

RICHFIELD GENERAL PLAN

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The Heart of Utah's Trail Country

EST. 1864

RICHFIELD CITY, UTAH GENERAL PLAN

2022

RICHFIELD GENERAL PLAN

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And the people of Richfield City, Utah.

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Adopted XX,XX, 2022.

The background is a solid dark blue-grey color. In the top right corner, there is a large, faint, light blue-grey circular arc. In the bottom left corner, there are three concentric, thin, light yellowish-brown circular arcs. A solid white horizontal bar is located in the top left corner. Another solid white horizontal bar is located in the bottom right corner.

INTRODUCTION

INTRODUCTION

General Plan Purpose & Authority

The purpose of the Richfield City 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. It is a guiding document adopted by the City Council to help decision-makers evaluate various actions and efforts towards the community's publicly accepted 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 the present and future needs of the community as well as the 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 and proactive action to include a moderate-income housing plan and a parks, trails, and recreation element in the General Plan. This Plan provides for the well-being of Richfield's existing and future residents.

What is a General Plan?

“A reflection of social and economic values, the plan acts as a guide to the future 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 General Plan is long-range, covering a time period greater than one year.”

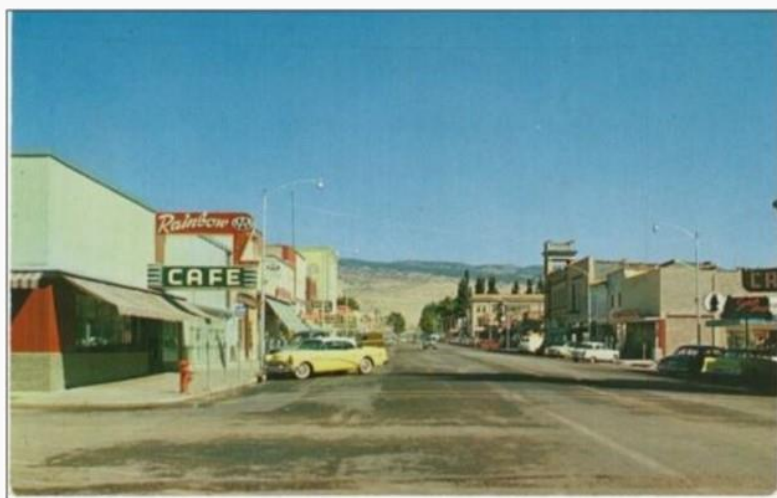
“A General Plan is comprehensive. It covers the entire city geographically – not merely one or more sections. It also encompasses all the functions that make a community work, such as transportation, housing, land use, utility systems, and recreation. The plan considers the interrelationships of functions.”

“A plan is a guide to decision-making by the Planning Commission and the City Council, Mayor, and City Staff...” (The Practice of Local Government Planning, 2000).

¹ Hoch, C., Dalton, L. C., & So, F. S. (2000). The practice of local government planning. Washington, D.C.: International City/County Management Association.

Executive Summary

This General Plan is the result of a cooperative planning effort between the Richfield City Mayor, City Council, Planning Commission, City Staff, business and property owners, residents, and others to identify the desired direction for the 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 extractive industries have seen population fluctuations and often severe declines. Richfield has also positioned itself as the service and retail hub for 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 job opportunities and higher-paying positions elsewhere, including 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 sound and resilient economic base that will provide employment opportunities for current and future residents. If future growth is well guided. Richfield City will not only preserve but enhance its unique regional commercial status and maintain its small-town attractiveness 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 a focus on demographics; land use; parks, recreation, 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 now updates the City's General Plan, adopted in 2003.

INTRODUCTION

Using this Plan

This plan is an invaluable guide for elected and appointed officials, city staff, residents, business owners, and others. This plan is a readily accessible guidance tool for decision-making as well as evaluating progress toward its stated goals.

- If you are a **RESIDENT** or **BUSINESS OWNER**: you can use this plan to understand Richfield City's future vision and the goals necessary to achieve that vision; develop or expand a business; and inform real estate and other decisions.
- If you are an **ELECTED** or **APPOINTED OFFICIAL**: you can use this plan to understand your constituents' long-term goals, and coordinate and align the City's budget and resource allocation decisions with the Plan's goals.
- If you are a **CITY EMPLOYEE**: you can use the Plan to direct your activities on behalf of City residents including grant applications, project and work priorities, guide and manage development, implement capital improvements, provide consistency with 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**: this Plan is available to help understand the community's character, design projects, and learn the City's priorities.

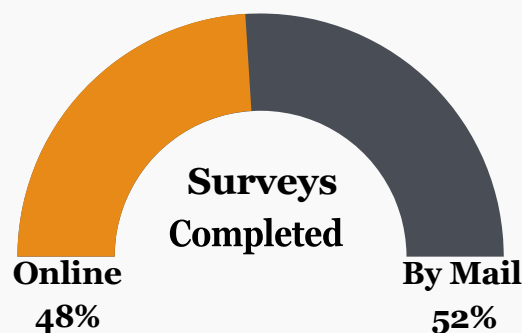
Community Engagement

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

298 survey responses were received or a **5.6%** adult response rate:

143 surveys were completed online,

155 surveys were handwritten and submitted by mail.



INTRODUCTION

Implementation

A General Plan is a forward-looking and comprehensive document, subject to regular revisions as the City's conditions change and priorities evolve. The Richfield City General Plan provides guidance on how the City will address 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 City 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. With its adoption, Richfield City should then examine and update existing land use ordinances, development guidelines, and other strategies for Plan implementation. All implementation actions should be determined to be consistent with the Plan, its elements, goals, and policies.

Future City decisions, including budget, resource allocation, land use, and other actions, should be made after consulting with and determining consistency with the Plan. In cases when the General Plan does not provide clear policy direction, the Plan should be revised and updated to provide the required direction. Richfield City will communicate and coordinate with its surrounding communities, including Sevier County, and State and Federal agencies, to effectively implement this 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 Plan update was developed after a robust public outreach effort (public survey) that achieved a high rate of community response. Community feedback and insight provides the foundation for this Plan. The Implementation Chapter section is provided that identifies actionable statements that are realistic and achievable for the City.





HISTORY OF RICHFIELD



RICHFIELD GENERAL PLAN, 2022

HISTORY OF RICHFIELD

Richfield City is located in the high plateau country of central Utah in Sevier County. Nearby geographic landmarks include the Pahvant Range and the Wasatch and Fish Lake Plateaus, providing access to a variety of National Forests and public lands.

Several Native American sites have been, and continue to be, discovered in the area, including those of the Southern Paiutes. Evidence exists that Native Americans inhabited the area for thousands of years. Local state parks, such as the Fremont Indian State Park and Museum, have preserved various artifacts of Native American habitation and history.

Richfield has a very rich history. Travelers on the Old Spanish Trail, as well as Jedediah Smith, passed through the area before modern settlement. Parley P. Pratt, an early leader of the Church of Jesus Christ of Latter-Day Saints, led The Southern Exploring Company which visited the area during the winter of 1849-50. In 1863, George W. Bean explored the Sevier Valley. 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 then resettled in 1870.



HISTORY OF RICHFIELD



In 1871, Richfield had 8 families return to the area which marked the beginning of its growth. By 1874, over 750 people made Richfield home, on its way to becoming the major regional commercial center of the area. Since then, Richfield has grown to be a regional anchor City providing a hospital, airport, education facilities, retail services, and more for the surrounding area.

In 1872, the Deseret Telegraph extended its line from Gunnison to Monroe, which brought communications and made Richfield even more connected. The Denver and Rio Grande Railroad reached Richfield in 1896. The completion of Interstate 70 (I-70) in the 1980s linked Richfield to the national interstate highway system.

Richfield continues to serve as an economic and cultural center for the region. Agricultural activity thrives alongside a growing business district and several government agencies have regional offices located in the City.

The city values preserving its past as well as preparing for the future.



