

**THE STATE OF UTAH
COUNTY OF SEVIER
CITY OF RICHFIELD**

At the City Council
In and for said City
July 14, 2026

Minutes of the Richfield City Council regular meeting held on Tuesday, July 14, 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.

- | | |
|----------------------------------|-------------------------------|
| 1. CALL TO ORDER | plan amendment |
| 2. OPENING REMARKS | d. Planning Commission Report |
| 3. PLEDGE OF ALLEGIANCE | e. Ordinance 2026-2 |
| 4. ROLL CALL | Annexation |
| 5. MINUTES APPROVED | f. Ordinance 2026-3 |
| 6. CONFLICT OF INTEREST | Annexation |
| 7. BUSINESS | 8. OTHER BUSINESS |
| a. Miss Richfield. | 9. CLOSED SESSION |
| b. Public hearing Rezone Request | a. Sale of real property. |
| c. Public hearing transportation | ADJOURNMENT |

- 1
2
3 1. CALL TO ORDER
4 2. OPENING REMARKS – Rob Jenson offered the opening remarks.
5 3. PLEDGE OF ALLEGIANCE - led by Mayor Burrows.
6 4. **ROLL CALL.**

7 **Present:** Brayden Gardner, Kevin Arrington, Kip Hansen, Kendrick Thomas, Mayor Bryan
8 Burrows (Not voting), Rob Jenson (not voting). Also, Keith Mogan, Dustin Anderson, Kim
9 Anderson, Abby Evensen and Deputy Clerk David Anderson.

10 **Excused:** Andrew Chappell, Michele Jolley (not voting).
11

12 5. MINUTES APPROVED - