3 years	Staff/Planning/ Mayor/City Council
<p>Action/Policy B: Develop sidewalk standards for arterial and collector streets and evaluate how trail development may be used as an alternative in areas where trails have been planned.</p>	0-3 years	Staff/Planning/ Mayor/City Council

Chapter 7 Annexation and Zoning

BACKGROUND SUMMARY

- The population growth rate predictions for Richmond City through the year 2030 average at less than one percent increase per year.
- The Governor's Office of Planning and Budget population projects developed in 2012 calculated a population increase of 556 persons between the years 2010 and 2030. An average household size of 3.27 persons, as reported in the 2010 U.S. Census, results in the addition of approximately 170 new households in Richmond City by the year 2030.
- A Potential Annexation Plan was developed by the City in 2005. This document outlines the annexation policies of the City and maps a general future City boundary. The planning for this annexation area should remain as agriculture lands to limit the impact of growth on the City's current infrastructure and preserve farm lands that surround the City.
- The current Zoning Ordinance in Richmond City groups and allocates acceptable land uses and development densities throughout the City. Only two additional zones were created with the update of this Plan and they include a mixed use overlay and agriculture industrial zone.
- The updated future land use map works to reduce sprawl and preserve open space by allowing for clustering within new developments.

ISSUES IDENTIFIED

- Preservation of view sheds, agricultural lands, and rural character
- Ability to provide services – physically and economically
- Minimize impacts of growth
- Not knowing what types of development is being approved by the County within the City's annexation declaration boundary.
- Keeping the General Plan as a living document and working at implementing some of the goals of this document.
- Needing to update the Current Zoning Ordinance and the time it takes to do this.

COMMUNITY VISION

Richmond City must continue to grow in an orderly and sustainable direction in order to protect the community's lifestyles and public and private investment in the City. Successful implementation of the goals identified in the General Plan will allow Richmond City to

update its current Zoning Ordinances and implement annexation opportunities that will be used to preserve and provide for the quality of life its citizens enjoy and desire.

ANNEXATION AND ZONING GOALS, OBJECTIVES, AND ACTIONS/POLICIES		
Goal 1: Richmond City should plan for long-term growth and physical expansion based on environmental, land use, community design, and infrastructure considerations.		
Objective: The pace of growth should be calibrated and measured by the ability of Richmond City to provide services, with an emphasis on lands within the existing City limits.		
Action/Policy	Timing	Agency
Action/Policy A: Capital Improvements should be evaluated to determine appropriate feasibility and timing. The new facilities should be prioritized and additional capital improvement projects should be included, if appropriate. A detailed capital improvement plan should be developed by staff, a consultant, or a qualified citizen.	0-5 years	Staff/Planning/City Council
Action/Policy B: Review any impact fees that have been adopted by the City to ensure that all state regulations and laws are being followed. Adopt an Impact Fee Facility Plan (IFFP) to indicate the projected needs for growth.	0-1 year	Staff/Planning/City Council
Action/Policy C: Capital improvements should be identified with in a written plan with short- and long-term priorities, goals, and objectives identified. Capital projects should be evaluated to determine appropriate feasibility and timing. The new facilities should be prioritized and additional capital improvement projects should be included, if appropriate.	0-5 years	Staff/Planning/Mayor/City Council
Action/Policy D: Communicate with adjacent cities and Cache County to understand their plans for the areas within the annexation declaration of Richmond City by communicating with these cities and the County and set up a formal courtesy notice for new development. Consider the annexation of adjacent lands with open space or agricultural value to provide a buffer and develop a level of priority for annexation of these lands.	0-1 years	Staff/Planning/Mayor/City Council
Goal 2: The current Zoning Ordinance should be updated to reflect the implementation strategies outlined in the General Plan.		
Objective: Keep the goals of the General Plan in line with the Zoning Ordinance by establishing standards and timelines for review.		
Action/Policy	Timing	Agency

<p>Action/Policy A: Richmond City should evaluate its current Zoning Ordinance and update it as necessary by using the General Plan, maps, and other guidance documents to ensure its harmony with the General Plan. Reviewing Land Use Development Management Act (LUDMA) every year at the end of the States’ legislative session to check for changes in State law.</p>	<p>0-1 years</p>	<p>Staff/Planning/ Mayor/City Council</p>
<p>Action/Policy B: The Zoning Ordinance should be designed to implement the principles of the General Plan and should include provisions for environmental review and protection, consideration of compatibility issues and site design, and adequate public facilities.</p>	<p>Review for updates annually</p>	<p>Staff/Planning/ Mayor/City Council</p>
<p>Action/Policy C: Successful operation of City Ordinances and the General Plan depends on the enforcement of city ordinances. The City should develop an enforcement ordinance and a plan to implement the enforcement of ordinances (i.e. hire an off-duty police officer or someone outside the City to write letters of enforcement and follow them through).</p>	<p>0-2 years</p>	<p>Staff/Mayor/City Council</p>

