

COUNTY OF SEVIER CITY OF RICHFIELD

At the Planning Commission

In and for said City

February 4, 2026

Minutes of the Richfield City Planning Commission meeting held on Wednesday,
February 4, 2026, at 6:00 p.m., Chairman Pro Tempt Blaine Breinholt, presiding.

1. Roll Call
2. Public Hearings –
 - a. Pioneer Lane Development Agreement at approximately 205 West 800 South (Parcel 1-8A-5)
 - b. Red Roof Development Agreement
 - c. Portable storage containers amendments
3. Administrative actions
 - a. Development agreement for Pioneer Lane Development.
 - b. Development agreement for Red Roof Campground.
 - c. Amendment to Sections 17.14.300 and 17.30.020 portable storage containers
 - d. Approve Central Utah Counseling Center building
 - e. Keldon Anderson short-term rental.
 - f. Kelly Magleby garage facility.
4. Minutes Approval
5. Discussion Items – Proposed RM-11 Amendments
6. Other Business
7. Adjournment.

1. Roll Call.

Present: Blaine Breinholt, Ray Terry, Roxanne Bobo, May Anderson.

Excused: Wes Kirshner, Wayne Cowley, Josh Peterson.

Also in attendance Daniel Kennedy, Keldon Anderson, Tim Hunt, Marnee Winn, Dan McGuire, Richard Anderson, Nathan Strait, Micklane Farmer and Deputy Clerk David Anderson.

2. Public Hearings

- a. Development agreement for Pioneer Lane Development at approximately 205 West 800 south (Parcel 1-8A-5).

Tyson Curtis attended the meeting via Zoom on behalf of the project. Deputy Clerk Anderson explained this is the formal development agreement for the Pioneer Lane Development project the commission approved last month.

The project is already approved, this is just formalizing the requirements and fulfilling the City's legal obligations.

Commissioner Terry asked if this agreement represents everything discussed last month. Deputy Clerk Anderson said it does. In exchange for being allowed the reduced setbacks required for townhomes, the developers are providing the playground amenity as well as an additional graveled parking area.

With no comment from the public, the hearing was closed at 6:05

- b. Development agreement for Daniel Kennedy Red Roof Development campground at approximately 600 South and 100 E (parcel 1-8-97). Daniel Kennedy was in attendance on behalf of the project. Planning Commission Pro Temp Breinholt noted the correct address was 600 S, not 600 North.

Kennedy said this is a development that was proposed some time ago by Jared Jensen. He has purchased the property and is moving forward with the project. Kennedy is planning on putting a campground there. Jared was going to have bridge linking the campground to his property with frontage on Main Street. That bridge has been removed, while an additional access was added along 100 E.

Commissioner Terry asked if this is part of the horse trading done with development agreements, with the City waiving requirements for curb, gutter and road.

Deputy Clerk Anderson said it is part of the negotiation, as the bridge at 500 South and 100 E is under development. Once that bridge is in, the City will be able to develop 100 E in this area, but the exact right-of-way hasn't been determined yet, hence the agreement allowing the improvements to be deferred. This will give the City a few years to get the road developed. This was originally drafted with Jared, but still as to go through the process.

Commissioner Terry asked about lighting. Kennedy said there will be low level lighting through the facility.

Hearing no comments from the public, the hearing was closed at 6:09 p.m.

- c. Amendment to Sections 17.14.300 and 17.30.020 defining where accessory storage (portable or cargo container) are allowed within the City. Hearing no comments from the public, the hearing was closed at 6:10 p.m.

3. Administrative actions

- a. Recommend approval of the development agreement for Pioneer lane. **Motion:** Recommend approval of the development agreement for Pioneer Development, **Action:** Approve, **Moved by** Roxanne Bobo, **Seconded by** Ray Terry.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: Blaine Breinholt, May Anderson, Ray Terry, Roxanne Bobo.

Excused: Josh Peterson, Wayne Cowley, Wes Kirshner.

1 b. Development agreement for Daniel Kennedy Red Roof Development campground at
2 approximately 600 South and 100 E.

3 Chairman Pro Temp Breinholt said he is concerned about the road 100 E. The City owns on
4 portion of the land to the southeast of this area, but the Don Munk family owns the other
5 portion that is more directly east of Kennedy's property. Breinholt asked if the road is going to
6 be paved.