COMMUNITY VISION



RICHFIELD GENERAL PLAN, 2022

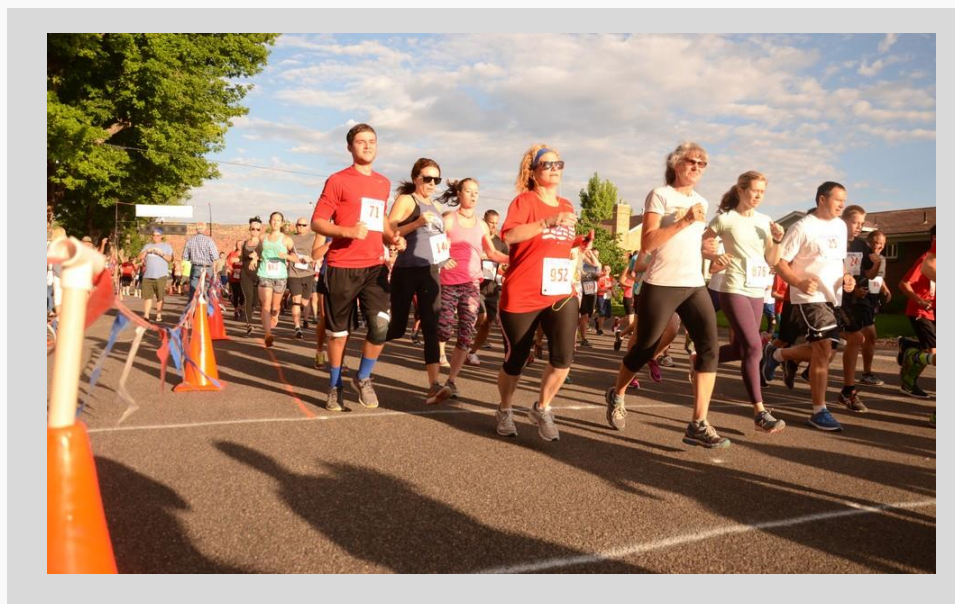


COMMUNITY VISION

Arguably, the most important component of the Richfield City General Plan is the community's Vision Statement. The Community Vision Statement provides direction that establishes a framework for decision-making.

This statement, formed by an in-depth analysis of community feedback, led to the development of necessary goals, objectives, and strategy statements. Goal statements were crafted with the objective of achieving the Community Vision. Objectives are more specific statements of focus within each respective goal. Finally, strategies provide recommendations for action. The Richfield City General Plan has been deliberate to limit goal statements to those that are actionable and necessary to achieve the Community Vision while recognizing the City's capacities and resources available for goal achievements.

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:

Enhance the rich heritage and beauty of our community as a great place to live while building Richfield into a regional service center, encouraging sustainable growth, and maintaining small-town character.

COMMUNITY VISION

Goals & Objectives

The 2021 Community Feedback survey identified economic development and housing affordability as the two most critical issues facing Richfield City. The following goals and strategies are adopted to achieve the articulated desires of Richfield City residents now and in the future.

The goals, objectives, and strategies have been combined into an implementation table at the end of the General Plan.

Throughout the plan, look to this type of speech bubble for quotes from Richfield City residents and information about how community feedback has guided the General Plan.





DEMOGRAPHICS

RICHFIELD GENERAL PLAN, 2022

DEMOGRAPHICS

We Are Richfield

Richfield City is centrally located in the State of Utah placing 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 future. Outdoor recreation is one of many important elements that sets Richfield apart and establishes the tone for future planning activities and priorities. There are several nearby national parks and public lands, reinforcing one of the primary characteristics of Richfield. The city desires 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 the 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; encouraging a diversity of residents to live, work, and play; encouraging and attracting year-round visitation; and protecting the heritage and character of Richfield.



Demographics and Reference Location

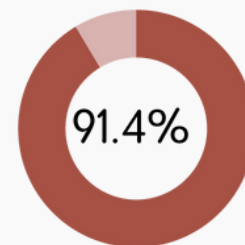
Location



Demographics

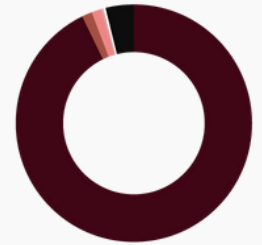
Total Population: 7,813

Education



25 years or older
with a high school
diploma or higher

Race



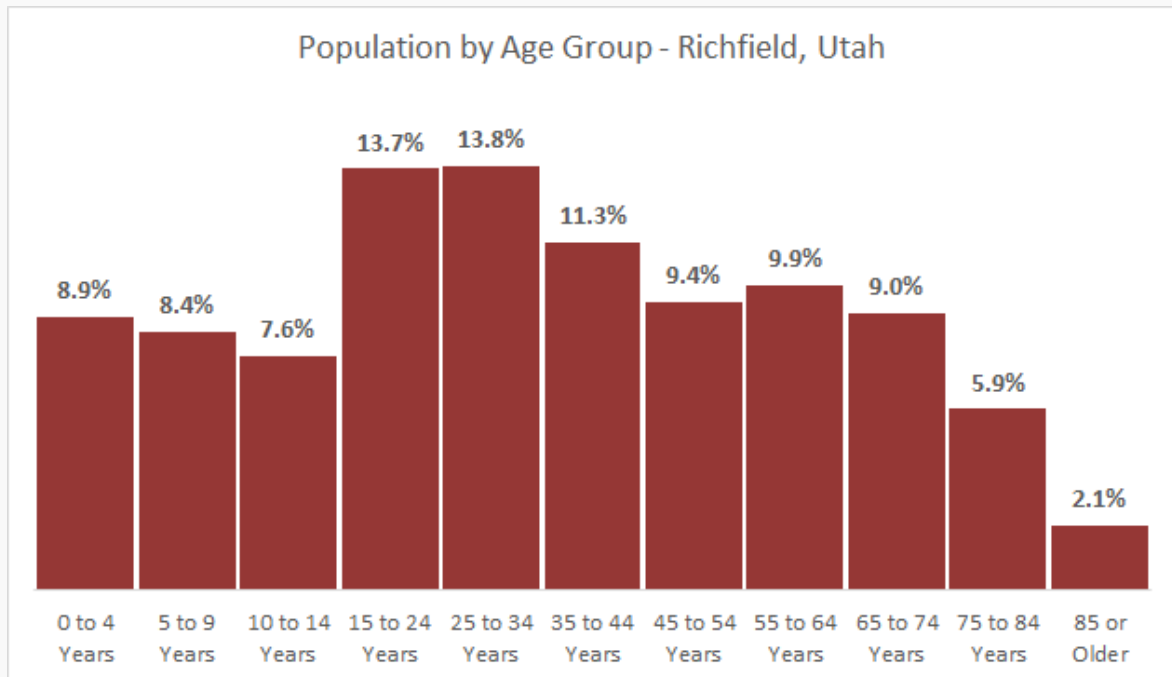
Race	Percentage
White	92.7%
Black or African American	1.4%
American Indian and Alaska Native	1.6%
Asian	0.1%

The U.S. Census Bureau QuickFacts reported 7,813 residents and just over 2,500 households in 2019 (data based on 2019 Census estimates). Ninety-two percent (92%) of Richfield's population is White/Caucasian and just over 91% of those aged 25 years, or older, 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, well-maintained, and authentic community for its residents.

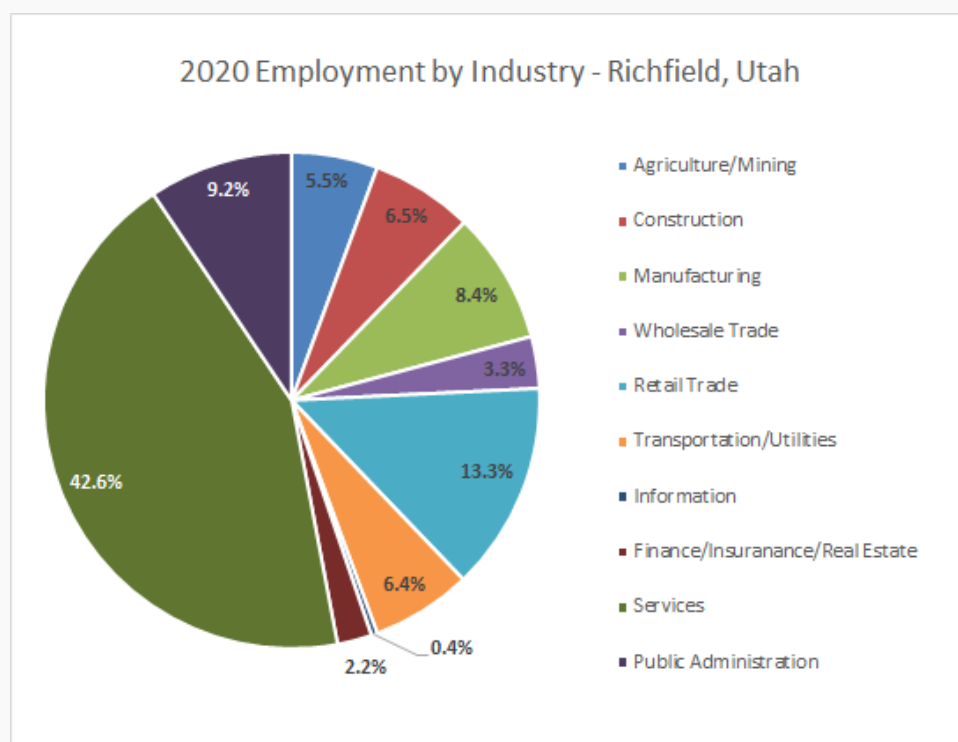
DEMOGRAPHICS

We Are Richfield

Richfield's median household income in 2021 was \$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 (2020).



