

THE STATE OF UTAH
COUNTY OF SEVIER
CITY OF RICHFIELD

At a meeting of the
City Council for Richfield City
December 9, 2025

Minutes of the Richfield City Council meeting held on Tuesday, December 9, 2025, at 7:00 p.m. in the Council Chambers of the Richfield City office building located at 75 East Center, Richfield, Utah. Mayor Bryan L. Burrows presiding.

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| 1. OPENING REMARKS | 8. CONDITIONAL USE PERMIT FOR |
| 2. PLEDGE OF ALLEGIANCE | PIONEER LANE |
| 3. ROLL CALL | 9. RESOLUTION 2025-8 |
| 4. MINUTES | 10. OTHER BUSINESS |
| 5. EXPENDITURES | 11. ADJOURN |
| 6. CONFLICT OF INTEREST | |
| 7. PLANNING COMMISSION REPORT | |

1. OPENING REMARKS were offered by Kip Hansen.

2. PLEDGE OF ALLEGIANCE was led by Tanner Thompson.

3. ROLL CALL. Bryan Burrows, Kip Hansen, Elaine Street, Tanner Thompson, Brayden Gardner, Kendrick Thomas, Rob Jenson and Michele Jolley. Also present, Elizabeth Steele, Ezra Wilder, Sai Christensen, Jeremy Wells, Emma Larsen, Gavin Larsen, Isaac Steele, Kianna Byers, Bostyn Winters, Tyson Curtis, Norlen Dalton, Scott Turner, Josh Peterson, Kevin Arrington, Andrew Chappell, Keith Mogan, Trent Lloyd and David Anderson.

4. MINUTES APPROVED. The Council reviewed the minutes of the November 11, 2025, meeting. **Action:** Approve the minutes of the November 11 City Council meeting. **Moved** by Kip Hansen, **Seconded** by Brayden Gardner **Vote:** Motion carried by unanimous roll call vote (summary: Yes = 5). **Yes:** Brayden Gardner, Elaine Street, Kendrick Thomas, Kip Hansen, Tanner Thompson.

5. EXPENDITURES APPROVED. The Council reviewed the October and November 2025 Warrant Registers. **Action:** Approve the warrant registers for October and November 2025. **Moved** by Brayden Gardner, **Seconded** by Elaine Street. **Vote:** Motion carried by unanimous roll call vote (summary: Yes = 5). **Yes:** Brayden Gardner, Elaine Street, Kendrick Thomas, Kip Hansen, Tanner Thompson.

1 6. CONFLICT OF INTEREST – No declarations of conflicts were voiced.

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3 7. PLANNING COMMISSION REPORT. Planning Commission Chairman Josh
4 Peterson delivered the report on the Dec. 3 planning commission meeting. A
5 conditional use permit was discussed for Pioneer Lane, and eventual 14-unit
6 multi-family housing development at 225 West 800 South. The approval is only for
7 them to have more than five units on the property. The plan nor anything else
8 was approved, just the use of more than five units.

9 Another conditional use permit was a short-term rental for Aldo Gonzalez at 365
10 E 500 N. The conditional use was approved.

11 The Utah Wildland Urban Interface adoption. They've identified some areas in
12 the City that could be considered urban interface. The Utah Division of Forestry,
13 Fire and State Lands would pay for all wildfires in those areas as long as Richfield
14 adopts this code and spends a nominal amount, like \$63 a year in education
15 and prevention.

16 Mayor Burrows asked if this is through Brion Terry's office. It is Brion who brought it
17 to the commission initially.

18 Next, the Commission discussed portable storage container amendments to the
19 Richfield City code. The amendment would disallow use of shipping containers
20 as permanent storage along Main Street from the north I-70 interchange to 1500
21 South. This is for any property with frontage on Main Street.

22 Next the commission discussed the RM-11 zone. Last year amendments to RM-11
23 were voted down by the council, so the commission discussed options for how
24 the ordinance could be changed to put some limitations on RM-11. It was
25 changed from a 5-acre maximum to a 6-acre maximum. The original proposal
26 had 30 percent open space, that's been moved down to 25 percent. The
27 spacing would be the same as what was proposed previously. The goal is to put
28 a cap on the size of RM-11 development, but in a way that is less stringent than
29 RM-24.

30 Mayor Burrows asked about the parking requirements. The commission didn't
31 propose changes to the parking.

32 Peterson said the commission is also looking at requiring developments to have
33 some livable outdoor space for the residents of them. Some of the recent
34 developments have been nothing by asphalt and gravel, with no place for
35 children to play.

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37 8. CONDITIONAL USE PERMIT FOR PIONEER LANE an eventual 14-unit multi-family
38 development at approximately 225 W 800 South, as recommended by the
39 Planning Commission. (A C-2 Use in an RM-11 Zone). Mayor Burrows said this is
40 just for the use of more than five units on the parcel. The lot is zoned RM-11.
41 Mayor Burrows asked if it allows for parking of fire trucks.

42 Tyson Curtis, speaking on behalf of the project's developers, said he has been
43 working with both the Richfield Fire Chief and White's Sanitation to make sure
44 the turn radii work. Parking for vehicles is adequate, according to Curtis.

Commissioner Gardner said he didn't see any problems with the development.
Action: Approve the C2 use for more than five units at approximately 225 W 800 South. **Moved** by Brayden Gardner, **Seconded** by Elaine Street.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 5). **Yes:** Brayden Gardner, Elaine Street, Kendrick Thomas, Kip Hansen, Tanner Thompson.

9. RESOLUTION 2025-8 ADOPTED AND MEMORANDUM OF UNDERSTANDING APPROVED. Logo Use Agreement for the America 250 program. In return, the City will receive \$1,500 to promote America 250 during our Independence Day celebration.

City Manager Jolley said in order to receive the funds, the City would need to incorporate the America 250 Logo into any programs, posters or flyers, as well as the City website for the Independence Day celebration.

Councilmember Hansen said he remembered when the bicentennial was celebrated, and this is a special milestone for the country. He endorsed the idea of the city of participating in any way it can.

Action: Adopt resolution 2025-8, and memorandum of understanding for the logo use agreement for the America 250 program. **Moved** by Kip Hansen, **Seconded** by Elaine Street.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 5). **Yes:** Brayden Gardner, Elaine Street, Kendrick Thomas, Kip Hansen, Tanner Thompson.

10. OTHER BUSINESS. Financial Director Jenson discussed the sales tax numbers for the last quarter. It looks like the City is trending at about the same level as it collected in 2022. Statewide, everyone is looking at the same thing. Also, Jenson said he received an email from the Governor's office discussing the changes in federal tax code and the moderating state economy as factors contributing to sales tax coming in at lower than projected levels.

Councilmember Gardner said Wreaths Across America Program is Saturday at noon.

Councilmember Hansen said he appreciates the decorations the City staff has worked on to make the community festive for the holidays. He also praised the work completed at the senior center.

Councilmember Thomas had a few updates on the effort to build an R on the west hills. He said they are finalizing a design on the project and would like to bring it to the council for review and approval. There are fundraising efforts underway, as well as contractors who have pledged to help with the project. Mayor Burrows thanked Elaine Street and Tanner Thompson for their work on the City Council and presented them plaques for their efforts.

11. MEETING ADJOURNED. At 7:25 p.m., meeting adjourned. **Action:** adjourn the meeting. **Moved** by Tanner Thompson, **Seconded** by Kendrick Thomas.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 5). **Yes:** Brayden Gardner, Elaine Street, Kendrick Thomas, Kip Hansen, Tanner Thompson.

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PASSED and APPROVED this 14th day of January 2025.

Recorder