7 It will be eventually. City Engineer Micklane Farmer said part of the development agreement is
8 for Kennedy at the end of five years to install half the road right of way plus 10 feet. Kennedy
9 wants to continue the different along the most northern portion of the property until the road
10 right of way is completely sorted out. The rest of it, he is amenable to doing at the end of the
11 five years.

12 Chairman Pro Temp Breinholt asked about the access to the current trailer park near ERA. That
13 one is accessed through ERA and off of 100 East. He also verified that sewer access is available.

14 Commissioner Bobo asked about the number of spaces. There will be 40 spaces.

15 Commissioner Terry asked about permanent spaces. By code all the camping spots have to be
16 short-term.

17 Commissioner Anderson asked about the development of 100 E. The first step is the rebuilding
18 of the bridge at 100 East and 500 South. From there the City will have to find funding for the
19 rest of the road, according to Deputy Clerk Anderson.

20 The zoning on the property is commercial general. Campgrounds are an allowed use on a
21 conditional use basis.

22 Commissioner Terry said it seems like a lot of money for something where the current ones are
23 not fully utilized, but that is not for the planning commission to determine.

24 **Motion:** Recommend approval of the development agreement for Daniel Kennedy Red Roof
25 Development to build a campground at approximately 600 South and 100 E, **Action:** Approve,
26 **Moved by** Ray Terry, **Seconded by** Roxanne Bobo.

27 **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5).

28 **Yes:** Blaine Breinholt, May Anderson, Ray Terry, Roxanne Bobo.

29 **Excused:** Josh Peterson, Wayne Cowley, Wes Kirshner.

30

1 c. Public hearing on an amendment to sections 17.14.300 and 17.30.020 Table 31-2 of the
2 Richfield City Code to define where accessory storage (portable storage containers) are allowed
3 within the City.

4 This is an amendment the commission has discussed aimed at not allowing portable storage
5 containers on property that has frontage along Richfield's Main Street, said Deputy Clerk
6 Anderson.

7 8 **3. Administrative actions**

9 a. Recommend approval of the development agreement for Pioneer Lane Development.

10 **Motion:** Recommend approval of the development agreement for Pioneer Lane Development,

11 **Action:** Approve, **Moved by** Roxanne Bobo, **Seconded by** May Anderson.

12 **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5).

13 **Yes:** Blaine Breinholt, May Anderson, Ray Terry, Roxanne Bobo.

14 **Excused:** Josh Peterson, Wayne Cowley, Wes Kirshner.

15
16 b. Recommend approval of the development agreement for Daniel Kennedy/Red Roof
17 Development for a campground at Approximately 600 South and 100 E.

18 **Motion:** Recommend approval of the development agreement for Daniel Kennedy/Red
19 Roof Development for a campground at Approximately 600 South and 100 E, **Action:**
20 Approve, **Moved by** Roxanne Bobo, **Seconded by** May Anderson.

21 **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5).

22 **Yes:** Blaine Breinholt, Josh Peterson, May Anderson, Ray Terry, Roxanne Bobo.

23 **Excused:** Wayne Cowley, Wes Kirshner.

24
25 c. Recommend approval to amendment to sections 17.14.300 and 17.30.020 Table 31-2 of the
26 Richfield City Code to define where accessory storage (portable storage containers) are allowed
27 within the City.

28 Commissioner Terry asked about the effects this could have on fireworks stands. They would still
29 be used for those as a short term use.

30 **Motion:** Recommend approval to amendment to sections 17.14.300 and 17.30.020 Table 31-2
31 of the Richfield City Code to define where accessory storage (portable storage containers) are
32 allowed within the City, **Action:** Approve, **Moved by** Roxanne Bobo, **Seconded by** May
33 Anderson. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Blaine

1 Breinholt, May Anderson, Ray Terry, Roxanne Bobo. **Excused:** Josh Peterson, Wayne Cowley,
2 Wes Kirshner.

- 3 d. Approve the reconstruction of a building at 255 South Main Street to be used as a
4 receiving center for the Central Utah Counseling Center (A C-1 use in the Downtown
5 Zone).

6 Chairman Pro Temp Breinholt asked is the center will be reconstructed. Richard
7 Anderson, representing CUCC, stated that the old building would be taken down and a
8 new one constructed in its place.