Overall, the City has a diversified economy. The top four industries are services (42.6%), retail trade (13.3%), public administration (9.2%), and manufacturing (8.4%).





LAND USE

LAND USE

This element of the General Plan discusses the land uses within the City, their locations, and how these may change in the future. Land use districts are determined by the City's land use ordinances. Each of land use ordinance has rules determining the appropriate uses that can and cannot be conducted within the prescribed district. These City's land use districts are 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, 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 Land Use Element of Richfield's General Plan meets this requirement.

**Transportation is also a required General Plan and is addressed in a separate plan.*



LAND USE

Existing Land Use Conditions

The City of Richfield encompasses nearly 6 square miles (3,800 acres) in Sevier County, Utah. This land is designated into zoning districts specifying appropriate uses. For simplicity, land uses as distributed in 2021, are shown in larger categorical groups in the depiction on the right.

Land Use Districts

Downtown designates the area at the city center allowing a variety of uses with standards to ensure the compatibility of uses, streetscape, and design. In addition, this District honors the City's streetscape history and seeks to retain and promote the existing downtown ambiance.

Low-Density Residential includes all single-family residential, mobile homes, and rural residential districts. These land uses allow for detached residential units with a range of lot-size standards.

High-Density Residential includes the multi-family residential (RM-11 and RM-24) zoning districts that allow townhomes, apartments, and other higher-density residential options.

Commercial provides areas that are appropriate for uses including retail, restaurants, entertainment, and other commercial and nonresidential services.

Manufacturing includes the City's industrial (MG) and manufacturing distribution (MD) zoning districts. These districts provide for light to heavy industrial uses, providing employment opportunities for residents and others.

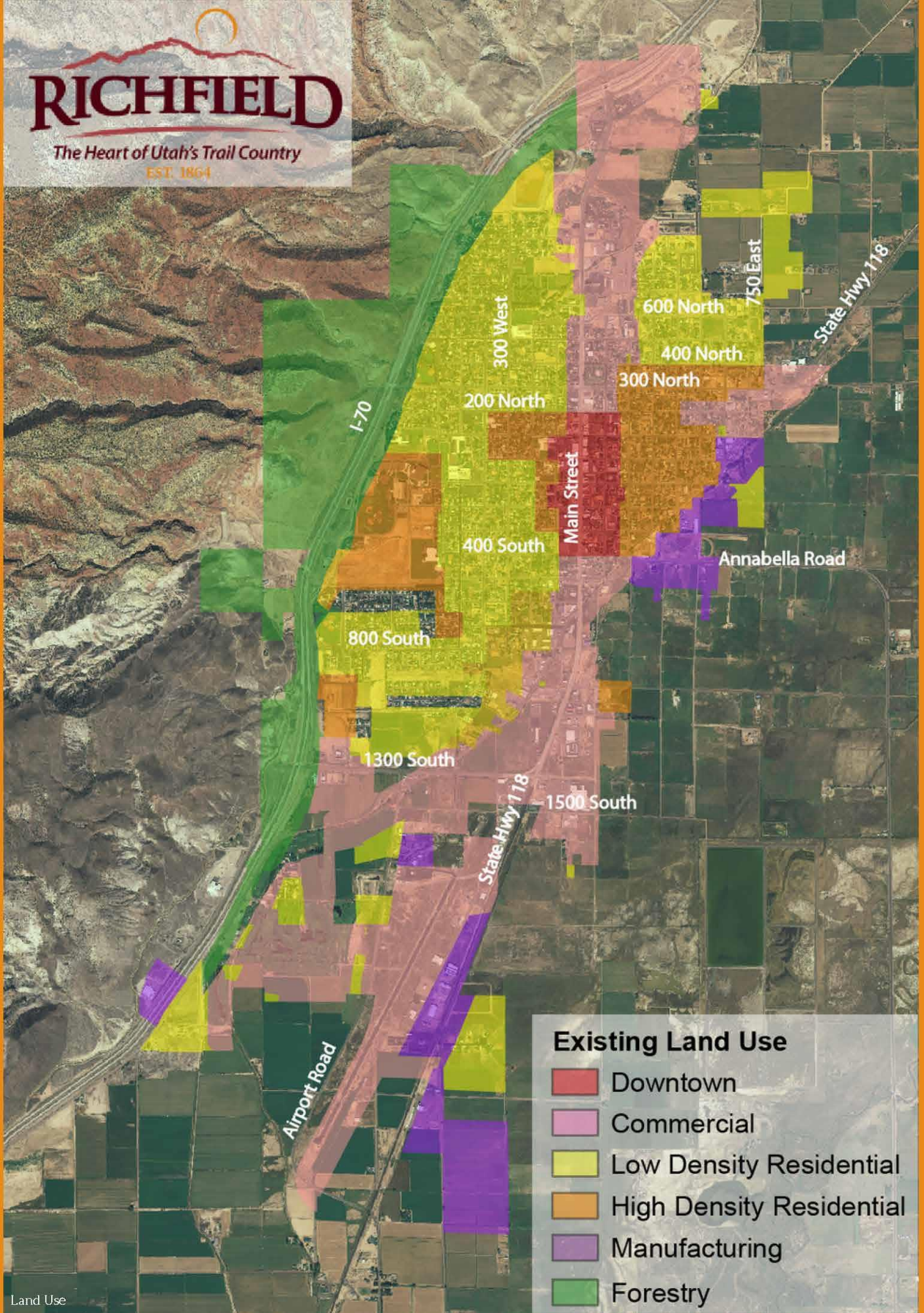
Forestry identifies areas located in mountainous, hillside, and other open areas for agricultural, forestry, wildlife and watershed conservation, as well as recreation uses.

The following map illustrates Richfield's existing land use (2021).

RICHFIELD

The Heart of Utah's Trail Country

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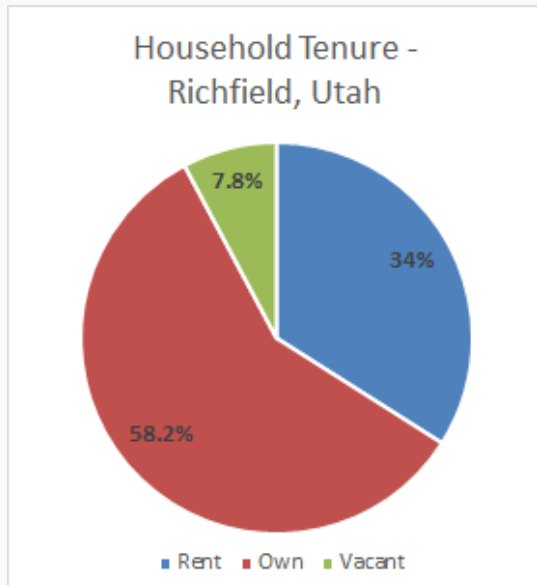


Existing Land Use

- Downtown
- Commercial
- Low Density Residential
- High Density Residential
- Manufacturing
- Forestry

LAND USE

Existing Housing Conditions



In 2019, Richfield's population was approximately 7,888 residents providing a growth rate of 15.6% since 2000. Like other Utah communities, this has put strained housing availability and created a need for additional affordable housing options. Of the 2,511 dwelling units in Richfield, 58.2% are privately owned, 34.0% are rental units, and 7.8% are vacant. The estimated median household income in 2019 was \$49,332. The cost of housing has more than doubled since 2000 with income increasing about 36.9% during the same period. This has caused a larger share of renters and homeowners alike to be cost-burdened by housing costs and associated expenses.

Existing Commercial Conditions

Richfield City is a regional commercial hub for neighboring communities particularly with the 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 options. While a shortage exists for commercial developments, there remains a generous supply of unused land in commercially zoned areas.



Existing Industrial Conditions



Industrial zones are located in the southern portions of the city along Highway 118 with 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 located on South 600 West.

