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2 **COUNTY OF SEVIER CITY OF RICHFIELD**

3 At the Planning Commission

4 In and for said City
5 December 3, 2025

6 Minutes of the Richfield City Planning Commission meeting held on Wednesday,
7 December 3, at 6:00 p.m., Chairman Josh Peterson, presiding.

8 1. **Roll Call.**

9 **Present:** Josh Peterson, Blaine Breinholt, Ray Terry, Roxanne Bobo, Wes Kirshner, May Anderson,
10 Wayne Cowley. Also, Tyson Curtis and Deputy Clerk David Anderson.

11

12 2. Administrative actions –

13 a. Conditional Use Permit – Discuss recommendation of a conditional use permit for
14 Pioneer Lane, an eventual 14-unit multi-family development at approximately 225 W 800 South.
15 (A C-2 Use in an RM-11 Zone). Tyson Curtis represented the project.

16 Deputy Clerk Anderson showed on the parcel map where the property is located.

17 Chairman Josh Peterson asked who designed the detention pond. Curtis said the project was
18 mimicked from a project that was seen in Ephraim. The detention pond was designed by Travis
19 Hansen.

20 The detention pond seems excessively large, Chairman Peterson said. He said the project on 100
21 East also has a detention pond that seems too large for the site.

22 Curtis said it could be made smaller.

23 Commissioner Kirshner asked how large the dimensions should be for a retention pond. Deputy
24 Clerk Anderson said to his understanding they are based on the calculations of the drainage
25 created by the development, and sized accordingly depending on the type of retention that is
26 being used.

27 Curtis said the retention pond is approximately 75 by 80 feet.

28 Chairman Peterson said the hotel going in north of Steve's Steakhouse is utilizing an
29 underground retention setup. It's something that's being seen a lot more. Curtis said that
30 option is considerably more expensive and development is using the most cost-effective

1 method. He said the two sections of the property that pop out on the south end of property
2 don't serve any purpose, using one of them up on detention seemed like a good use of the
3 property.

4 Commissioner Kirshner inquired about the amount of parking.

5 Curtis said there is a one-car garage for each unit and a two-car driveway. There are also a two
6 visitor parking spots on the north end, as well as some along the south end of the drive way,
7 and a gravel parking lot behind the units on the southwest portion of the development. Paving
8 the parking on the southwest end would increase the size of the retention.

9 Chairman Peterson asked about the width of the street that is proposed to run the length of the
10 development. Deputy Clerk Anderson said the asphalt portion is 24 feet, while the total width is
11 36 feet sidewalk to sidewalk. This is the minimum width a private drive can be under code.

12 Chairman Peterson said there is not to be parking along the street, but the reality is that the
13 tenants will do so anyway.

14 Deputy Clerk Anderson said one of the requirements in the development agreement is a red
15 curbing of 800 South along the frontage of the property so cars are not parking along the City's
16 street.

17 Commissioner Cowley said his daughter lives in a similar development where the HOA [Home
18 Owners' Association] is very strict about vehicles and even garbage cans being left out in the
19 access street.

20 Commissioner Kirshner inquired about the garbage service. Curtis said it would be a single
21 dumpster. Kirshner asked if the trash truck would be able to make the turn on the south end of
22 the property. Curtis said it should be able to and that he would be coordinating with the fire
23 chief and the garbage utility to verify that the turning radius would work.

24 There is also a fire hydrant called out in the plans, said Deputy Clerk Anderson.

25 Commissioner Kirshner asked about the landscaping. He said he believed it to be 30 percent or
26 more open space. He asked for the total size of the lot. It is 1.29 acres. Deputy Clerk Anderson
27 checked the density on a calculator to see if it qualifies for the number of units proposed. It
28 would fit 14.7 units. He said his primary concerns are the lack of open space and the turn radius
29 at the south end of the property.

30 Deputy Clerk Anderson said to his understanding, the fire department will want to be able to
31 maneuver its ladder truck in and out of the development as each building is two-stories, with a
32 shared roof line.

1 Commissioner Cowley asked how the proposal fits within the setbacks. It does fit them,
2 according to Deputy Clerk Anderson with the setbacks being 30 feet from the street, eight on
3 each side and 25 off the south.

