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And the people of Richfield City, Utah.

This plan was adopted on XX,XX, 2021.
Executive Summary

This General Plan is the result of a cooperative effort to identify the preferred direction for Richfield City’s future. Richfield City, unlike many communities in rural Utah, has seen continuous and significant population growth since the late 1800s, with only one small population drop in the 1940s. Richfield City has a diversified economy which has allowed it to see steady growth, while other communities with economies based solely on either agriculture or mining have seen population declines. Richfield has also positioned itself as the service and retail hub of central Utah. The city now faces issues related to new residents moving into the city, while many young adults are leaving the city to find increased job opportunities and higher paying positions in the more urbanized areas of the Wasatch Front. In the past ten years, the city has enjoyed a period of significant growth, and likely, the city will continue to grow as a result of both natural increase and in-migration - especially from Utah’s smaller central rural communities. The key to the future of the city is a good economic base to provide employment opportunities for current and future residents. If future growth is well guided, Richfield City can not only preserve, but enhance its unique regional commercial status and maintain its small-town attractiveness, all the while continuing to make the city a desirable place to live, work and visit.

In January of 2021, Richfield City began the process of updating its General Plan, with specific focus on demographics; land use; parks, recreation, and trails; and housing, including a moderate-income housing plan. The General Plan update was completed with the assistance of graduate students at the University of Utah. This plan is an update of the General Plan adopted in 2003.
INTRODUCTION
INTRODUCTION

General Plan Purpose & Authority

The purpose of a General Plan is to capture and articulate an agreed upon vision for residents, businesses, property owners, city staff, and city officials to guide the community's future growth and development. It is a guiding document adopted by the community to help decision-makers evaluate various actions and efforts towards the community's established goals.

State Law Requirement

Municipal General Plans are required by Utah State Law § 10-9a-401. Every community is required to create and adopt a long-range General Plan that addresses present and future needs of the community as well as growth and development of the land within the municipality. It is the role of the Planning Commission to make a recommendation on the content of the Plan to the governing body. Utah state law requires that at least land use, transportation are addressed for a city of Richfield's population size. Richfield City has determined it appropriate to include a moderate-income housing plan and a parks, trails, and recreation element in their General Plan in order to best serve the needs of community members.

What is a General Plan?

According to The Practice of Local Government Planning:

“Although a reflection of social and economic values, the plan is fundamentally a guide to the physical development of the community. It translates values into a scheme that describes how, why, when, and where to build, rebuild, or preserve the community.

“A second characteristic of the General Plan is that it is long-range, covering a time period greater than one year, usually five years or more.

“A third characteristic of the General Plan is that it is comprehensive. It covers the entire city geographically – not merely one or more sections. It also encompasses all the functions that make a community work, such as transportation, housing, land use, utility systems, and recreation. Moreover, the plan considers the interrelationships of functions.

“Finally, a plan is a guide to decision-making by the Planning Commission and the governing board and mayor or manager…”

This plan is an invaluable guide for elected and appointed officials, city staff, and residents alike. All can use the plan as a tool for decision-making as well as evaluating progress toward the stated goals. Uses specific to your role arise as well.

- If you are a **RESIDENT** or **BUSINESS OWNER**: you can use the plan to understand Richfield City's future vision and the goals necessary to achieve that vision; develop or expand a business; and inform your real estate and other decisions.
- If you are an **ELECTED** or **APPOINTED OFFICIAL**: you can use the plan to understand your constituents' long-term goals, coordinate the budget with the Plan's goals, and guide your decision-making.
- If you are a **CITY EMPLOYEE**: you can use the Plan to direct applications for grants, identify priorities, guide and manage development, implement capital improvements, formulate ordinances and regulations with the Plan's goals, and protect and enhance the City’s desired character.
- If you are an **ARCHITECT**, **BUILDER**, or **DEVELOPER**: you can use the Plan to understand the community's character and design projects accordingly and learn the City's development priorities.