LAND USE

Future Land Use

When asked, "In one sentence, describe what you would like Richfield City to look and feel like in 20 years?" some residents responded with the following comments:

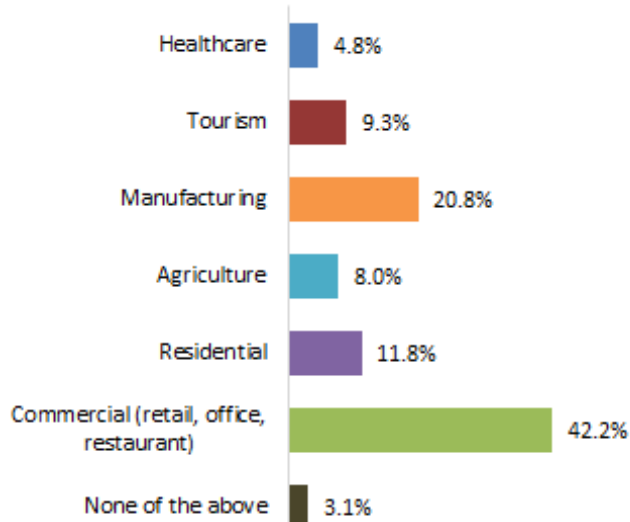
"The hub of commercial and retail for Sevier county with a vibrant downtown/main street."

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

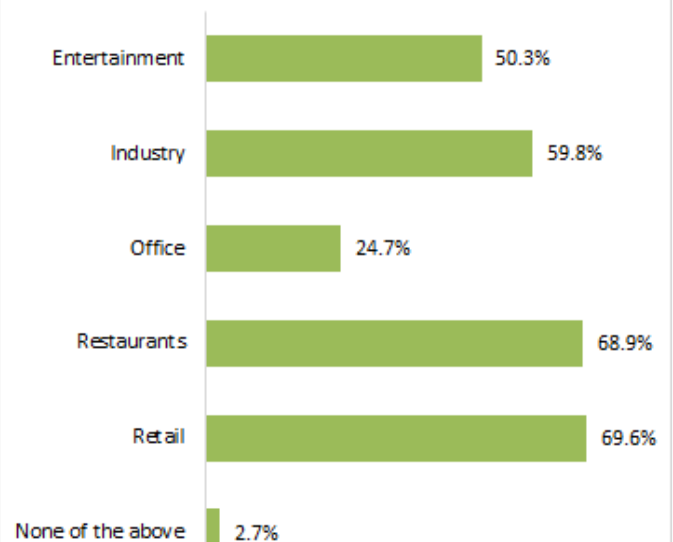
"I like the smaller city feeling. But we need more industry and jobs."

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

What types of development would you like to see in Richfield?



What type(s) of commercial development would you favor?



The vision of City residents has shaped the direction of the future land use plan. Residents want a hometown feel while providing ample opportunities for future growth and industry. The future land use policies reflect these comments and priorities, gathered from surveys, stakeholder interviews, and other citizen input.

LAND USE

Future Residential Conditions

Keeping the small-town community feel is a high priority for Richfield residents. Richfield will strive to preserve and provide additional single-family residential and low-density multifamily, including townhomes and opportunities for a compatible mix of residential and nonresidential uses. To keep housing affordable and provide more housing-type options, Richfield will also focus efforts to provide more higher-density housing in appropriate areas including in the central commercial core.

Future Downtown Conditions

Richfield has a welcoming downtown area. The city's goal is to keep the downtown area vibrant, attractive, and relevant through mixed-use and high-density development along and adjacent to Main Street. This will combat the hollowing-out effects too often seen in similar communities where new development at the city's edges creates an empty city core. Mixed-use development and higher residential density will continue to be encouraged in the downtown area. In addition, the downtown should be an area that promotes walkability and safety while maintaining its character through appropriate uses and architectural design.

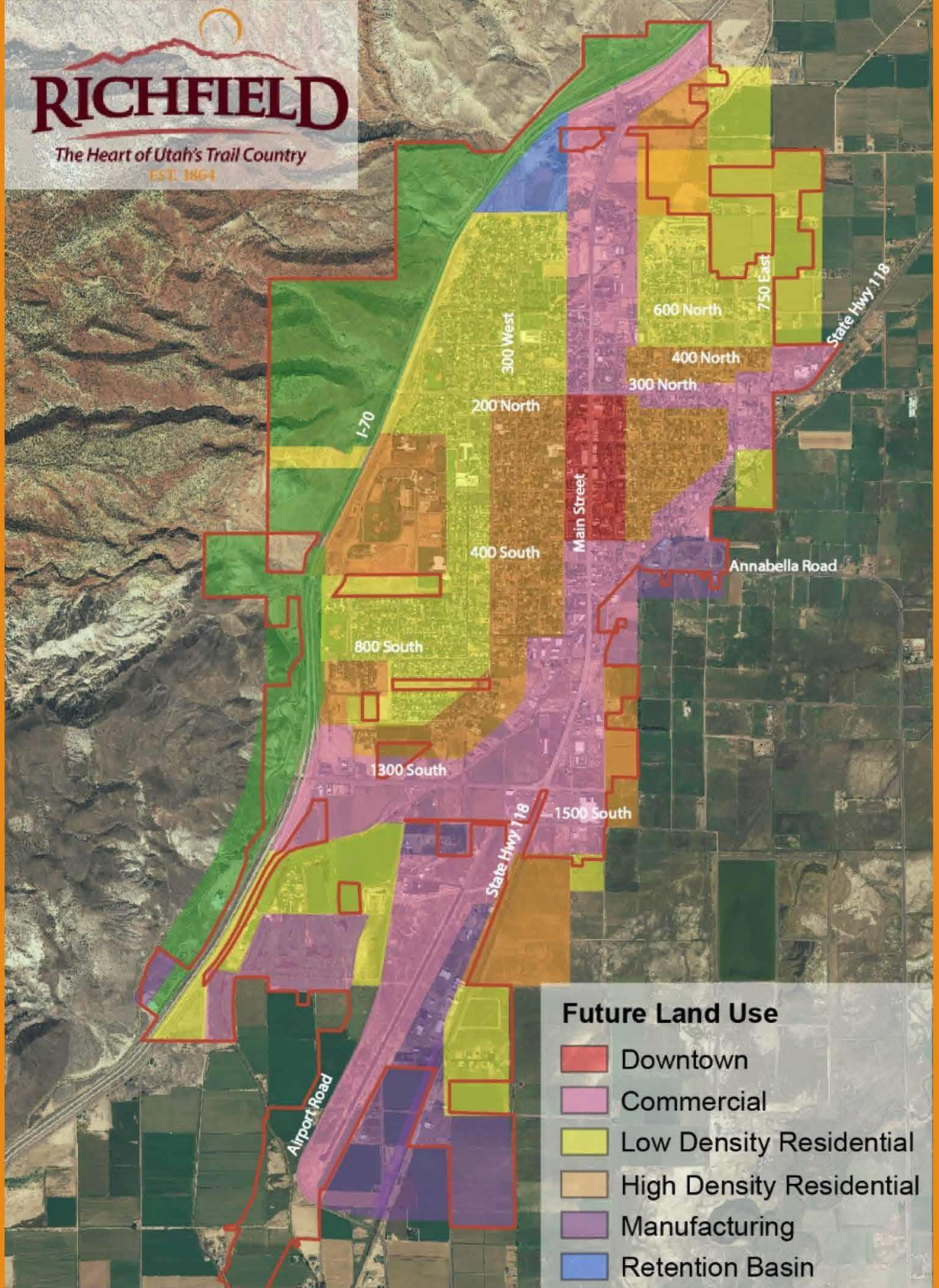
Future Commercial & Manufacturing Conditions

Richfield City is a central hub for manufacturing and commerce in Sevier County. The Richfield Airport and access to Interstate 70 (I-70) promotes locational advantages for businesses and commercial activities that are not available in other Sevier communities. The General Plan survey revealed that the creation of additional employment opportunities was a top priority for residents. Richfield will strive to encourage industry and commerce to locate near the airport, including in proximity to Highway 118, and I-70. This location promotes the efficient transfer of goods and convenience for customers, making it an attractive area for businesses. In order to meet these priorities, the city will be business-friendly, including providing necessary ordinances and requirements that are attractive to businesses while not sacrificing small-town values or charm.

RICHFIELD

The Heart of Utah's Trail Country

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PARKS, RECREATION, & OPEN SPACE

PARKS, RECREATION & OPEN SPACE

Parks & Recreation Vision Statement

Richfield City takes pride in its recreational amenities, including access to over 3,000 miles of regional trails and access to public lands. To access the active and passive recreational amenities provided by the city, safe pedestrian and biking access to parks, trails, and other recreational amenities should be a high priority as the City continues to grow. Richfield City is strategically located as a gateway to State and National parks and other recreation areas. The locational advantages of the City allow it to become a year-round recreation-driven community for residents and visitors. However, plans must balance the growth of recreational tourism and quality of life to sustain small-town charm.

Tourism

In association with its Parks and Recreation goals (stated in the community vision), Richfield City will emphasize and strengthen its identity as a tourist destination. Richfield will 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 maintaining the resident's quality of life and Richfield's authenticity.



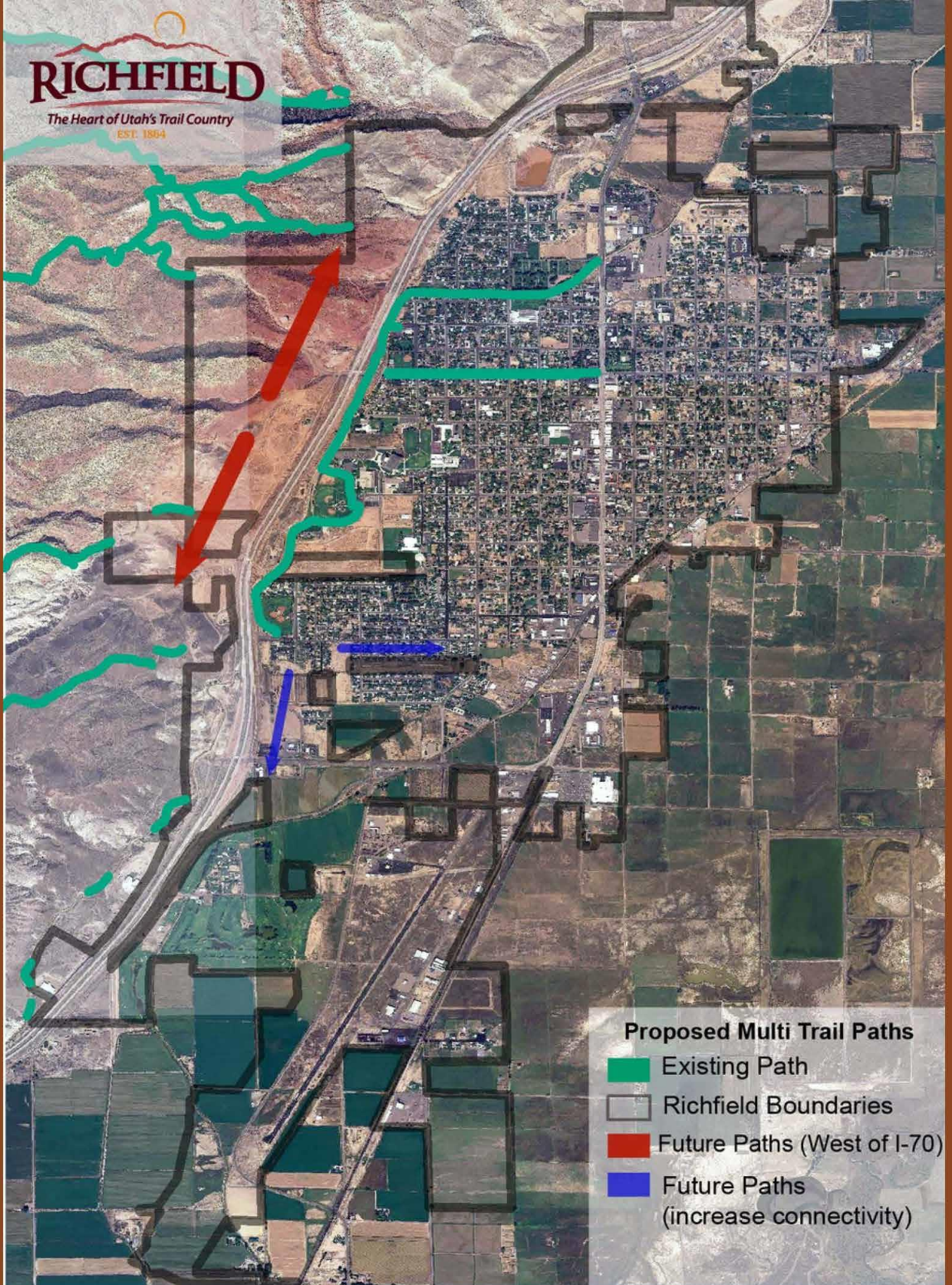
PARKS, RECREATION & OPEN SPACE

Trails

With trails being a primary active recreational amenity, Richfield will continue to communicate and coordinate with national and state outdoor recreation organizations and trail providers, including the U.S. Forest Service, to ensure all trails are well maintained, and additional trails and trail accesses are provided. The City will provide convenient trail access locations throughout the City. Located in central Utah Richfield provides convenient access for biking and the trail bike riding community. Active recreational activities, including bike riding, provides a sustainable recreational advantage for Richfield City.

Multi-use trails: Richfield has secured funding to repair a multi-use trail surface that was damaged from 300 N to the City cemetery. The City of Richfield is also looking to extend the trail from Rotary Park south to allow more pedestrian traffic to flow from the south side of the city while increasing accessibility. As input from the community stated, the extension should also head both east and west to create connectivity to various trails. The westward extension will allow easy access to the popular Richfield mountain biking trails, located west of I-70. The eastward extension will create connectivity from the south and southeast areas of the City where the charter school, RV campground, and golf course are located. As the city has prioritized outdoor trails and recreational opportunities throughout the area, additional funding and resources will be required to connect additional parks, schools, and facilities.

The following map illustrates Richfield's existing and future pedestrian pathways (2021).



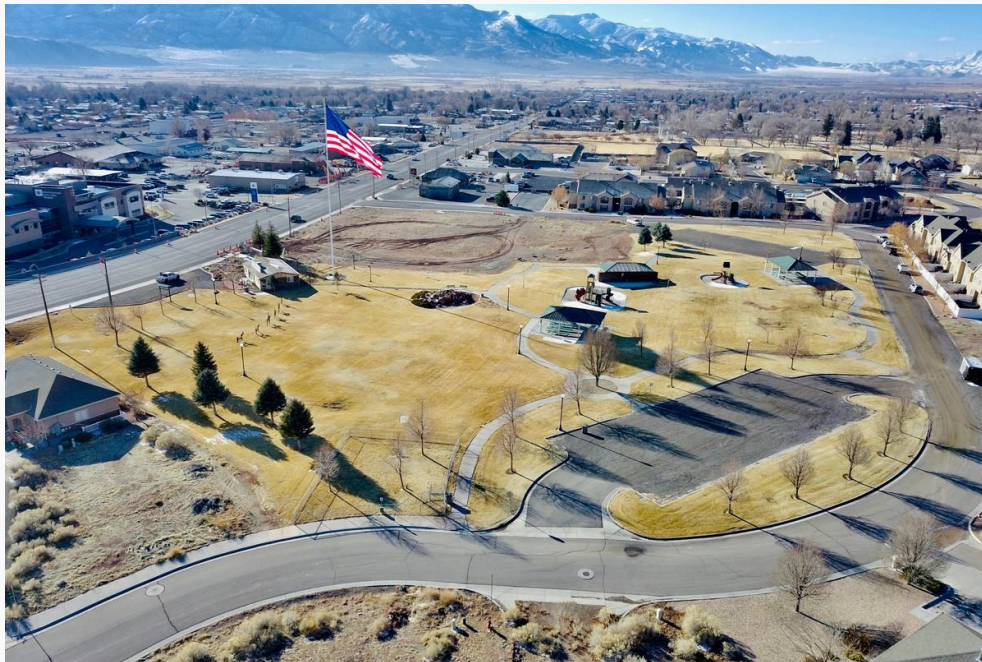
PARKS, RECREATION & OPEN SPACE

Facilities

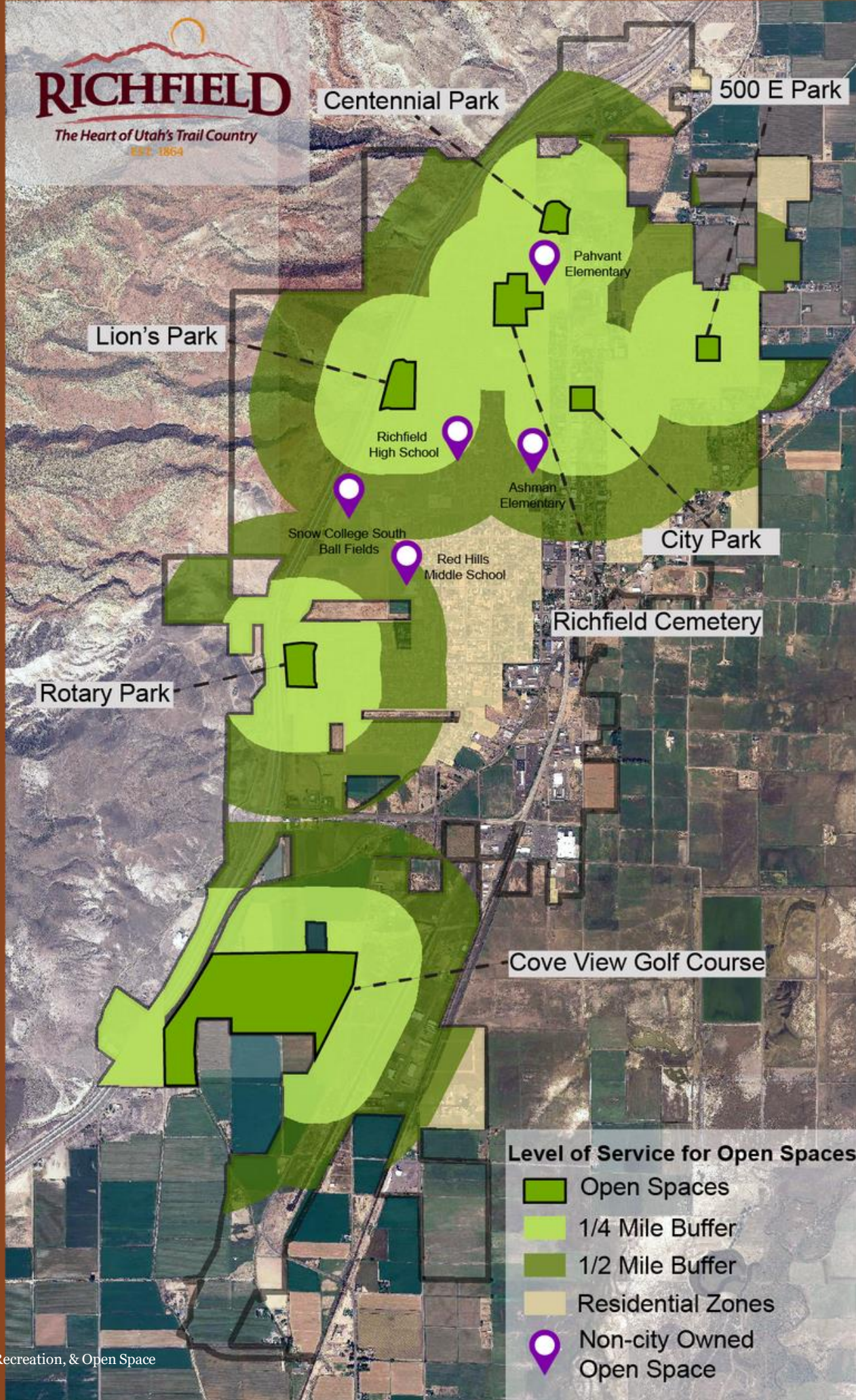
It is the goal of the City of Richfield to provide year-round recreational opportunities. To achieve this goal, an indoor recreation facility should be considered to supplement other recreational amenities. An indoor recreational facility could an indoor pool. An indoor recreation facility can provide year-round recreational opportunities for all residents. Citizen comments received during the General Plan update supported the City providing a multi-use indoor recreation facilities.

Open Spaces

As Richfield City grows, it is critical that the City provide additional open spaces, for all types of recreation, both active and passive. The City presently provides a high level of service for parks (see Level of Service for Open Spaces Map). However, the southeast quadrant of the City requires additional recreation areas and facilities. Expansion of recreational facilities may be achieved with new parks, the location of an indoor recreation facility, and other recreational opportunities. While addressing these needs, recreational opportunities must be deliberately inclusive of all ages and all income levels by design and operational priorities.



The following map illustrates Richfield's open spaces and proximity to residential areas which indicates levels of service (2021).



PARKS, RECREATION & OPEN SPACE

Survey Results

In addition to expressing their desire for an indoor recreation facility, residents also support improving the City's existing parks. City parks with the most resident support for improvement were Lion's Skate Park and Centennial Park. Ideas for improvements included tennis or pickleball courts, a splash pad, sports fields, and updated park equipment. Others suggested enhancements to a park's visual appeal with, improved landscaping. These suggestions should be considered for any future improvements to existing or new park facilities.



Quotes from residents supporting parks, recreation, and open spaces:

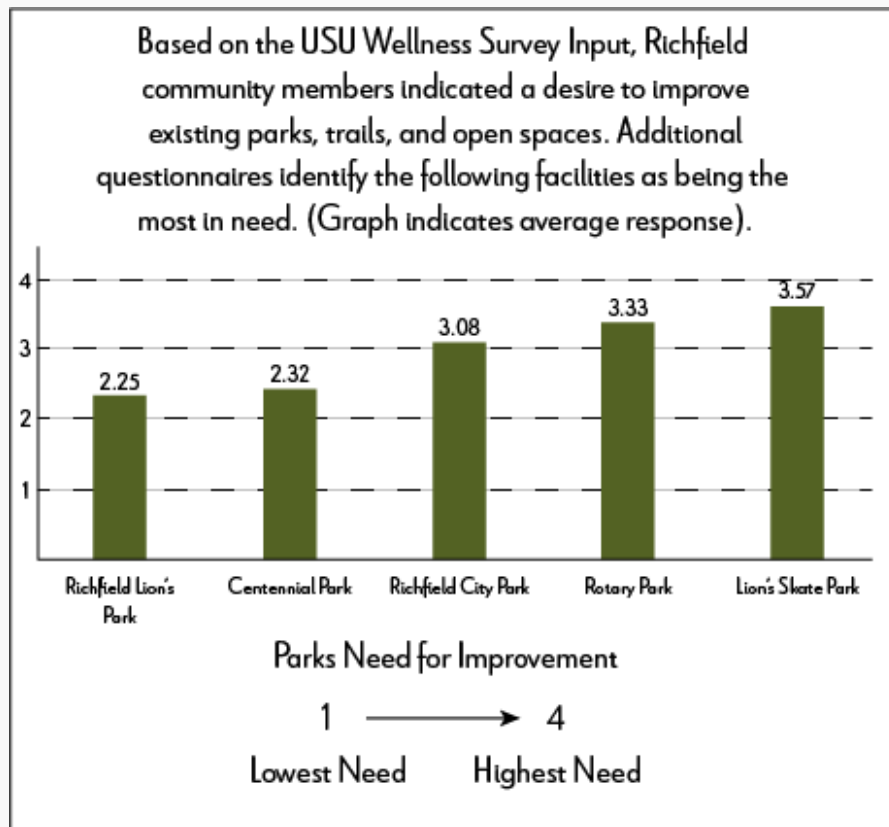
"We really need a new pool / rec center. That will help everything in community development."

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

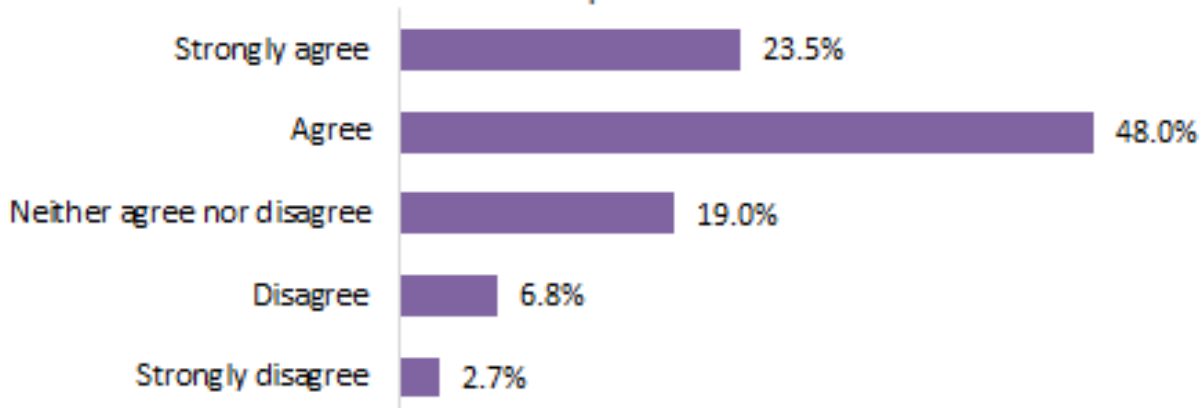
"More recreational centers and more work opportunities so our children don't all have to move into big cities"

