


THE STATE OF UTAH
COUNTY OF SEVIER
CITY OF RICHFIELD


At the City Council
In and For Said City
February 24, 2026

Minutes of the Richfield City Council meeting held on Tuesday, February 24, 2026, 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. STORAGE CONTAINER PUBLIC HEARING |
| 2. PLEDGE OF ALLEGIANCE | 9. "R" PROJECT |
| 3. ROLL CALL | 10. WINKEL ANNEXATION |
| 4. NEWELL HALES | 11. PIONEER TOWNHOMES DEVELOPMENT AGREEMENT |
| 5. CONFLICT OF INTEREST | 12. CAPITAL PROJECTS LIST |
| 6. YOUTH CITY COUNCIL REPORT | 13. OTHER BUSINESS |
| 7. UTAH HOUSING CORPORATION IMPACT FEES | 14. ADJOURN |

- 1 1. OPENING REMARKS were offered by Rob Jenson.
2
3 2. PLEDGE OF ALLEGIANCE was led by Mayor Bryan Burrows.
4
5 3. ROLL CALL. **Present:** Bryan Burrows (Not voting), Brayden Gardner, Kip
6 Hansen, Kendrick Thomas, Michele Jolley (Not voting), Rob Jenson (Not voting),
7 New member, Andrew Chappell, Kevin Arrington.
8 Also in attendance, Travis Kyhl, Tracy Balch, Russ Brightwell, Elizabeth Steele,
9 Edward Nielson, Kianna Byers, Newell Hales, Tammy Hales, Jacoy Robinson,
10 Chelsea Penney, Ben Robinson, Micklane Farmer, Michelle Olsen, Sean Lloyd,
11 Jaron Thomas, Keith Mogan and David Anderson.
12
13 4. NEWELL HALES. Mr. Hales introduced himself to the Council and noted that
14 he is currently running for County Commission. He explained his family's history in
15 the area as well as his platform. He also discussed the various community groups
16 and boards he has served on, as well as the projects he helped make a reality.
17 He said he would like to see Sevier County's economy and tax base increase so
18 local youth have a place to live and work.
19
20 5. Conflict of interest. No conflicts of interest were noted 

1
2 6. Youth City Council Report - Kianna Byers, Richfield Youth City Council
3 Mayor, reported on a cemetery service project the YCC has been
4 working on. She said they spent eight and a half hours marking every
5 veteran in the cemetery and counted 739 veterans.
6 They plan to have a booth at the cemetery on Memorial Day. The booth
7 will have a list of veterans so people can confirm their loved ones are
8 included. They identified 49 veterans from Vietnam, 153 from Korea, 361
9 from World War II, 56 from World War I, nine from the Spanish-American
10 War, five from the Civil War, 14 from the American Indian War, and one
11 from the Mormon Battalion.
12 The hope is that this list will help with future service projects by the YCC, as
13 well as any future projects involving veterans in the cemetery that the City
14 may undertake. The YCC would like to place a flag on every veteran's
15 grave for Memorial Day. They are also working with Wreaths Across
16 America.
17 The information is currently maintained in a Google Sheet that will be
18 provided to the City. Each veteran is also mapped to their burial plot
19 location.
20 Councilmember Chappell said this is a great resource and should be
21 preserved by the City.
22

23 7. Review and discuss waiving the impact fees for the Utah Housing
24 Corporation.  Travis Kyhl stated that he is with R6 and that they partner
25 with the Utah Housing Corporation. He explained that the project would
26 be part of the existing townhome development and would be completed
27 under the CrOwn program (Credit to Own). The homes are rented for 15
28 years and then must be sold. They are maintained at an affordable rent
29 during the rental period and then sold below market value.
30 This would involve four townhomes matching those currently in the
31 development.
32 Mayor Burrows asked whether the units would be included in the existing
33 HOA. He also noted that the City has not previously waived impact fees.
34 Mr. Kyhl stated the units would be integrated into the existing HOA. He
35 acknowledged that an impact fee waiver may be a broader policy
36 discussion than what is currently on the agenda.
37 Councilmember Hansen asked whether the Utah Housing Corporation is a
38 public or private entity. Mr. Kyhl explained that it serves as the state's
39 housing authority, placing it under the public umbrella. He said that
40 waiving fees would not benefit the developer; any waiver would reduce
41 rent and the eventual purchase price.
42 Councilmember Arrington noted the challenge of distinguishing between
43 low-income and affordable housing.

1 Mr. Kyhl stated that the units would be set aside for individuals earning 60
2 percent of the area median income. The goal is to help tenants prepare
3 for homeownership during the rental phase. He noted they expect to go
4 out to bid within 90 days and are aware of settling issues, with a soil's
5 analysis planned to address them.

6 Councilmember Thomas asked whether other cities offer this type of
7 waiver. Mr. Kyhl responded that several do for low-income or affordable
8 housing projects.

9 Councilmember Arrington stated that waiving fees ultimately shifts the
10 burden to general taxpayers.


11 City Administrator Jolley explained the total impact fees that would apply
12 to the project.

13 Mayor Burrows stated that the State Legislature is considering legislation
14 that could affect how water projects are funded, potentially requiring
15 communities to contribute to a statewide fund rather than receiving
16 direct project funding.