**Community Engagement**

In the spring of 2021, Richfield City conducted a comprehensive community engagement effort despite the ongoing COVID-19 pandemic. Ten in-depth interviews were conducted with stakeholders. Additionally, a Community Feedback survey was mailed to every residence in Richfield City. The survey was also available to the public online via a project website (https://planrichfield.weebly.com/).

298 survey responses were received which equate to a 5.6% adult response rate:

- **143** surveys were completed online,
- **155** surveys were handwritten and submitted by mail.
A General Plan is forward-looking but subject to revision as conditions and priorities evolve. The Richfield City General Plan provides guidance on how the City will accommodate changes in population, demographic, economic, and social trends. The Plan also anticipates how the City will respond to changing State and National policies. Updating the Richfield City General Plan is an opportunity to consider the community as it is today, determine what is working well, and identify the changes required to achieve the City's goals. The General Plan also gives Richfield an opportunity to plan for changing demands for various land uses such as housing, commerce, and open space. After the Richfield City General Plan is adopted, the City should examine and update existing land use ordinances, development guidelines, and other available strategies for implementing the Plan. All implementation actions should be vetted against the Plan elements, goals, and policies in order to ensure compliance.

All future decisions, including budget, resource allocation, land use, and other City development actions, should be made after consulting and determining consistency with the Plan. In cases when the General Plan does not provide clear policy direction, the General Plan should be revised to provide that direction.

Richfield City will communicate and coordinate with its surrounding communities, including Sevier County, and State and Federal agencies, to effectively implement the Plan. The City will also communicate, coordinate, and consult with residents and business owners to achieve the City's goals and advance appropriate public policies.

This General Plan update was developed after a robust public outreach effort that achieved a high rate of community members response. Community feedback and insight provide the foundation for this Plan. This Plan is innovative; an Implementation section is provided that establishes actionable statements that are realistic for the City. Too often General Plans propose unimplementable actions that remain unachieved. This is not the case for the Richfield City General Plan Update.
HISTORY OF RICHFIELD
Richfield City is in the high plateau country of central Utah and located in Sevier County. Nearby geographic landmarks include the Pahvant Range and the Wasatch and Fish Lake Plateaus which provide close access to a variety of National Forests and public lands.

Several Native American sites have been, and continue to be, discovered in the area. There is evidence that Native Americans inhabited the area for thousands of years. Local state parks have preserved artifacts on display.

Richfield has a rich history, most recently, travelers on the Old Spanish Trail, as well as Jedediah Smith, passed through the area before modern settlement. Parley P. Pratt, an early leader from the Church of Jesus Christ of Latter-Day Saints, led The Southern Exploring Company which visited the area during the winter of 1849-50. Later, George W. Bean explored the Sevier Valley in 1863. Early settlements formed in Richfield and surrounding areas in 1864. The settlement was first named Omni. The name was then changed to Richfield because of the fertile soil. Many of the early settlers were from Scandinavia. Due to violent confrontations with the Utes during the Black Hawk War, all settlements in the Sevier area were abandoned in 1867 and were not resettled until 1870.
In 1871, Richfield had 8 families return to the area which marked the beginning of its fast growth. By 1874, over 750 people claimed Richfield as home, and it was on its way to becoming the major regional commercial center of the area. Since then, Richfield has grown to be an anchor providing a hospital, airport, education facilities, and more for the surrounding area.

Richfield’s connection to the surrounding areas has increased over the years making it more and more accessible. In 1872, the Deseret Telegraph extended its line from Gunnison to Monroe which brought communications. The Denver and Rio Grande Railroad reached Richfield in 1896. The completion of I-70 in the 1980s linked Richfield to the national highway network.

Richfield continues to serve as an economic and cultural center for the region. Agricultural activity continues alongside a growing business district. Richfield is also home to area offices for several government agencies.