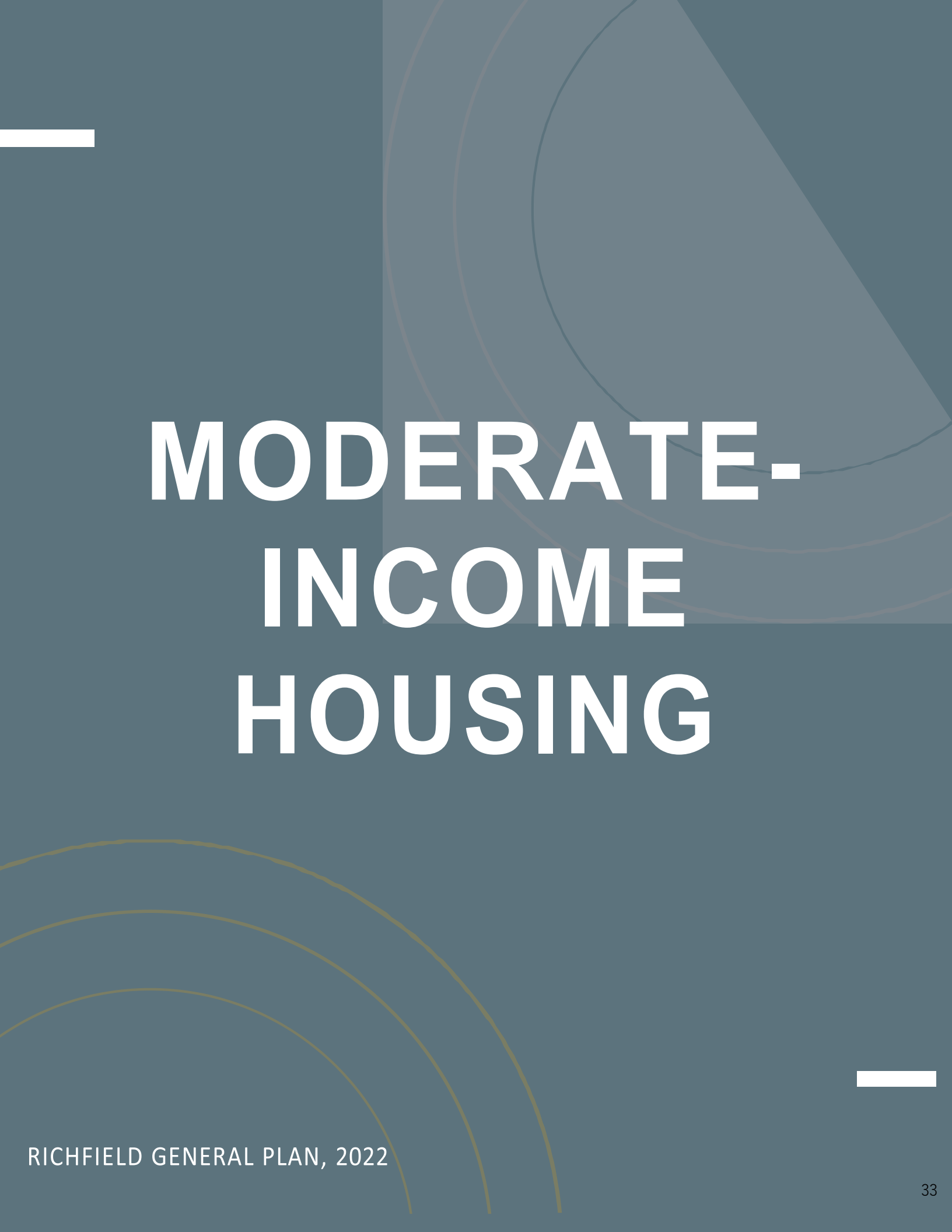
PARKS, RECREATION & OPEN SPACE

Survey Results



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





MODERATE- INCOME HOUSING

MODERATE-INCOME HOUSING

Introduction

The primary purpose of including a Moderate-Income Housing Element in the Richfield City General Plan is to analyze Richfield's moderate-income housing availability and the existing housing trends. The State of Utah requires a Moderate-Income Housing General Plan Element for all Utah municipalities with a resident population of 10,000, or more. Richfield does not meet this required standard. However, the City wishes to be proactive to address housing issues. Independent of the State requirements, it is an appropriate planning initiative to be aware of housing affordability issues for all existing and future residents. There is a myriad of benefits for small- and mid-sized municipalities to embrace, understand and plan for moderate-income and workforce housing. Benefits include a healthier and sustainable economy through increased consumer spending, an overall healthier population, more opportunities for jobs, improved local infrastructure, avoiding income stratification, and a diversified population. The moderate-income housing plan fits within the General Plan's context of planning for the City's role in addressing regional and local housing issues, initiatives, and policies.



Moderate-Income Housing

MODERATE-INCOME HOUSING

Terminology

This plan refers to terms often used by state, federal, and nonprofit housing programs meaning of these terms tends to vary slightly between agencies. A few of the most common terms are defined below for General Plan reference.

Affordable Housing:

A housing unit in which the occupying household pays no more than 30 percent (30%) gross monthly income for housing and including utility costs).

Housing Affordability:

The ability of a household to occupy a housing unit paying no more than 30% of household's income for gross housing, including utilities.

Cost-burdened Household:

A household paying 30 to 50 percent (30% to 50%) of its gross monthly income for housing

Severely Cost-burdened Household:

A household that pays more than 50 percent (50%) of its gross monthly income on housing

Affordability:

An assessment of how well the cost of the City's housing stock matches the needs of different income groups and offers each household, regardless of income, a choice of housing. A housing stock is unaffordable when there are not enough housing units to adequately accommodate community members based on their household income. A housing gap analysis (like the one on page 39) can be used to determine to what extent a city has affordable housing.

Moderate income housing:

"Means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located" (Utah Code).

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.

MODERATE-INCOME HOUSING

Richfield City works closely with its 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. This Element explores some important factors affecting Richfield City housing, including the current condition of the housing market, and goals and objectives of moving forward to better address moderate-income housing. Proactive planning and mixed-use development will be crucial elements to preserving Richfield's characteristics as the City's population continues to grow and evolve.



MODERATE-INCOME HOUSING

Existing Conditions

Existing Housing Conditions

Based on 2019 population estimates the population of Richfield was approximately 7,813. The population growth has maintained a steady but rapid rate of 15.6% increase 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% 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 some renters and homeowners to be cost-burdened with their housing.



Housing Data

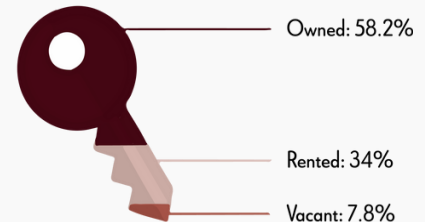
Total Households: 2,511

Percentage of Homes Family Oriented



Family Households: 73% Non-Family Households: 73%

Housing Tenure



Average Household Size: 2.9

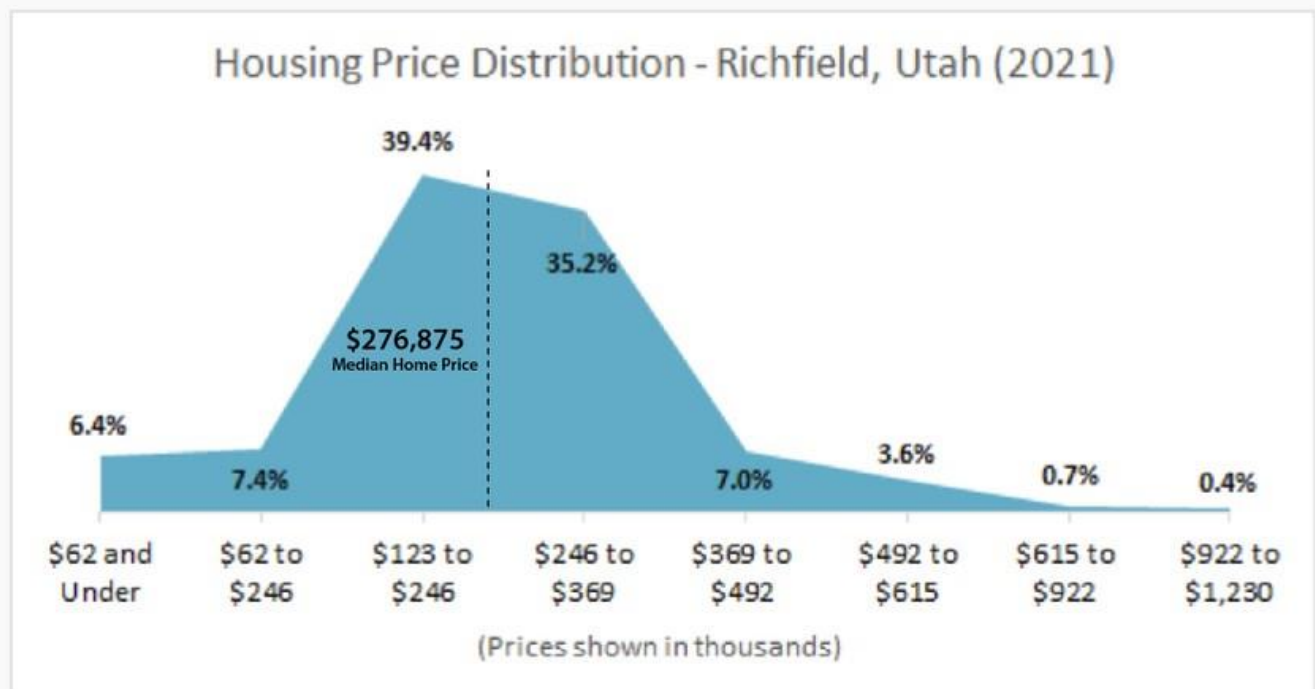


Resident Experience

All residents of Richfield City require and 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. 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 residences comply with City, State, and Federal building codes, as applicable. These inspections will improve the overall quality of the City's moderate-income housing stock.

MODERATE-INCOME HOUSING

The Richfield Community Feedback Survey indicated that Richfield residents consider affordable housing a critical issue facing the community. Residents feel strongly that unaffordable housing is causing young families to move out of the City. High housing costs are making it difficult or impossible for young adults to stay and invest in the community. Costs could be exacerbated by the lack of diversity in the job market as well. It is vital to develop and plan for a variety of housing opportunities. Additionally, Richfield residents want to maintain the small-town feel while supporting housing affordability. Addressing affordable housing opportunities will promote necessary growth 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:

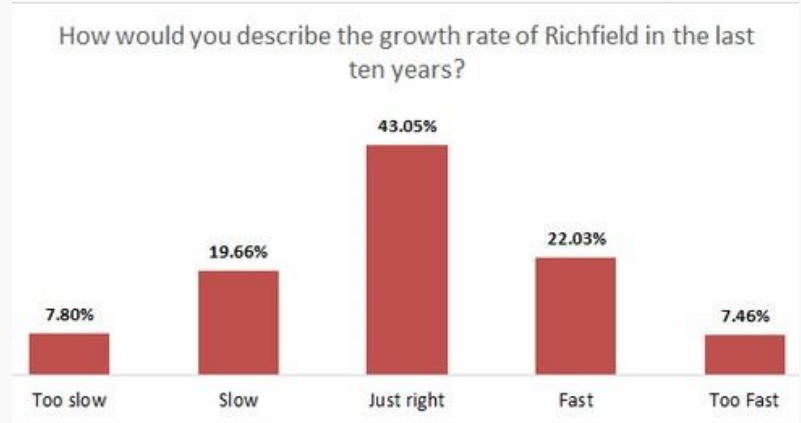
Single-family homes: 95%
Duplexes/Townhomes: 55%
Apartments: 44%
Senior/Assisted Living: 43%
Group Homes: 6%

58% of survey respondents believe accessory dwelling units (ADUs) are a good option for affordable housing in Richfield.

MODERATE-INCOME HOUSING

Forecast & Gap Analysis

Richfield's population has grown 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 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, the City can anticipate the need for 274 additional dwelling units during the 2021-2031 period.



To keep pace with projected residential growth, housing construction must continue to provide housing 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 new housing projects prioritize affordable housing and workforce housing options so as to not further cost-burden existing and future city residents. The table indicates the rate of change in Richfield's affordable housing between 2016 and 2020. Based on the table there shows to be a decrease in supply of affordable housing from the four-year gap. Households that make 50 or 80 percent (50% to 80%) lower than the median household income appear to be suffering the greatest housing cost pressures. HAMFI refers to "Housing Urban Development Area Median Family Income." or in other words the annual median household income.

Calculate the municipality's housing gap for the current year by entering the number of moderate-income renter households, affordable and available rental units from TABLE 1 below:

2020 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	665	900	670	235	5
≤ 50% HAMFI	435	660	360	225	-75
≤ 30% HAMFI	255	220	105	-35	-150

Calculate the municipality's housing gap for the previous annual by entering the number of moderate-income renter households, affordable and available rental units from TABLE 2 below:

2016 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	490	775	515	285	25
≤ 50% HAMFI	345	510	255	165	-90
≤ 30% HAMFI	205	175	105	-30	-100

Subtract Table 2 from Table 1 to estimate progress in providing moderate-income housing

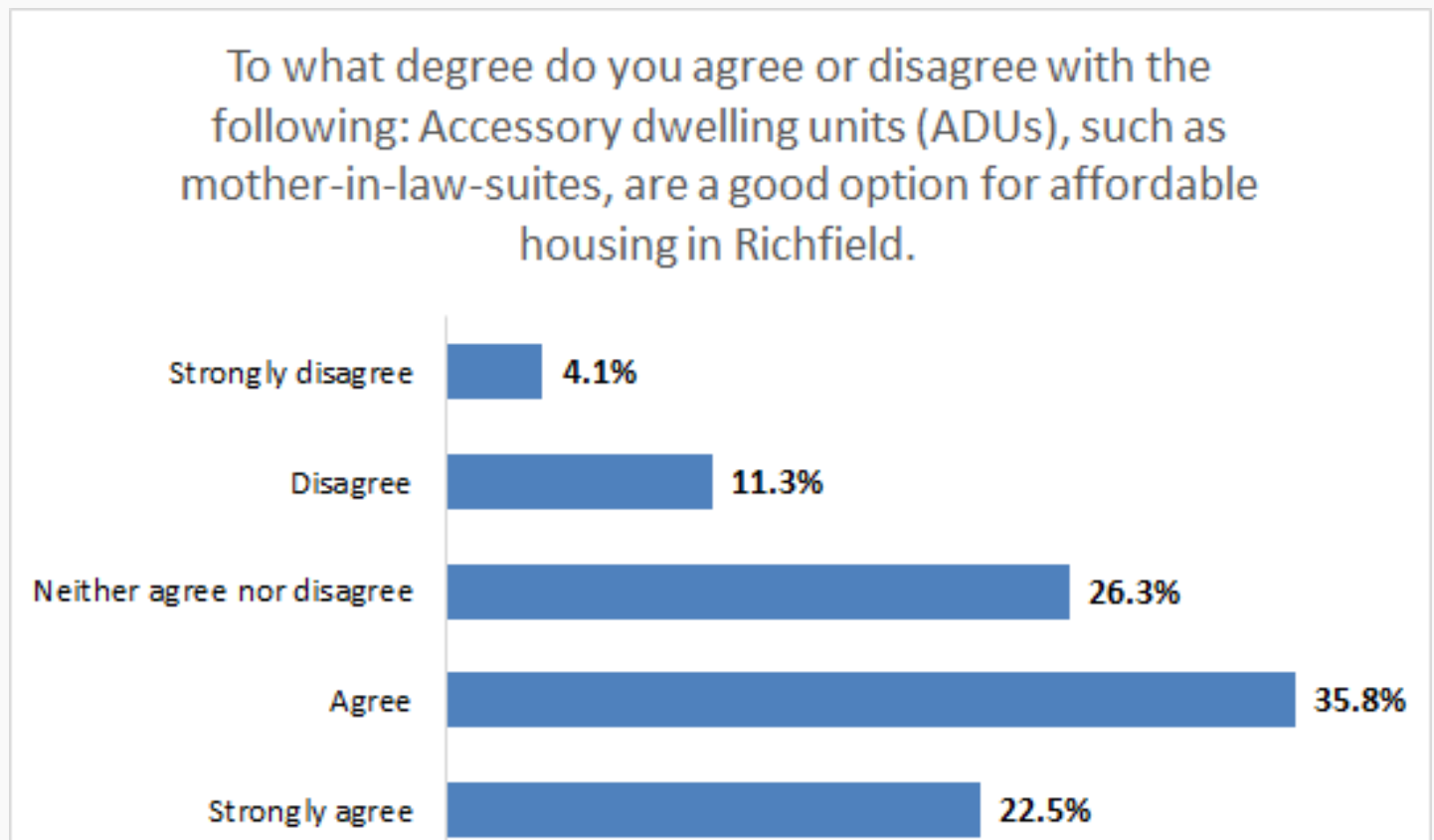
PROGRESS	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	175	125	155	-50	-20
≤ 50% HAMFI	90	150	105	60	15
≤ 30% HAMFI	50	45	0	-5	-50

MODERATE-INCOME HOUSING

Accessory Dwelling Units

Utah Code requires that internal accessory dwelling units ("IADUs") be allowed as a permitted use in residential zoning districts. 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.

Even though there is the support for IADUs, they should not be mistaken for an external ADU ("EADU"). There is a significant difference. While an IADU is located within the footprint of an existing house, an EADU is constructed separately but located on the same lot as the primary built single-family home.





IMPLEMENTATION

Looking Forward

The 2021 Community Feedback Survey asked respondents to describe how they would like Richfield City to look and feel in 20 years. Below are typical 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.”