9 Commissioner Terry asked what the facility is and how it will be used.

10 Nathan Strait, also representing CUCC, said it is a place to have intake for people who
11 are suffering a mental health crisis – essentially an emergency room. It will be open 24
12 hours a day, seven days a week. This facility is only a 23-hour stay. At intake, they'll be
13 assessed and it will be decided what will happen from there.

14 Deputy Clerk Anderson relayed some questions from the police chief, first is this a
15 regional facility? Second, once their 23 hours is up, are people with mental health
16 concerns going to be simply put out onto Richfield's streets?

17 Richard said it will be a six-county regional facility. One thing they need to know is how
18 to get them home. Staff will be available to transport subjects to their homes. There is a
19 low percentage of unknown discharge, ranging between 1 and 2 percent. This is the last
20 area in the state without one of these types of facilities.

21 Commissioner Anderson asked how this program will work and what the parking is like.

22 Richard said there will be an intake staff including nurses and therapist there 24-7. This is
23 a place where officers can drop people off instead of the emergency room. Ultimately,
24 gets people out of the emergency room. The use depends on what the patients are
25 going through, panic attack, suicidal, homicidal, the assessment might be that they have
26 to be admitted into a longer-term in-patient facility.

27 Commissioner Anderson asked how would they be transported?

28 Law enforcement could be utilized if the subjects are a danger to themselves or
29 someone else. They can also go voluntarily.

30 Commissioner Terry asked about the number of patients and anticipated, as 11 beds
31 seems like a lot.

32 Richard said the need for mental health services is going up, so rather than under-build
33 and come back in six years, the plan is to build it for anticipated future need.

34 There is also overlap as 23-hour necessitates it, and the number of beds will help
35 address that.

36 Commissioner Anderson asked about the peak hours.

1 The anticipated peak hours are anticipated to be from approximately noon to midnight,
2 Richard said.

3 Commissioner Anderson asked what types of offerings would be offered. The other
4 offerings would be offered at the other facilities on the campus. T

5 Richard said the north entrance from Main Street will be eliminated. The parking and
6 intake will be on the east side of the building. This helps with preserving patient privacy
7 and visual impact on the area. There will also be a Syntec fence, which is more durable
8 than vinyl. Most insurance companies don't cover the services at the facility.

9 Commissioner Anderson said the facility appears to be ADA compliant. She asked how it
10 will affect law enforcement's work load.

11 Richard said it should help decrease the workload with the average drop off time being
12 five minutes as the facility will provide a place for subjects to calm down and deescalate.
13 Demolition of the old building is starting soon. The push is to get it done quick while the
14 money from the state is available.

15 Commissioner Terry asked if there is asbestos in the old building. The tests came back
16 negative.

17 Commissioner Terry asked what the approval tonight should consist of. Typically, the
18 commission will approve it upon the completion of the technical review.

19 Commissioner Anderson asked about the security arrangements.

20 There is a security card and vestibule. People will not be able to enter the second door
21 until they are buzzed in, said Dan McGuire, Jones & DeMille engineer working on the
22 project.

23 Commissioner Anderson asked happens if subjects become violent? Richard explained
24 there is no security officer on site. There are going to be protocols with law
25 enforcement. Violent outburst don't happen very often. Generally having someone
26 there with a gun or a taser or a badge can escalate the situation. If they are a danger to
27 others, law enforcement would be contacted.

28 **Motion:** Approve the reconstruction of a building at 255 South Main Street to be used as
29 a receiving center for the Central Utah Counseling Center (A C-1 use in the Downtown
30 Zone) upon completion of the administrative technical review, **Action:** Approve, **Moved**
31 **by** Ray Terry, **Seconded by** Roxanne Bobo.

32 **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4).

33 **Yes:** Blaine Breinholt, May Anderson, Ray Terry, Roxanne Bobo.

34 **Excused:** Josh Peterson, Wayne Cowley, Wes Kirshner.

35
36 e. Keldon Anderson to request a conditional use permit for a short-term rental at 677 W
37 300 N a C-1 use in an RM-10 zone, (14 of 45). Anderson and his wife live in the upstairs
38 of the home. Downstairs has its own entrance, has its own kitchen, two bedrooms,

1 bathrooms, stairwell and entrance. Want to do a short-term rental. There are two spots
2 available for off-street parking. He plans to market it toward the bicycle trail users.
3 Commissioner Breinholt said there has been two families living in the home for some
4 time.