The city values preserving its past as well as preparing for the future.
One of the most important components of the Richfield City General Plan update process is the preparation of a Community Vision Statement. The Community Vision indicates the direction Richfield City will pursue and provides a general framework for decision making.

This statement then led to the development of necessary goal, objective, and strategy statements. Goal statements are crafted with the objective of fulfilling the overall Community Vision. Objectives are more specific areas of focus within the goals. Finally, strategies provide suggestions for action. Goal statements are limited to only those necessary to achieve the Community Vision, recognizing the capacities and resources available.

In the 2021 Community Feedback Survey, 92% of community members indicated that it is "extremely important" or "very important" to have a shared vision for the future of Richfield City.

**THE RICHFIELD CITY COMMUNITY VISION IS TO:**

Enhance the rich heritage and beauty of our community as a great place to live while building Richfield into a regional recreation and shopping center, encouraging sustainable growth, and maintaining small-town values.
Throughout the plan, look to this type of speech bubble for quotes from Richfield residents and information about how community feedback has guided the general plan formulation.
DEMOGRAPHICS
Richfield is centrally located within the state of Utah which puts the city in a unique position economically, recreationally, geographically, and socially. Residents appreciate the city's rural, small-town charm while understanding the importance of proactively planning for the city's growth. Outdoor recreation is one of many important elements that sets Richfield apart and sets the tone for future planning initiatives and priorities. There are a multitude of nearby national parks and public lands, which reinforces one of the primary characteristics for Richfield. The city aims to maintain its rural character while providing opportunities for small town businesses to thrive, residents to affordably live and grow up in the city, and amplify economic opportunities for the city and its region by carefully planning for Richfield's future.

Richfield is a city that balances its community's needs while creatively planning for its future. The City is focused on providing incentives for small business owners and opportunities; a diversity of residents to live, work, and play; encouraging and attracting year-round visitation; and protecting the heritage of Richfield.

According to the U.S. Census Bureau QuickFacts, there are 7,888 residents in Richfield and just over 2,500 households (data based on 2019 Census estimates). Ninety-four percent (94%) of Richfield's population is white/Caucasian and just over 91% of its population over age 25 have a high school diploma or higher. The community is dedicated to providing a unique place for people to visit as well as a safe, maintained, and authentic town for its residents.

**DEMOGRAPHICS**

**We Are Richfield**

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Richfield's median household income is $46,588 (U.S. Census, 2020). The majority of the population is between the ages of 15 and 34. The city is home to 284 veterans.

Overall, the City has a diversity of industries. The top four performing industries are services (42.6%), retail trade (13.3%), public administration (9.2%), and manufacturing (8.4%).
LAND USE
This section of the General Plan will discuss the land uses within the City of Richfield, the current arrangement of land uses, and how these may change in the future. These districts are determined by the City's land use ordinances. All land within the jurisdiction of the City of Richfield falls into one of these districts. Each of these ordinances has rules determining the appropriate uses that can and cannot be conducted on all land within the prescribed district. These districts as they currently exist will be shown on the following page.

**Utah Code**

Utah Code §10-9a-403 requires every municipality in the state of Utah to include a land use element* in its General Plan. The land use element designates the long-term goals and proposed extent, general distribution, and location of land for the following uses: housing for residents of various income levels, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land, as appropriate. The following section of Richfield’s General Plan fulfills this requirement.

*Transportation is also required although not addressed here*
LAND USE

Existing Land Use Conditions

The City of Richfield encompasses nearly 6 square miles (3,800 acres) of land in Sevier County. This land is designated into zoning districts specifying uses appropriate with the site. For simplicity, land uses as they are presently distributed, are shown in larger categorical groups in the depiction on the right.

Land Use Distribution

**Downtown** designates the area at the city center allowing a variety of uses with standards to ensure that compatibility of uses, streetscape, and design.

**Low-Density Residential** includes all single-family residential, mobile home, and rural residential districts. These land-uses allow for detached residential units with varying degrees of lot-size requirements.

**High-Density Residential** is comprised of the multi-family residential (RM-11) zoning districts which allow for townhomes, apartments, and other high-density residential options.

**Commercial** identifies areas that are appropriate for uses including retail, restaurants, entertainment, and other services.

**Manufacturing** includes both the industrial (MG) and manufacturing distribution (MD) districts. These districts provide for light to heavy levels of industrial use, providing jobs for residents.

**Forestry** identifies areas located in mountainous, hillside, and other open areas for agricultural, forestry, wildlife and watershed conservation, and limited recreation uses.

The following map illustrates Richfield's existing land use (2021).
As of 2019, Richfield's population was about 7,888 with a steady but rapid population growth rate of 15.6% since 2000. This has put a strain on housing availability and created a need for affordable housing options. Of the 2,511 households in Richfield 58.2% of the population own, 34.0% rent, and 7.8% are vacant. Estimated median household income in 2019: $49,332. The cost of housing has more than doubled since 2000 with income increasing about 36.9% in the same amount of time. This has caused a larger share of renters and homeowners alike to be cost burdened with their housing.

Existing Commercial Conditions

Richfield acts as a regional commercial hub for neighboring communities especially through its availability of larger retail stores. However, the variety of retail and commercial options is limited with 42% of residents wishing to see more retail and variety. While a shortage exists for commercial developments, there remains a generous supply of unused land within existing commercial areas.

Existing Industrial Conditions

Industrial uses are located within the southern section of the city along Highway 118 within easy access to the airport and interstate freeway system. Recent city efforts have sought to assign more land as industrial and encourage new developments, such as the industrial park on South 600 West.
When asked, "In one sentence, describe what you would like Richfield City to look and feel like in 20 years?" residents of Richfield responded:

"The hub of commercial and retail for Sevier county with a vibrant downtown/main street."

"A safe and friendly community with economic opportunities for families to be able to stay and survive."

"I like the smaller city feeling. But we need more industry and jobs."

"To be evenly diversified in residential, recreation, and commercial development."

The vision of residents has shaped the direction of future land use. Residents of Richfield want a hometown feel with ample opportunities provided for future growth and industry. The future land use policies reflect these comments and priorities, garnered from several opportunities for citizen input, including surveys and stakeholder interviews.
Future Residential Conditions

Keeping the small-town community feel is very important to residents of Richfield. The community has a great opportunity to shape the future growth of Richfield. Richfield will strive to keep growing single family residential and low density multifamily, such as townhomes. To keep housing affordable and provide more housing options, Richfield will also focus efforts to provide more high-density housing. This will take the form of increased opportunities for new high-density housing closer to the denser commercial cores. Secondly, developers will be able to request a zoning change to RM-24, a new even higher density district.

Future Downtown Conditions

Richfield has a welcoming downtown area. Richfield will strive to keep the downtown area vibrant and relevant through mixed use and high-density development along Main Street. This should combat hollowing out effects seen in similar communities where new development at the city's edges creates a "hollowed out" city center. Mixed-use development and high density will continue to be encouraged for the downtown area.

Future Commercial & Manufacturing Conditions

Richfield City has a unique ability as a central hub for manufacturing and commerce in Sevier County. The Richfield Airport and access to Interstate 70 (I-70) allow for commerce that is not available in other cities. In the General Plan survey, jobs and industry were a top priority for residents. Richfield will strive to encourage industry and commerce to locate near the airport, Highway 118, and I-70. This will allow for the efficient transfer of goods and convenience for customers, making it an attractive area for businesses.

The following map illustrates Richfield's future land use opportunities (2021).
PARKS, RECREATION, & OPEN SPACE
PARKS, RECREATION & OPEN SPACE

Parks & Recreation Vision Statement

Richfield takes pride in its recreation amenities, including access to over 3,000 miles of regional trails. Walkability to parks, trails, and other recreational amenities should be a high priority for the City of Richfield, as the City continues to grow. Richfield looks to promote itself for increased tourism, particularly as Richfield City is strategically located as a gateway to many State and National parks and recreation areas. The City of Richfield is excited to become a year-round recreation-driven community for all residents and visitors.

