

1 **COUNTY OF SEVIER CITY OF RICHFIELD**

2 At the Planning Commission

3 In and for said City

4 April 1, 2026

5 Minutes of the Planning Commission of Richfield City, Sevier County, Utah, on Wednesday, April  
6 1, 2026, at the Richfield City Center, Richfield, Utah, commencing at 6:00 p.m.

7 Chairman Pro temp Blaine Breinholt presiding

8 1. Roll Call

9 2. Election of a new Chairman-

10 3. Public Hearings – RM-11 Development  
11 Standards Amendment

12 4. Administrative actions

- 13 a. Rustyn Riddle short-term
- 14 rental.
- 15 b. Approve conditional use for a
- 16 La Quinta Inn.
- 17 c. Natalie Call short-term rental.
- 18 d. Newell Zitting conditional use
- 19 wood shop

e. Donovan Allen 88 E. 1000 S  
building approval.

5. Minutes Approval

a. March 4, 2026, minutes

6. Discussion Items –

- a. Review Enbersen annexation.
- b. Review Winkle annexation.
- c. Discuss amending 16.12.050 fire  
suppression on flag lots.

7. Other Business

8. Adjournment.

20  
21 **1. Roll Call.**

22 **Present:** Blaine Breinholt, Ray Terry, Roxanne Bobo, May Anderson and Deputy Clerk David  
23 Anderson (not voting).

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

25 Also in attendance, Marnee Win, Natalie Call, Rusty Riddle, Rebekah Riddle, Donovan Allen,  
26 Daryl Friant, Newel Zitting, Norlen Dalton.

27 2. Election of a new chairman – Commissioner Brienholt suggested nominating Wes Kirshner.  
28 Commissioner Terry asked if it would be beneficial to wait until all the planning commission  
29 members are present before electing a chairman. **Motion:** Table the election of a new chairman  
30 until all members of the commission are present, **Action:** Table, **Moved by** Ray Terry, **Seconded**  
31 **by** Roxanne Bobo.

32 3. Public Hearings – Chairman Pro Tem Brienholt Opened a hearing to receive comments on  
33 proposed RM-11 Development Standards Amendment (Ordinance No. 2026-2) ordinance  
34 amending Table 31-3 (Development Standards for Residential Districts) of the Richfield City

1 Zoning Ordinance to clarify and revise RM-11 zoning standards, including lot size, density,  
2 setbacks, open space requirements, building height, and spacing between structures. The  
3 proposal also includes related definition updates in Chapter 17.23 (open space, usable open  
4 space, setbacks, affordable housing and yards).

5 Deputy Clerk Anderson said the proposal was presented to the City Council last week and they  
6 councilmembers had some input. Later he and City Engineer Micklane Farmer met with  
7 councilmembers Brayden Gardner and Kendrick Thomas to discuss their suggestions for the  
8 amendments. One of the primary concerns was the spacing and size elements of the proposal.  
9 They suggested removing the spacing requirement. Also, the size restriction is now only for  
10 property that is not yet zoned RM-11, such as property that has not yet been zoned inside.  
11 Under the new standards, the intent isn't to limit the size of subdivisions, but the limit the size  
12 of large subdivisions like the Eagle View development.

13 Commissioner Terry asked about the lines that are crossed out and if those are some of the  
14 changes. The purpose is not just retroactive, but in the future as well.

15 Donovan Allen asked if any calculations have been done to factor in parking lots, drainage  
16 detention and open space. It may minimize the density. If a parcel is an acre and it's required to  
17 have improvements that reduce the amount of density, then it's not truly RM-11.

18 Commissioner Bobo said it should minimize the density and have some open space that is not  
19 asphalt.

20 Deputy Clerk Anderson said the RM-11 designation has always been a best-case scenario, not an  
21 entitlement. If a piece of land is oddly configured, it may not be conducive the maximum  
22 density. Somethings have been calculated out, and the engineer has worked on some of that.

23 Allen said they want more affordable townhomes, but it might force tiny condo units instead  
24 because it makes more sense financially. He said the City needs more townhomes and not  
25 apartments.

26 Commissioner Anderson said the goal is to encourage single family homes.

27 Commissioner Bobo asked about the removal of the spacing requirement. Deputy Clerk  
28 Anderson said they didn't feel comfortable with it, even though it is intended to target large  
29 scale developments.