4 The Cluster mailbox may take out one guest parking spot on the south side of the development.

5 Commissioner Cowley asked if the intent of this proposal is to have individually owned units, or
6 rentals. Curtis said the plan is to sell them individually as townhouses.

7 Tonight's discussion is just for the purpose of recommending the approval of the use of the
8 property for more than five units.

9 Commissioner Kirshner asked about the entrance to each unit, will it just be curb and gutter or
10 will there be some type of landscaping in front of each unit. Curtis said there may be a piece in
11 between each unit to break up the drive ways. It will all have rolled curb.

12 This will be a private drive. Addressing will have to use A through N, according to Commissioner
13 Kirshner. Anything in the middle of the block without it's own street number requires that. Will
14 this project's private drive have a street number.

15 The street number issue is something that will likely be decided by the County, said Deputy
16 Clerk Anderson. There are some other private drives in town that have dedicated street
17 numbers and street signs.

18 Commissioner Kirshner asked if Curtis plans to built all 14 immediately, or to phase it in. Curtis
19 said the plan is to build the first seven, and then build the next seven.

20 Commissioner Anderson said this seems to be a lot of density. She asked if this is a conditional
21 use because it doesn't meet the zoning for RM-11. Deputy Clerk Anderson stated that in use
22 table 31-1 [Code 17.30.010], any development with more than five units is a C2 use and
23 therefor has to have approval from the Planning Commission and the City Council. It meets the
24 zoning, but the use still has to be approved. It is not a change in the zoning, but the planning
25 commission serves as the recommending body, while the council would be able to make the
26 final decision on the use being approved. Commissioner Anderson said it seems like a lot of
27 families being put into a confined area.

28 Commissioner Kirshner asked for clarification of on the 36-foot width, where the proposed
29 width of the asphalt is only 24 feet. The width is based on the total right-of-way, sidewalk to
30 sidewalk, Deputy Clerk Anderson stated. He a typical City street is required to be 60 feet wide,
31 but that includes the sidewalk, curb and gutter and shoulder. Kirshner said it seems like a very
32 narrow street.

1 The commission also discussed the proposed area set aside for overflow/trailer/recreational
2 vehicle parking. It is also where the dumpster may be located.

3 Commissioner Terry asked if the detention area would need to be fenced for child safety. It
4 won't.

5 Curtis said these are similar in population density to what is seen at Park retreat near the Rotary
6 Park.

7 Chairman Peterson said his biggest concern is that there is no open space. Where will the
8 children be if they are outside? They have a drive way, a gravel parking area and a detention
9 basin to play in, or 800 South, or the UDOT parking lot across 800 South.

10 Commissioner Kirshner asked about the open space requirement. On RM-24, the requirement is
11 25 percent, but there is no requirement currently for RM-11. It will be part of the discussion in a
12 later agenda item. The open space requirement was part of what was voted down by the
13 council last year. It is a lot of units with no place for children to play.

14 Chairman Peterson while tonight is only the use, but I don't want to give false hopes that this
15 layout is OK. Every member of the commission has reservations about it. The proposal has
16 maximized its profit margin, but it's not what's best for the people who are going to live in it. He
17 then asked the other commissioners their thoughts on the project.

18 Commissioner Terry said it seems like a lot of busyness in the area, and it's very tight.

19 Commissioner Cowley said he is concerned and would like more information about the
20 dimensions.

21 Commissioner Breinholt said he is concerned about the water table in the area. Where Pearson
22 Tires parking lot is, the water table is five feet. This is further south and it could be higher, its
23 something that needs to be checked because the water table in that part of town is high. It is
24 pretty tight, but it's not that much different than anywhere else.

25 Commissioner Kirshner said there is a lot going on in a limited amount of real east. There could
26 be less units and make it more usable. That doesn't maximize the profits, but it would make
27 more sense.

28 Commissioner Anderson said she joined the planning commission to help make a community for
29 people. People need homes and putting homes in this location is good, but this is not the type
30 of home that creates a community. I think of children playing outside and the type of
31 environment around them internally and externally. I think there could be some modifications
32 to the plans that would be beneficial to people living here.

1 Commissioner Bobo said she has come to the mind that just because you can do something,
2 doesn't mean you should. If the developers where to take a few units out, they could still make
3 a good profit and have more of that space.

4 Chairman Peterson asked if anyone is opposed to having more than five units on the property.
5 The decision tonight is on use only, but just know what is presented is not the plan. This project
6 needs to be more family based, and think about how it would work for them.

7 Commissioner Kirshner said the turn radius is questionable, and as a developer you want to
8 make sure the trash truck and the ladder truck can get in there without any problems. A
9 reduction in the units would make it more usable for a growing city with growing needs.

10 Chairman Peterson said a modification to the layout would help facilitate a better use of the
11 property.

12 There are things that can be done with this property, but the 14 units is killing it, according to
13 Commissioner Kirshner. He said a modification in the layout could benefit the project. It is a
14 large enough of a lot that something should be able to be done.

15 **Motion:** Recommend approval of the conditional use for Pioneer Lane at approximately 255
16 West 800 South in an RM-11 zone, **Action:** Approve, **Moved by** Roxanne Bobo, **Seconded by**
17 Wayne Cowley.

18 **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7).

19 **Yes:** Blaine Breinholt, Josh Peterson, May Anderson, Ray Terry, Roxanne Bobo, Wayne Cowley,
20 Wes Kirshner.

21

22 b. Conditional Use Permit – Aldo Gonzalez to request a conditional use for a short-term
23 rental at 365 E. 500 N. (A C-1 Use in an R-10 Zone) 

24 Gonzalez said he would like to utilize this home as a short-term rental.

25 Commissioner Cowley asked how many are in that part of town. Deputy Clerk Anderson said he
26 wasn't sure on the exact number, but that it is well below the threshold that's been set.

27 Commissioner Terry asked if the Short-term rental use requires notification of the neighbors.
28 Chairman Peterson said it doesn't, they just have to go through the process and get a business
29 license. Peterson asked how many parking spots are available - there are at least three, one for
30 each bedroom.

31 **Motion:** Approve the request for a conditional use for a short-term rental at 365 E. 500 N.,
32 **Action:** Approve, **Moved by** Blaine Breinholt, **Seconded by** Wes Kirshner.

1 **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7).

2 **Yes:** Blaine Breinholt, Josh Peterson, May Anderson, Ray Terry, Roxanne Bobo, Wayne Cowley,
3 Wes Kirshner.

4 3. Public Hearings -

5 a. Utah Wildland Urban Interface Code Adoption.

6 The public hearing was opened at 6:31 p.m. Hearing no comments from the public, the hearing
7 was closed at 6:31 p.m.

8 b. Recommend adoption of the Utah Wildland Urban Interface Code.

9 Tom Peterson, Area manager Current CWS system, addressed the commission via zoom. The
10 state of Utah is willing the pay the City's suppression costs. Municipalities have to adopt the
11 wildland/urban interface to qualify for this, as well as create a map of what they feel is their
12 wildland fire interface. Determining what the wildland interface in a community is completely
13 up to the municipality. The CWS will provide some suggestions, which currently show the only
14 wildland fire interface areas in Richfield as west of I-70. There is limited exposer on the west
15 side of I-70, adopt the code and produce a map, that meets the needs of CWS.

16 Chairman Peterson expressed a concern that he didn't want adopting this proposal to obligate
17 the City to hosting firefighters on its property during a large fire event.

18 Tom said any scenario where there is a fire camp would fall under an individual agreement, and
19 this would not obligate the City to hosting firefighter camps on its property, such as parks. The
20 participation of the City is limited to protecting it from facing the cost of a wildfire within its
21 borders.

22 The risk assessment according to the documents presented is \$62.88, which is what the City
23 would be asked to invest in education, prevention and mitigation to qualify. Tom said the risk
24 assessments dropped a lot due to a reevaluation of areas at risk.

25 Chairman Peterson said there were complaints resulting from the fire camps held in town
26 during the past summer and he doesn't want a repeat of that. Chairman Peterson stated when a
27 new crew shows up it sometimes makes up its own rules and it can cause problems. The
28 firefighters need to be respectful of the public places where they are hosted.