5 Commissioner Terry asked about restrictions on how many can be there in the
6 basement.

7 Floors, paint and other finishes have been redone in the rental portion of the home.

8 **Motion:** Approve conditional use permit for a short-term rental at 677 W 300 N a C-1
9 use in an RM-10 zone, (14 of 45), **Action:** Approve, **Moved by** May Anderson, **Seconded**
10 **by** Blaine Breinholt.

11 **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4).

12 **Yes:** Blaine Breinholt, May Anderson, Ray Terry, Roxanne Bobo.

13 **Excused:** Josh Peterson, Wayne Cowley, Wes Kirshner.

14
15 f. **Motion:** Table the item until the next meeting at the request of Kelly Magleby, **Action:**
16 Table, **Moved by** Roxanne Bobo, **Seconded by** Ray Terry.

17
18 4. **Minutes approval:** **Motion:** Approve the minutes of the Jan. 7, 2026, Planning
19 Commission Meeting, **Action:** Approve, **Moved by** Ray Terry, **Seconded by** Roxanne
20 Bobo.

21 **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4).

22 **Yes:** Blaine Breinholt, May Anderson, Ray Terry, Roxanne Bobo.

23 **Excused:** Josh Peterson, Wayne Cowley, Wes Kirshner.

24 25 26 **5. Discussion Items**

27 a. Proposed RM-11 Development Standards Amendment (Ordinance No. 2026-2) Review
28 and discussion of a proposed ordinance amending Table 31-3 (Development Standards
29 for Residential Districts) of the Richfield City Zoning Ordinance to clarify and revise RM-
30 11 zoning standards, including lot size, density, setbacks, open space requirements,
31 building height, and spacing between structures. The proposal also includes related
32 definition updates in Chapter 17.23 (open space, usable open space, setbacks, and
33 yards).

34 Deputy Clerk Anderson introduced the discussion. He and Micklane Farmer, city
35 engineer, sat down with Kendall Welch, the city planner, for over an hour and a half.
36 Farmer and Welch then spent an additional hour on the amendments.

1 Farmer said one of the core concepts in this amendment is defining what kind of
2 housing does Richfield City want to encourage in the RM-11 zone. There are ways to
3 encourage certain types of housing.

4 Commissioner Bobo she the city should be looking for ways to encourage single family
5 homes over apartments or condominiums. She lives near a large condo development
6 that has been empty since it was constructed several years ago. There isn't a big draw
7 for them. If you want to move here, it's so you don't have to live in an apartment.

8 Commissioner Anderson said the goal should also be based on the communities long
9 term vision, which would skew more toward single-family homes than apartments. If
10 apartment developments are created, they should be community based and livable.

11 Farmer said an open space requirement is employed in many areas, as well as making
12 sure a certain amount of space is usable with amendments. The hard part is making sure
13 the math work. Currently 90 percent of the time, you're not going to get the maximum
14 number of units once the other requirements are met.

15 Commissioner Anderson asked about projected growth. Farmer explained that during
16 the transportation plan, it was projected at approximately 3 percent per year, contingent
17 on the job and housing markets. The housing market grows at 3 percent, while the job
18 market grows and a slower rate. A lot of the feedback received from developers is
19 focused on finding ways to reduce the cost of living. Making the lot size smaller may
20 incentivize building a smaller home, but that in itself may not mean translate into
21 cheaper homes. Pushing for the planning commission's priorities.

22 Commissioner Anderson said if these are set up correctly, this could help smooth the
23 process for both developers and the City.

24 The market for townhomes and duplexes seems to have slowed, while single-family
25 homes are still selling, Farmer said. The market is showing more of a market for smaller
26 single-family homes. From a planning commission side, what is wanted is more single
27 family homes rather than town homes.

28 Kendall Welch said the City already has a 6,000 square foot zone in the RM-6. In RM-11
29 that minimum lot size is 8,000 square feet. One thought was to match the 6,000-square
30 foot lot, but the proposal of 4,500 feet was discussed. Maybe the City would reduce the
31 minimum lot size to 4,500 feet to encourage smaller, single family lots that measure 45 x
32 100 feet. There was also some discussion about the minimum lot size for a duplex.

33 Everyone seemed comfortable leaving the minimum size for a duplex lot at 11,500
34 square feet [8,000 for the first unit and 3,500 for each additional].