30 Anderson said the councilmembers are also concerned with forcing a development's primary  
31 access to face the street. They also may want to discuss the open space portion of the  
32 ordinance.

1 Norlan Dalton asked lot size, density, setbacks, and asked for clarifications for the terms and  
2 how they would be affecting the proposed modifications.

3 Deputy Clerk Anderson said there is a lot of questions to address in that query. First, setbacks  
4 are the space required between a home and a property line. Front setbacks are generally 20  
5 feet, while in RM-11 are 30 feet. Under the current Richfield City ordinance, you can't build  
6 townhomes without entering into a development agreement as they have zero setbacks on the  
7 sides. Part of the proposal would set a standard that if a developer meets it, they can build the  
8 townhome without a development agreement. This also helps the City from a legal standpoint  
9 because it removes the appearance of zoning through agreement rather than statute.

10 Commissioner Terry said it would add more uniformity.

11 Dalton said he doesn't think you could build two buildings like that and fit it in the eight feet.

12 Chairman Pro Tem Brienholt asked about the usable open space. Deputy Clerk Anderson said  
13 there was some concern, but nothing was formulated.

14 Chairman Pro Tem Brienhold closed the public hearing at 6:18 p.m.

#### 15 4. Administrative actions

16 a. Rustin Riddle requested a conditional use to operate a Short-term Rental home  
17 located at 373 West Center (C-1 Use in an R1-10 zone). Riddle addressed the council and made  
18 the request for a conditional Use permit for a home on Center Street. He said the parking is  
19 approximately 100 feet deep, which would allow ample parking for at least three vehicles off  
20 the street. Riddle said he would be selective as to who rents it. There are three bedrooms and  
21 two baths. He anticipates no more than eight guests.

22 Commissioner Anderson asked about the density of short-term rentals in this area. It is below  
23 the threshold set by the city.

24 Commissioner Terry asked if the parking would accommodate ATV trailers. It appears that it  
25 would.

26 **Motion: Approve** Rustin Riddle's request for a conditional use to operate a Short-term Rental  
27 home located at 373 West Center (C-1 Use in an R1-10 zone)

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

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

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

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

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b. Approve conditional use for a La Quinta Inn hotel to be located at approximately 1150 South and College Avenue [parcel number 3-317-1] a C-2 Use in a CG Commercial General zone.

This has been reviewed, this is just to recommend approval of the conditional use of the site for a hotel.

**Motion:** Recommend for approval a conditional use for a La Quinta Inn hotel to be located at approximately 1150 South and College Avenue [parcel number 3-317-1] a C-2 Use in a CG Commercial General zone. **Action:** Approve, **Moved by** Ray Terry, **Seconded by** Roxanne Bobo. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4).

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

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

c. Natalie Call to request a short-term rental in her home located at 1109 North 500 East (C-1 use in a R1-10 zone).

This is in the basement of the Call home.

Commissioner Terry asked about the available parking. It has an outside access as well as 125-feet of double-sided parking available.

Commissioner Breinholt asked about how many bedrooms were in the basement. There are three bedrooms in the basement, with an additional room being used as an office, which will not be included in the short-term rental arrangement.

**Motion:** Approve the Call residence for a short-term rental at 1109 North 500 East (C-1 use in a R1-10 zone), **Action:** Approve, **Moved by** May Anderson, **Seconded by** Ray Terry.

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

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

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

d. Newell Zitting to request a small-scale fabrication facility at 458 S Main (C-1 use in a CS Commercial Shopping Zone).

Zitting addressed the commission. His intent is to remodel the existing building to host a salon in the front portion of the building, and then a wood shop in the back.

Commissioner Breinholt said the rear of the building was once used as a metal fabrication shop.

1 Zitting plans the refurbish the store front and redo the interior, no footprint change. He will  
2 have a dust suppression vacuum system to keep the dust under control. Will have a spraying  
3 booth for dust and smell.

4 Commissioner Bobo noted she owns the building to the south, and said she believes there is  
5 enough parking for the proposed use.

6 **Motion: Approve** Newell Zitting to request a small-scale fabrication facility at 458 S Main (C-1  
7 use in a CS Commercial Shopping Zone, **Action: Approve, Moved by Roxanne Bobo, Seconded by**  
8 **Ray Terry.**

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

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

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

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13 e. Donovan Allen to request approval for the 88 Building, to be located at 88 E. 1000 S.

14 Allen addressed the commission. This will be a commercial building consisting mostly of offices.  
15 He will have a real estate office, a rental car business and Nielson Contracting's business office  
16 are anticipated to be in the building. There is also room for three office tenants in the upstairs  
17 of the facility. The rental cars will be parked primarily in the lot to the left, which is being  
18 developed into parking as part of the project. Allen stated that he has another parking area in  
19 town he can use for overflow if needed, but doesn't anticipate all the rental cars to be parked all  
20 at once.

21 Commissioner Anderson asked about the sidewalk. There will be sidewalk along the perimeter  
22 of the site, except along 1050 South where sidewalk wouldn't match with what the other  
23 developments in the area have currently. She also asked Allen to consider the clearance of the  
24 parking and flow of traffic. Those items have been part of the technical review, which has  
25 required some entrance only and exit only accesses to and from the property.

26 Allen said he doesn't anticipate a high volume of traffic due to the nature of the businesses  
27 being located there. Deputy Clerk Anderson said the City Engineer agreed and the traffic study  
28 was waived for that reason, as well as the fact that the roads are established and there isn't a  
29 reasonable mitigation for traffic that could be placed.

30 Commissioner Terry said the building will be a good project for the area.

1 Commissioner Brienholt cautioned that the water table in that area of town is high, so it could  
2 present some problems. There has been a Geotech report completed as well as a perk test. That  
3 information has been included in the technical review process.

4 Deputy Clerk Anderson stated that the project is currently completing its technical review, so  
5 any approval should be granted contingent on the City's engineering review being satisfied. One  
6 of those items includes the purchase of some property on the west side so that the building  
7 meets the setbacks.

8 **Motion:** Approve Donovan Allen's request for the 88 Building, to be located at 88 E. 1000 S.  
9 contingent on the completion of the City's technical review process, **Action:** Approve, **Moved by**  
10 **May Anderson, Seconded by Roxanne Bobo.**

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 5. Minutes Approval – The minutes were tabled until the next meeting. **Motion: Table , Action:**  
16 **Table, Moved by Ray Terry, Seconded by Roxanne Bobo. Vote:** Motion carried by unanimous roll  
17 call vote (**summary:** Yes =

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19 6. Discussion Items –

20 a. Review a proposed annexation of a parcel of land belonging to Mark Enberson  
21 located at approximately 1000 W 1800 S.

22 This is a piece of land that is an island of county ground surrounded by City.  
23 Commissioner Breinholt said this is an easy recommendation. **Annexation Motion:** Recommend  
24 approval of the annexation, **Action:** Approve, **Moved by Ray Terry, Seconded by Roxanne Bobo.**  
25 **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4).

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

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

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29 b. Review a proposed annexation of a parcel of land belonging to Corey Winkle located  
30 at approximately 650 North 500 West. Deputy Clerk Anderson explained where the  
31 annexation is located on the map.

1 Commissioner Terry asked if the City is responsible for sewer, water and other  
2 infrastructure. Deputy Clerk Anderson said the developer has to pay for the installation  
3 of the infrastructure.

4 Commissioner Breinholt asked about the location of the sewer in the area. It actually  
5 runs to a trunk line to the east.

6 Commissioner Bobo asked about the parcels directly to the east of 1170 terminus. In  
7 fact those parcels are annexed, what Winkle is proposing to annex is to the north.

8 Norlan Dalton asked about a proposal from Winkle to purchase a piece of property for a  
9 road. Deputy Clerk Anderson explained the City has a master transportation plan which  
10 calls for a road to run from 500 East to the highway. It would also make Winkle install  
11 the road for his subdivision, so there will like be some kind of collaboration for the  
12 section that links 500 East to his subdivision. The City can't arbitrarily make him build a  
13 road.

14 Commissioner Terry inquired as to which properties Winkle owns in the area. Winkle  
15 owns all of the property proposed for annexation.

16 Commissioner Anderson said the master transportation plan is an ongoing process that  
17 is updated regularly based on the growth trends and needs in the area. She asked if  
18 there were any concerns.

19 It does fit into the City's annexable area and doesn't create any islands.

20 Commissioner Terry asked if the City owns the area to the east of the annexation. If not,  
21 how will it compel the extension of the road?

22 Deputy Clerk Anderson said the plan currently is to loop the road so that emergency  
23 services have adequate access. As development moves to the east, that is when the  
24 discussion will be had as to how the road to the east will be developed.

25 **Motion:** Recommend approval of the annexation, **Action:** Approve, **Moved by Ray**  
26 **Terry, Seconded by Roxanne Bobo. Vote:** Motion carried by unanimous roll call vote  
27 **(summary: Yes = 4).**

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

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

30 c. Discuss amending 16.12.050 of the Richfield City Code removing the requirement for  
31 fire suppression systems for dwellings built on flag lots.

32 a. Review

33 Corey annexation **Motion:** Recommend the annexation of the property , **Action:** Approve,  
34 **Moved by Ray Terry, Seconded by Roxanne Bobo.**

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

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

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

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2 c. Discuss amending 16.12.050 of the Richfield City Code removing the requirement for fire  
3 suppression systems for dwellings built on flag lots.

4 Commissioner Terry expressed concern about why this would be up for discussion.

5 Deputy Clerk Anderson said this issue was brought up to him by the county building department  
6 as other communities do not require the suppression for residential developments on flag lots.

7 First, Anderson asked the fire chief to look at the issue. He looked at it and said he's OK with it  
8 being removed. Anderson used a flag lot behind the Lutheran Church as an example. The City  
9 would still require a 20-foot access to a public street, 12 feet of which would have to paved.

10 This is an issue it can add between \$20,000 and \$30,000 to a home's cost, which can make it  
11 unfeasible for many builders/homeowners.

12 Commissioner Bobo asked if this proposal is isolated to dwelling units. It is, it only be for single-  
13 family homes and duplexes, apartments and any commercial use would still be required to have  
14 one.

15 Commissioner Terry said this may create unintended issues down the road. If the City were to  
16 say any flag lot in the City wouldn't have to have the fire suppression, that could be poor policy  
17 moving forward.

18 Commissioner Breinholt said if it were on a case by case basis, it may make more sense. Some  
19 lots it may be fine, but others is could present a danger.

20 Commissioner Bobo asked what the fire suppression is required for regular lots. There are no  
21 requirements for fire suppression systems on regular lots. If that is the case, why require it in  
22 flag lots?

23 Commissioner Terry said it's an access issue for firefighters. If they can't get their equipment to  
24 the dwelling, they have to drag hoses on foot to reach.

25 Commissioner Anderson said currently there is no way around having it. Deputy Clerk Anderson  
26 said that is the case, unless something was missed, which is the case on a lot currently under  
27 construction.

28 Commissioner Breinholt stated that perhaps making it a conditional use would be the answer so  
29 each case can be evaluated. Commissioner Terry agreed.

30 Commissioner Anderson asked what requirements would be asked of applicants and what  
31 requirements would be put on them if it were case by case. Why not amend it to match what  
32 would be approved?

1 The law could be amended to state lots with a certain width of street access would have to  
2 come before the commission, Commissioner Bobo said.

3 Commissioner Anderson asked in what instance is the planning commission going to require  
4 them to put the suppression system in. Set that as the standard so it's not a decision that has to  
5 come before the commission.

6 Deputy Clerk Anderson said it would also remove the appearance of decisions being made  
7 arbitrarily.

8 Insurance companies may also have some policies as it comes to what they will and won't  
9 insure.

10 What would we ask them to do. Ask series of questions, what are we going to ask them.  
11 Remove.

12 Commissioner Breinholt said fire is a big deal, and the City needs to be careful. Commissioner  
13 Terry added that public safety should be the priority. He suggested having the fire chief come in  
14 and ask him what he would like to see before moving forward with the proposal.

15 Deputy Clerk Anderson said this was likely put into the code at the request of a fire chief years  
16 ago, so it only makes sense to consult the current fire chief.

17 This will be added back in as a discussion item next month.

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19 7. Other business – Deputy Clerk reminded the commission about the upcoming regional  
20 growth summit on Wednesday, May 6. In order to encourage attendance to that, he suggested  
21 moving the planning commission meeting that is typically held that Wednesday to the following  
22 Wednesday, May 13.

23 The commission also looked at a series of eight applications for new planning commission  
24 members. Deputy Clerk Anderson asked for the commissioners to provide their top three  
25 choices, which will be provided to a City Council as a recommendation.

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

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

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

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

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