Tourism

In association with City's Parks and Recreation goals, Richfield City desires to emphasize and strengthen its value as a tourist destination. Richfield looks to capitalize on its outdoor recreation opportunities as a driver for the growing tourism industry. Main Street is the perfect area for tourists to spend time while also tending to the resident needs to maintain Richfield's authenticity.
PARKS, RECREATION & OPEN SPACE

Trails

With the trails being a top recreation amenity, the City must communicate and coordinate with all trail providers to ensure all trails are well maintained, and additional trails and trail access are provided. Additionally, the City must provide additional and convenient trail access locations throughout the City.

Multi-use trail following old irrigation canal: Richfield looks to secure the funding for the multi-use trail surface that was damaged from 300 N to the cemetery. The City of Richfield is also looking to extend the trail from Rotary Park down south towards the southern interchange. This will allow more pedestrian traffic to flow from the south side of the city while increasing the accessibility amongst the community. As input from the community stated, the extension should also head both east and west to create connectivity amongst the numerous trails. The westward extension will allow easy access to the popular Richfield mountain biking and ATV trails on the freeway's west side. The eastward extension will create connectivity from the south and southeast portion of town where the charter school, RV campground, and golf course can be found.

With so many outdoor trails and recreational opportunities within the Richfield community, accessibility and connectivity within the City are priorities.

The following map illustrates Richfield's existing and future paths (2021).
PARKS, RECREATION & OPEN SPACE

Facilities

The City of Richfield's goal is to provide year-round recreational opportunities. To achieve this goal an indoor recreation facility is required. An indoor facility can provide recreational amenities during the winter months. Citizen comments appear to support the City providing a multi-use indoor recreational facility.

Open Spaces

As the city of Richfield continues to grow, it is critical for the City to provide open spaces, for use as both active and passive recreational opportunities. The City presently provides a high level of service for parks (see Level of Service for Open Spaces Map on the following page). Especially thanks to newly donated land for a park located at 500 East and 500 North Streets. However, the Southeast quadrant of the City appears as an area for additional recreation areas. Expansion of recreational facilities may be achieved with new parks, as expressed in citizen surveys, or the location of an indoor recreation facility.

The following map illustrates Richfield's open spaces and proximity to residential areas, or, levels of service (2021).
In addition to a wanted indoor park facility, residents of Richfield City expressed strong support for improving all existing parks. City parks with the most resident support for improvement were Lion’s Park and Centennial Park. Ideas for park improvements included tennis/pickleball courts, splash pad, soccer fields, and updated park equipment. Other citizens suggested enhancements included enhancing park appeal with improved and attractive landscaping. Landscaping that includes more recreational users was shown to be important to residents. These suggestions should also be considered for future improvements for the newly donated park land at 500 East and 500 North Streets.

Quotes from residents supporting parks, recreation and open spaces:

“Some growth in light industry - still small-town flavor with nice amenities. Access to trails is important. Friendly atmosphere and hosting attitude.”

“We really need a new pool / rec center. That will help everything in community development.”

“More recreational centers and more work opportunities so our children don’t all have to move into big cities”
Based on input from the USU Wellness survey, Richfield community members indicated a desire to improve existing parks, trails, and open space. Rank the following by most in need of improvement with 1 being the most in need. (*Graph indicates average response*).

To what degree do you agree or disagree with the following: Attractive landscaping on streets, in parks, and in the cemetery is extremely important.