17 Councilmember Gardner expressed interest in exploring impact fee
18 exemptions or discounts for single-family homes.

19 Councilmember Arrington suggested the City consider policy changes
20 that incentivize development without negatively affecting taxpayers.

21 Mayor Burrows stated that each home requires nine-tenths (9/10) of an
22 acre-foot of water. The City's impact fees were originally set at
23 approximately \$10,000 per acre-foot, but current costs are closer to
24 \$30,000 per acre-foot. The City can only recoup the amount established in
25 its impact fee schedule.

- 26 8. Public Hearing to receive comments on portable storage containers –
27 Review and discuss amending section 17.14.300 and 17.30.020 of the
28 Richfield City Code.  Mayor Burrows opened the public hearing at 7:25
29 p.m.

30 Deputy Clerk Anderson explained the proposed ordinance to amend
31 Sections 17.14.300 and 17.30.020 of the Richfield City Code. Currently,
32 cargo containers are not permitted as permanent storage fixtures in
33 downtown or residential zones. The amendment would extend the
34 prohibition to all property along Main Street from the North I-70
35 Interchange to 1500 South.

36 Councilmember Arrington asked whether any existing containers would
37 be affected. Deputy Clerk Anderson stated that existing containers would
38 become legal nonconforming uses.




39 Public Comment:

40 Edward Nielson stated he did not object and noted that the school district
41 has some at Ashman.


42 Tracy Balch stated that some containers are painted to resemble sheds
43 and questioned how they differ from dilapidated homes or sheds.


1 Councilmember Hansen said that enforcing aesthetics can be difficult but
2 that clear standards are necessary.



3 Hearing no further comment, the public hearing was closed at 7:30 p.m.
4

59. Review and discuss the “R” project and consider moving forward with
6 construction.  Shawn Lloyd and Jaren Thomas spearheaded the project
7 when they were students at Richfield High School.  Lloyd said they
8 recognized a need to improve upon the existing “R” and make it more visible.
9  In their engineering class, they designed the “R” so that it would have a
10 more visibility. The realization was that there were not many options for
11 placement due to the available areas for placement of the “R”. The idea
12 evolved into an upright Hollywood-style R, at the same scale as the sign in
13 Hollywood.


14 Jaren Thomas said they worked with Jones & DeMille in designing the project,
15 which is aimed at providing a source of community pride. Richfield City also
16 completed a land swap with the Utah State Institutional Trust Lands, which
17 provides a space on the hills west of Richfield.



18 Councilmember Thomas said this will be a painted sign that is painted in the red,
19 white and blue colors. A lot of people have rallied behind the project. 






20 Trent McAllister is working on the fabrication of the sign. He stated that with the
21 materials they are planning to use, it will be at least 30 years before
22 maintenance even needs to be discussed. He also explained the design and
23 the types of materials that will be used to build the structure. 



24 They are planning to have it outlined with led lights that can be changed to different
25 colors for special events.  They will be in small enough panels that if any of
26 them are damaged they can be easily replaced.  There is also a plan for a
27 solar battery power system for it which will run the lights and the security
28 cameras. InfoWest has donated internet for the project.

29 Councilmember Arrington asked about people tagging it and damaging it that
30 way. Mayor Burrows said a gate blocking the road to it should also be installed.
31 McAllister said one of the advantages to the design is that each 4x8 panel can
32 be removed and replaced.

33 Jacoy Robinson and Chelsea Penny are volunteers who are heading the fund
34 raising for this project. They want to make this happen for the community and
35 the school.  They have given donation packets to some businesses and the
36 youth city council will take these around to 30 other businesses. The packets
37 explain the different sponsorship levels and how the donors will be recognized.

38  They are trying to take some of the burden off from the business community.
39 They are scheduling a ceremony at the first football game of the year to
40 recognize donors and light the “R”. There are also yard signs that they will be
41 selling for \$50, which will allow the community at large to donate to the project.
42 

1 Chelsea is in charge of fundraising. They are projecting that the total estimated
2 cost would be \$150,000, but with donations that are already committed of
3 supplies and labor, they have this down to \$65,000. 
4 They want the City's approval to begin construction.  They want the city to
5 commit \$20,000 in the next fiscal year's budget as a contingency. They
6 anticipate they will get the rest of the money needed, but they want the
7 contingency just in case.
8 Financial Director Jenson said he can put a line item in the budget for the 2026-
9 27 fiscal year, but it would have to be approved by the council as part of that
10 budget. 
11 Chelsea asked who will monitor the cameras, maintaining the lighting and other
12 day to day operational.
13 Councilmember Arrington said the City could consider a \$5,000 donation with
14 the \$15,000 to ensure it is participating if the fundraising efforts are completely
15 successful. Tanner Thompson offered \$5,000 to the project if the City Council
16 committed a \$10,000 donation. Ben Robinson said he'd match that number.
17 Councilmember Arrington asked if the City's \$10,000 would be tonight or in the
18 next fiscal year. Mayor Burrows said he feels the City would be able to provide
19 the \$10,000 in July. He also has some steel that may be able to be used in the
20 sign.
21 Councilmember Thomas said there is already enough to start with the
22 commitments on labor, materials and the cash donations received up to this
23 point. If they can proceed now, they can meet the schedule. The bulk of the
24 expense will be with the panels, the power coating and the lighting system.
25 Councilmember Hansen said where the majority of the materials are metal,
26 there is a chance the price could come down depending on the tariff situation.
27 
28 **Motion:** Approve the R project going forward and that the city is willing to
29 commit \$10,000 to the project in the upcoming year, **Action:** Approve, **Moved**
30 **by** Kip Hansen, **Seconded by** Brayden Gardner. **Vote:** Motion carried by
31 unanimous roll call vote (**summary:** Yes = 6).
32 **Yes:** Andrew Chappell, Brayden Gardner, Kendrick Thomas, Kevin Arrington, Kip
33 Hansen, New member.
34
35 10. Consider approving the Winkel Annexation Resolution No. 2026-3.
36 This is just accepting the formal annexation petition.  **Motion:** Approve the
37 Winkle Annexation resolution no. 2026-3, **Action:** Approve, **Moved by** Brayden
38 Gardner, **Seconded by** Kevin Arrington. **Vote:** Motion carried by unanimous roll
39 call vote (**summary:** Yes = 6).
40 **Yes:** Andrew Chappell, Brayden Gardner, Kendrick Thomas, Kevin Arrington, Kip
41 Hansen, New member.
42

1 11. Consider approving a development agreement for Pioneer Townhomes.
2  Councilmember Chappell felt that the attorney had addressed his concerns.
3 Councilmember Hansen stated he felt the same.
4 Councilmember Arrington said in the past when the City has gotten in trouble,
5 it's been with exceptions made to the code. He asked if there is something that
6 could be changed in the code to reduce the need for development
7 agreements.
8 Mayor Burrows said the planning commission is looking at that. Deputy Clerk
9 Anderson added that the planning commission is revamping what RM-11 is in
10 the ordinance so that it can allow for townhomes with a zero setback on the
11 sides without a development agreement. The setback approved under this
12 agreement would take the setback from eight feet to zero feet on the shared
13 sides. Another aim of the ordinance amendment that is being developed is to
14 reduce confusion, as some feel that RM-11 means that 11 homes can be put on
15 an acre lot no matter what, but some lots are simply not suited to that.
16 Councilmember Chappell asked if part of the intent would be to make it easier
17 to build townhomes. It would in that if they met the standards set in the code,
18 they would not have to pursue a development agreement.  There will likely
19 need to be a work session with the City Council prior to it going to a public
20 hearing.
21 Mayor Burrows said he still has concerns for fire access in developments like this.
22 He is also concerned as these are built as townhomes, but then if they are sold
23 as one unit, they essentially become apartments. Had they been built as
24 apartments, they would require a fire suppression system, where townhomes do
25 not. That situation has happened in Richfield City, Deputy Clerk Anderson said. It
26 is a gray area.
27 **Motion:** Approve the development agreement for Pioneer Townhomes, **Action:**
28 Approve, **Moved by** Kip Hansen, **Seconded by** Kendrick Thomas.
29 **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 6).
30 **Yes:** Andrew Chappell, Brayden Gardner, Kendrick Thomas, Kevin Arrington, Kip
31 Hansen.

32
33 12. Consider approving the capital projects list for this year.
34 Councilmember Thomas said there are requirements to have CASI [Capital
35 Asset Self-Inventory] must be complete and the projects must be entered into
36 the Utah Project portal.
37 Councilmember Hansen said he is happy to see the bridge project on the list.
38 The short-term list includes a fire truck, bridge replacement at 300 W and
39 Highland Drive, underground water rights purchase and a 100 East property
40 acquisition/road construction.
41 The CIB will only see the top three projects. The 100 East project could be moved
42 to the medium term, as it's bridge won't begin construction until late this year or
43 perhaps the first part of next year.

1 **Motion:** Approve the capital projects for this year, **Action:** Approve, **Moved by**
2 Kendrick Thomas, **Seconded by** Kip Hansen.
3 **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 6).
4 **Yes:** Andrew Chappell, Brayden Gardner, Kendrick Thomas, Kevin Arrington, Kip
5 Hansen.

6
7 13. OTHER BUSINESS.
8 City Administrator Jolley asked if the council had received the information on
9 the Utah Well Being project. They want to do a survey of the community to
10 determine what the well being of the community is. They are asking for help in
11 promotion, there is no cost to Richfield City. The information is provided to the
12 City.

13
14 14. ADJOURN. At 8:14 p.m., adjourn. **Motion:** Adjourn the meeting, **Action:**
15 Adjourn, **Moved by** Kip Hansen, **Seconded by** Brayden Gardner.
16 **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 6).
17 **Yes:** Andrew Chappell, Brayden Gardner, Kendrick Thomas, Kevin Arrington, Kip
18 Hansen, New member.

19

PASSED and APPROVED this * day of * 2026.

Recorder