35 Multifamily dwelling is currently defined as anything five or more. Also, there is a desire
36 for usable open space, at least 300 feet per unit, with 25 percent open space for the
37 development – not including driveways or parking.

1 Commissioner Terry asked about getting away from the developments that are placed
2 sideways on lots, with the side of the building facing the street. Farmer said one option
3 would be to have one forward facing unit. The intent is to get away from the side facing
4 units.

5 Farmer said twin homes are defined as separate units, similar to what TOK put twin
6 homes in. They have a separate wall, where as a duplex has a shared wall. Twin homes
7 are more of a townhome style with 4,000 per lot, or 8,000 for two. It is a type of product
8 that has worked really well. Duplexes, three-plexes and four-plexes still keeping the
9 8,000 for the first unit and 3,500 for each additional unit under the proposal.

10 Farmer showed a spreadsheet breaking down the open space vs. building vs
11 infrastructure amounts. The goal is to have livable space and not just houses without
12 yards. He also explained how the math would work with the proposed open space
13 requirements. This math checks out, while the other math doesn't.

14 Welch said another point of discussion is the minimum lot width for townhomes. It was
15 originally proposed to be 32 feet, but upon looking at other Cities and developments it
16 was determined that 24 feet was a better number.

17 Also, if the single-family lot is reduced to 4,500, the width on it would be reduced from
18 70 to 45. Setbacks could also be adjusted.

19 Chairman Pro Temp Breinholt said adjusting the setback to 25 feet does cause problems,
20 especially when considering many trucks are over 20-feet long and would be parked
21 over the sidewalk. It can be dangerous.

22 Farmer said it still works with the 30-foot setback, but reducing it does allow for longer
23 building.

24 Commissioner Terry asked which type of housing this proposal is more favorable toward.
25 Farmer said this is encouraging more single family and townhome type developments,
26 which discouraging the four-plex and duplex type developments. A lot of what is being
27 done is so that townhomes can met what is in the ordinance so that you don't have to
28 do a development agreement every time – creating some consistency for developers and
29 the city. The market will adjust. What this is doing is giving a smaller lot size,
30 incentivizing a single-family home, hopefully.

31 Chairman Pro Temp Breinholt said he likes' what is being proposed overall.

32 Farmer asked how the commission feels about lowering the minimum lot size for single
33 family homes in the RM-11 zone. The Commission expressed it doesn't oppose the idea.
34 Deputy Clerk Anderson said it's something many other communities have tried. It could
35 help the situation, but it's not guaranteed.

36 Commissioner Anderson asked how the proposed changes may affect long-range
37 planning, as the market of today may not be what the community wants 50 years in the
38 future.

1 Farmer stated it really hinges on the general plan, which determines the zone changes.
2 The general plan has a stated goal of keeping the rural feel of Richfield City. The Planning
3 Commission feels the way to do that is through more single-family homes than town
4 home developments.

5 Welch reminded the Commission that developers would still have the option of pursuing
6 a development agreement.

7 Commissioner Terry said he feels like this is close to what the final ordinance should be.

8 Welch said she is going to continue to clean it up over the next month.

9 Kendall: There are some pointers we can take from the plan itself. Trying to find out the
10 right balance. There is also a high density residential. Have two categories to consider.

11 Farmer said once the RM-11 amendment is complete, the commission could consider
12 adjusting the other zones to make sure the math adds up for each zone.

13 Deputy Clerk Anderson said there would be an advantage to having another work
14 session on this so the other three commissioners would have an opportunity to voice
15 their input.

16 17 **6. Other Business –**

18 Deputy Clerk Anderson said currently in the Richfield City code, anyone building a home
19 on a flag lot is required to install a pressurized fire suppression system. This adds
20 approximately \$30,000 to the cost of the home, and it's something other communities
21 and cities are not requiring and the county building inspectors said isn't something
22 they've seen. Anderson said he is having the fire chief look at it. It may be something for
23 the commission may want to consider removing.

24 **7. Adjournment**

25 **Motion:** Adjourn the meeting, **Action:** Adjourn, **Moved by** May Anderson, **Seconded by**
26 Roxanne Bobo.

27 **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4).

28 **Yes:** Blaine Breinholt, May Anderson, Ray Terry, Roxanne Bobo.

29 **Excused:** Josh Peterson, Wayne Cowley, Wes Kirshner.