- **Strongly agree**: 23.5%
- **Agree**: 48.0%
- **Neither agree nor disagree**: 19.0%
- **Disagree**: 6.8%
- **Strongly disagree**: 2.7%
MODERATE-INCOME HOUSING
The primary purpose of including a Moderate-Income Housing Section in Richfield’s General Plan is to analyze Richfield’s moderate-income housing availability and potential as it exists and continues to trend. The State of Utah requires a Moderate-Income Housing section for municipalities larger than 10,000, which Richfield is growing closer to; however, since the city did not meet the population threshold, this section aims to be proactive by providing a baseline to make it easier for the City of Richfield to rewrite the plan someday once the population meets that threshold. There are a myriad of benefits for small and mid-size municipalities to embrace the benefits of understanding and planning for moderate-income and workforce housing. The moderate-income housing plan fits within the General Plan’s greater context; some of the planning efforts outlined in this section complement regional and local planning initiatives and policies.
MODERATE-INCOME HOUSING

Terminology

This plan refers to terms often used by state, federal, and nonprofit housing programs. The meaning of these terms tend to vary slightly between agencies. A few of the common definitions that are referred to in this section are defined below for reference.

**Affordable Housing:**
Any housing unit in which the occupying household pays no more than 30 percent of its gross monthly income for gross housing costs is regarded as affordable.

**Cost-burdened Household:**
Any household paying 30 to 50 percent of its gross monthly income on housing costs.

**Severely Cost-burdened Household:**
Any household paying more than 50 percent of its gross monthly income on housing costs. (A.k.a. worst case needs household by HUD).

**Affordability:**
The broadest measure of the extent to which enough housing units of different costs can provide each household with a unit it can afford. It addresses whether sufficient housing units would exist if allocated solely on the basis of cost. The affordable stock includes both vacant and occupied units.

According to the Richfield Community Feedback Survey, 74% of respondents believe that opportunities for affordable housing are extremely or very important for Richfield.

26% of survey respondents indicated that housing affordability is the most critical issue facing Richfield.
Richfield works closely with surrounding cities and Sevier County to address housing and discuss areas where affordable housing may be most appropriate. Richfield is in the unique position of being able to proactively plan for its growth while maintaining its character, which can be done by strategic and collaborative planning efforts which in-part address housing availability and affordability. This section explores some important terminology regarding housing in Richfield, the current condition of Richfield’s housing market, as well as goals and objectives moving forward to better address moderate-income housing. Proactive planning and mixed-use development will be crucial elements to preserving Richfield’s characteristics as Utah’s population continues to grow and evolve.
Currently (2020) the population of Richfield is approximately 7,888. A population growth has been a steady but rapid 15.6% since 2000. This has put strain on the housing availability and created a need for affordable housing options. Of the 2,511 households in Richfield 58.2% are owner-occupied, 34.0% are rental units and 7.8% are vacant. Estimated median household income in 2019 was $49,332. With the cost of housing more than doubling since 2000 and income increasing about 36.9% over the same period, this has caused renters and homeowners alike to be cost-burdened with their housing.

**Resident Experience**
All residents of Richfield City deserve safe and sanitary living conditions. All dwelling units located within Richfield City, irrespective of dwelling unit type, shall be required to provide safe, clean, and habitable living conditions for all occupants. As determined necessary by the City, the City’s building official, Fire Department personnel, and Central Utah Public Health Department shall inspect any dwelling units to ensure all residencies are in accordance with City code. This will improve the overall quality of Moderate-income development.
According to the Richfield Community Feedback Survey, Richfield residents believe affordable housing is a critical issue facing their community. Residents feel strongly that unaffordable housing is causing young families to move out of the city to provide for their families. High housing costs are making it difficult or impossible for young adults to stay and invest in the community. It is vital to build and grow responsibly and plan housing around where the city is emphasizing its growth. Additionally, Richfield residents want to maintain the small-town feel while supporting housing affordability which can be achieved through strategic and proactive planning and policies. Solving the affordable housing problem will promote growth within the community and bring new opportunities to keep Richfield flourishing for generations to come.