29 Tom said he agrees with the concerns of hosting firefighters. He said he agrees there needs to
30 be rules in place that are consistent. However, when there are that many resources from
31 throughout the United States, sometimes there are cultural and respect issues that need to be
32 addressed. There are definitely some shenanigans go on, but they do try to uphold standards.

1 **Motion:** Recommend adoption of the Utah Wildland Urban Interface Code, **Action:** Adjourn,
2 **Moved by** Blaine Breinholt, **Seconded by** Wes Kirshner.

3 **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7).

4 **Yes:** Blaine Breinholt, Josh Peterson, May Anderson, Ray Terry, Roxanne Bobo, Wayne Cowley,
5 Wes Kirshner.

6 4. Discussion Items –

7 a. Portable cargo container ordinance amendments.

8 Chairman Peterson said the City is getting a lot of negative feedback about approval of Ted
9 Christensen's cargo container.

10 Commissioner Breinholt said he doesn't feel bad about approving it, while Commissioner
11 Kirshner said he wouldn't feel bad about denying it. He said the area where cargo containers
12 should not be allowed on parcels bordering Main Street should extend from the hospital on the
13 north to Walmart on the south.

14 Deputy Clerk Anderson presented a draft of an ordinance that would extend the restriction from
15 1000 North to 1000 South as a starting point for the commissioners to consider.

16 Chairman Peterson said that is for permanent units, and asked about time limits on temporary
17 ones. There is a time limit for temporary storage units in the code already. Ones for construction
18 have to be removed once the construction is complete. Temporary use of them for storage of
19 materials is 30 days at a time and not more than 90 days in a calendar year.

20 Chairman Peterson asked about temporary use of cargo containers for fireworks sales. Those
21 would fall under the temporary use portion of the code, which is limited to 45 calendar days.

22 Commissioner Bobo asked about how the law would be enforced. It is on a complaint basis.
23 Typically, someone in violation of the ordinance will receive a letter, Deputy Clerk Anderson
24 said. He said the letter gives a time frame for when the issue can be resolved. The tricky part is
25 unlike a weed abatement where a company can be hired to remove the issue, with storage
26 containers they contain personal property. One issue was a storage container parked across a
27 sidewalk on 500 East. It took over a year or letters and phone calls to get the issue resolved and
28 the container moved.

29 Commissioner Cowley asked if Richfield could use the police for enforcement. Deputy Clerk
30 Anderson said for items in the public right of way, the police can issue tickets or tag trailers.
31 However, things on private property are more of a civil law issue.

1 Chairman Peterson asked about dumpsters that are on the street. Deputy Clerk Anderson said
2 that issue usually results in a letter, as the code is quite soft when it comes to dumpsters in the
3 street. They are not supposed to be there, but they are all over.

4 Commissioner Kirshner said the City used to be a lot stricter, and it was enforced at a higher
5 level than it is now. Police priorities may have changed. Also, people are allowed to park on the
6 street for up to seven days, but that seven days only starts once it is documented by the police.

7 Chairman Peterson asked if it should be extended to 1500 South. Commissioner Terry asked
8 how far south the City limits extend. Along Main Street the City limits end approximately one
9 block south of 1500 South. Peterson said he would like it changed to 1500 South on the south,
10 to the north interchange with Interstate 70 on the north.

11

12 b. RM-11 Ordinance Amendment proposal.

13 Deputy Clerk Anderson presented some changes to the RM-11 standards. This is designed to
14 mirror the restrictions on RM-24 – the goal is to limit size, create open space and provide
15 spacing between multi-family developments.

16 Commissioner Cowley said in a way you have to think about it in reverse. They should start at
17 the end point, and think from there what should be done to get to that point. Instead it seems
18 developers don't account for the effects of what they propose.

19 One stipulation in this proposal is the change the maximum size of RM-11 developments to five
20 acres. Chairman Peterson suggested making the maximum size six acres to pick up parcels that
21 are 5.1 acres or so.

22 While the maximum number would still be 11 units per acre, developers are going to have to
23 account for parking and open space, and may not get the full 11 units.

24 Chairman Peterson said he would like to see 30 percent open space. Perhaps 25 percent open
25 space would show some compromise from the commission, Commissioner Bobo suggested.