Chapter 8 Historical Preservation and Rural Character

BACKGROUND SUMMARY

- Richmond is essentially a self-supporting community that retains much of its historical and rural character.
- An Intensive-Level Survey for historical properties that would be eligible for listing on the National Register of Historic Places was done in 2002, courtesy of a \$10,000 grant from UDOT. A number of homes are now listed, five buildings and one pavilion and ball field. They include the Carnegie Public Library, the Community Building, the Tithing Office (now serving as the relic hall museum), the Relief Society Hall, the Interurban (electric powered train or the Utah-Idaho Central Railroad) Depot, and Black and White Days historic pavilion, barns and grandstand/baseball field which was added in 2005.
- Other public buildings, consisting of two churches, three public schools, a post office, fire station, and two park pavilions, help maintain rural character and community self-sufficiency.



Rural Character Map and information can be found in Attachment D

ISSUES IDENTIFIED

- Maintenance and funding to preserve the historic buildings and/or districts.
- Limited resources to continue the preservation and listing of other historical properties and farm lands throughout the community.
- Preservation of rural character.

COMMUNITY VISION

Citizens of Richmond City enjoy a certain quality of life associated with a small rural community. The future of this quality of life and the rural character of the community should be protected and preserved. Development of the characteristics of Richmond that define its unique social, visual, architectural, and functional values give Richmond a vision of how to preserve its “Rural Character.”

HISTORICAL PRESERVATION AND RURAL CHARACTER GOALS, OBJECTIVES, AND ACTIONS/POLICIES		
Goal 1: To protect rural character, the City should maintain adequate public facilities, encourage rural amenity conservation, and approve developments that add to and ensure neighborhood compatibility, and preserve sensitive resources.		
Objective: Promote and maintain important characteristics that make Richmond a great place to live and bring up a family by preserving activities, structures, and relationships which enhance and expand through each new generation.		
Action/Policy	Timing	Agency
Action/Policy A: Standards and regulations within the Zoning Ordinance should reflect the desired rural character of the City. Performance standards and guidelines should be added and implemented within the Zoning Ordinance to address inner-block development, drainage needs, housing styles and sizes, animal rights, wildlife protection, and agricultural preservation.	0-5 years	Staff/Planning/City Council

Chapter 9 Environmental Resources and Hazards

BACKGROUND SUMMARY

- An analysis of the environmental resources of Richmond City and the surrounding area appears in the *Attachment A, Map A-4 FEMA Flood and A-5 Slope and No Build Map*.
- Wildlife habitats such as riparian corridors, wetland areas, and sagebrush shrub land/grasslands exist within and around the City and provide important resources to a variety of wildlife species.
- Hydrology of the area consists of perennial and intermittent streams and their associated floodplains. All streams within the project area have been impacted by past management activities, including channelization for flood control, water removal for irrigation, and riparian vegetation conversion for grazing.
- Geologic faults, debris slides and rock-fall areas, liquefaction zones, and groundwater recharge area pose limitations to residential development within the community.

ISSUES IDENTIFIED

- Geological hazards.
- Identifying flood lands and zones and debris hazards within the community.
- Identifying critical wildlife areas (i.e. breeding areas, calving areas, winter range, etc.) and preserving and enhancing habitats inside and outside the community.
- Maintaining views and preserving and maintaining open space within the community



COMMUNITY VISION

Citizens of Richmond City want a community that has admirable natural qualities. The physical environment of the City and its surroundings are important for visual quality, wildlife, open space, land buffers, and the health, safety, and welfare of the public.

ENVIRONMENTAL RESOURCES AND HAZARDS GOALS, OBJECTIVES, AND ACTIONS/POLICIES		
<p>Goal 1: All new development should be located and designed for compatibility with sensitive natural areas. Resources and environmental conditions potentially impacted by proposed development should be identified in the initial stages of the project, to best design a development that protects these resources.</p>		
<p>Objective: Guidelines should be established to require construction practices that protect lands surrounding development by developing transition zones between residential development, sensitive lands, and public lands.</p>		
Action/Policy	Timing	Agency
<p>Action/Policy A: A sensitive land review should be a formal, required process beginning at the concept stage of all new development projects. Applicants should be required to identify all sensitive lands. A checklist could be developed to give to developers so that they understand what needs to be identified on their plan submissions helping them indicate sensitive lands and conditions that exist on the site. Performance standards for sensitive lands should be added to the Zoning Ordinance.</p>	0-4 years	Staff/Planning/City Council
<p>Action/Policy B: Land buffers should be established and standards set for how and what will be required as buffers between residential uses and public lands to protect their natural qualities.</p>	0-3 years	Staff/Planning/City Council