Respondents believe that the following types of housing would best fit the character of Richfield:
- Single-family homes: 95%
- Duplexes/Townhomes: 55%
- Apartments: 44%
- Senior/Assisted Living: 43%
- Group Homes: 6%

58% of survey respondents believe accessory dwelling units (ADUs) are a good option for affordable housing in Richfield.
To keep up with the projected growth, housing development and construction Richfield will need to continue to provide homes for all income levels. The average cost burden ratio of Richfield is thirty-six percent (36%). Future development initiatives for housing in Richfield should be aware of the growth in the area and ensure that any new housing introduced to Richfield will prioritize affordable housing and workforce housing options so as to not further cost-burden the city and its residents. The table indicates the rate of change of Richfield's affordable housing between 2016 and 2020. HAMFI refers to "Housing Urban Development Area Median Family Income."

### Moderate-Income Housing Forecast & Gap Analysis

Richfield's population has grown steadily by 780 people from 2009 to 2020. According to the Richfield Community Survey, 43.05% of respondents felt that the growth rate of the city was just right. Nearly eight percent (8%) of respondents felt that it was too slow; 7.5% thought that the growth was too fast. If the growth rate stays relatively consistent, we can expect a demand for 274 additional households over the next ten years.

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<tr>
<th>2020 Shortage</th>
<th>Renter Households</th>
<th>Affordable Rental Units</th>
<th>Available Rental Units</th>
<th>Affordable Units - Renter Households</th>
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Subtract Table 2 from Table 1 to estimate progress in providing moderate-income housing.

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<th>PROGRESS</th>
<th>Renter Households</th>
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</tbody>
</table>
Utah passed House Bill 82 that makes internal accessory dwelling units (IADUs) permissible on a permitted use in primarily residential zoning districts as part of a state-wide initiative for municipalities to provide moderate-income and affordable housing. House Bill 82 is generally supported by Richfield City residents. The community feedback survey asked if Accessory Dwelling Units are a good option for affordable housing. Fifty-eight percent (58.4%) either “agreed or “strongly agreed.” Fifteen percent (15.4%) of survey respondents either “disagreed” or “strongly disagree” that accessory dwelling units were a good option for increased affordable housing units in Richfield City.

"I would like to see more affordable housing for children who were born and raised in Richfield."

To what degree do you agree or disagree with the following: Accessory dwelling units (ADUs), such as mother-in-law-suites, are a good option for affordable housing in Richfield.

- Strongly disagree: 4.1%
- Disagree: 11.3%
- Neither agree nor disagree: 26.3%
- Agree: 35.8%
- Strongly agree: 22.5%
IMPLEMENTATION
The 2021 Community Feedback Survey asked respondents to describe how they would like Richfield City to look and feel in 20 years. Below are a selection of responses.

“A strong infrastructure capable of supporting a wide array of industries that support and help the town grow.”

“A great place to raise one's family with kids having an opportunity to stay and prosper.”

“Safe, caring, family environment for all ages.”

“The 6 County hub for jobs, recreation, education with a safe, friendly, small-town charm.”

“Comfortable, clean, self-sustaining, and inclusive city.”

“The hub of commercial and retail for Sevier county with a vibrant downtown/main street.”
**Goal: To encourage sustainable growth and maintain small-town values.**

**Objective:** Preserve and build-up downtown Richfield as a lively, bustling, and historic center.

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Lead(s)</th>
<th>Timeline</th>
<th>Metric</th>
<th>Resources/Tools</th>
</tr>
</thead>
<tbody>
<tr>
<td>Encourage mixed-use development without displacing historic buildings and current residents.</td>
<td>Richfield Planning Commission</td>
<td>Immediate</td>
<td>What ordinances and policies have been identified? How can they be adapted for use in Richfield?</td>
<td>See definitions and examples here. Example of code.</td>
</tr>
<tr>
<td>Consider adopting form-based code to maintain the rural and nostalgic charm of the area. Form-based code can address building size, shape, and materials in addition to landscaping.</td>
<td>Richfield Planning Commission</td>
<td>Immediate</td>
<td>Using the community survey and anecdotal evidence, would consistent design standards be appealing?</td>
<td>Definition and examples of form-based code. An overview of design standards. Example of guidelines.</td>
</tr>
<tr>
<td>Increase the frequency and variety of methods used to inform community members about issues and opportunities in the community (such as community events).</td>
<td>Richfield City</td>
<td>Immediate</td>
<td># of attendees at community events; response to requests for feedback</td>
<td>Defining community engagement and examples.</td>
</tr>
</tbody>
</table>