26 Commissioner Cowley said he likes the idea of 25 percent open space, which would be very
27 reasonable, because even 30 percent is important. Commissioner Bobo said it is important to
28 have space between buildings.

29 Commissioner Terry said the town does not want densely populated areas with a lack of green
30 space for children and others to utilize. He wondered if the amount of open space could be
31 based on the size of each unit. The gravel parking lot shouldn't be included in what is
32 considered open space.

1 Using the Pioneer Lane proposal discussed earlier in the meeting, there is nothing but
2 driveways in the development for the families' outside space.

3 Commissioner Bobo asked for clarification on the spacing requirement. It means that if an RM-
4 11 development is created of a certain size, there has to be so much distance between it and
5 another RM-11 development to avoid stacking them on top of each other.

6 Commissioner Kirshner asked when RM-24's restrictions were created. It would have been
7 around 2022. He said developments should be functional and safe.

8 Commissioner Bobo added that just because something can barely fit, doesn't mean it should
9 be done. Some consideration for open space should be given.

10 Deputy Clerk Anderson said the density requirements are based on the best-case scenario with
11 land shape and size. Where the Pioneer Lane has an odd shape, it creates more challenges than
12 if it were just a square. Commissioner Bobo said that many recent developments similar to this
13 that have been recently completed are not the best-case scenario.

14 Commissioner Kirshner said he liked an idea for Pioneer Lane proposed by Chairman Peterson,
15 which would have units up one side of the lane middle and along the back. Unfortunately,
16 building them the way they have been proposed would likely be cheaper.

17  Chairman Peterson asked if there was a way to put a note in it that said "design the project
18 to be community friendly, or at least family friendly." Commissioner Cowley explained one of his
19 adult children lives in a similar development, and the "kid friendly" amenity that was
20 constructed was pickleball courts, with a back deck that is extremely small. If they want to buy a
21 house, they would have to spend \$300,000.

22 Commissioner Bobo said even without children, she would not want to live in the development
23 presented earlier. Commissioner Kirshner said it will likely have other issues, such as managing
24 snow removal. Commissioner Bobo said it should be figured in a way that gravel areas and
25 parking are not considered part of the functional open space. Commissioner Kirshner said it
26 should have playgrounds or landscaping.

27

28 Commissioner Breinholt said there is a concern about the water table in that area. The drainage
29 proposal may not work if its under the water level. Another issue is there is a drain tile the runs
30 along the south portion of the property that will need to be addressed. Commissioner Breinholt
31 said the drain tiles are getting beat up and torn apart, with people just cutting them off, which is
32 creating more issues with buildings and the water table.

33 Deputy Clerk Anderson asked if he should notice it for adoption next month.

1 Chairman Peterson directed Deputy Clerk Anderson to draft an updated ordinance for the
2 planning commission to review in January. After that review, the Chairman will discuss it with
3 the City Council to determine if it is something they would be willing to consider. There is no
4 need to have a public hearing if it is going to be denied.

5

6 5. Minutes Approval –

7 a. Minutes of the October 1, 2025, meeting.

8 **Motion:** Table the minutes until next months meeting, **Action:** Table, **Moved by** Blaine
9 Breinholt, **Seconded by** Roxanne Bobo.

10 **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7).

11 **Yes:** Blaine Breinholt, Josh Peterson, May Anderson, Ray Terry, Roxanne Bobo, Wayne Cowley,
12 Wes Kirshner.

13

14 6. Other Business – Chairman Peterson said it appears some things are being cleaned up
15 behind the movie theater. However, some of the other things such as the batteries are not.

16 Commissioner Terry asked about a resolution to the Rise home on Indian Hills Drive. There has
17 not been one at this point, the city attorney is working on it.

18 Deputy Clerk Anderson said there are two members who are up for reappointment Blaine
19 Breinholt and Josh Peterson. Both said they would be willing to continue.

20

21 7. Adjournment. **Motion:** , **Action:** Adjourn, **Moved by** Blaine Breinholt, **Seconded by**
22 Wayne Cowley.

23 **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7).

24 **Yes:** Blaine Breinholt, Josh Peterson, May Anderson, Ray Terry, Roxanne Bobo, Wayne Cowley,
25 Wes Kirshner.

26