**Goal: To build Richfield as a regional recreation and regional shopping center.**

**Objective:** Leverage Richfield’s central location within the state, easy access to transportation, connection to natural amenities, and growing population to welcome new commercial and industrial uses.

<table>
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<tbody>
<tr>
<td>Encourage development of vacant lots in the city prior to relying on the annexation of land.</td>
<td>Richfield Planning Commission</td>
<td>Immediate</td>
<td># of vacant lots in the city</td>
<td>Refer developers to the Future Land Use map.</td>
</tr>
<tr>
<td>Eventually annex and rezone areas around major roadways (Highway 118/Main Street and 1300S) to commercial or industrial use.</td>
<td>Richfield City</td>
<td>Immediate</td>
<td>SWOT (Strengths, Weaknesses, Opportunities, Threats) assessment of annexing</td>
<td>Zoning regulations.</td>
</tr>
</tbody>
</table>
### Objective: Preserve and enhance Richfield’s reputation as a city connected with and surrounded by natural beauty and easy recreational opportunities.

<table>
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<tr>
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<tr>
<td>Maintain land west of I-70 for open space and trails by retaining the forestry zoning classification and encouraging development to the east of I-70.</td>
<td>Richfield Planning Commission</td>
<td>Within 1 year</td>
<td>Maintained forestry zoning? Encouraged and directed new development to the east?</td>
<td>Refer developers to the Future Land Use map.</td>
</tr>
<tr>
<td>Capitalize on Richfield’s outdoor recreation opportunities and unique locale in order to emphasize and strengthen Richfield’s value as a tourist destination.</td>
<td>Richfield City</td>
<td>Within 1 year</td>
<td>% of booked lodgings; # of recreators (tagged location)</td>
<td>Utah Outdoor Recreation Vision, Sevier County General Plan (page 61).</td>
</tr>
<tr>
<td>Create connectivity and walkability throughout the City by maintaining and extending the multi-use trail that follows the old irrigation canal.</td>
<td>Richfield City</td>
<td>Within 5 years</td>
<td># of feet of extension; improvement of safety features</td>
<td>Funding for trails grant through Utah DNR.</td>
</tr>
</tbody>
</table>

### Goal: To enhance the rich heritage and beauty of Richfield City that make it a great place to live.

**Objective: To proactively plan for growth in Richfield while preserving its rural character.**

<table>
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<tr>
<td>Work closely with the private sector/developers to find creative opportunities for moderate-income and workforce housing.</td>
<td>Richfield City; developers</td>
<td>Ongoing</td>
<td>% of new units built allotted as affordable housing</td>
<td>Intro to Low-Income Housing Tax Credit.</td>
</tr>
<tr>
<td>Encourage higher density development, where appropriate, to include affordable housing options.</td>
<td>Richfield Planning Commission</td>
<td>Ongoing</td>
<td>City code density requirements</td>
<td>Zoning for higher density residential, Example of RM 25.</td>
</tr>
<tr>
<td>Encourage a variety of housing types to address different housing needs and preferences within Richfield City.</td>
<td>Richfield Planning Commission</td>
<td>Ongoing</td>
<td>Mix (# of) accessory dwelling units (ADUs), assisted/senior care units, apartments, townhomes, single-family homes</td>
<td>Olene Walker Housing Loan Fund.</td>
</tr>
</tbody>
</table>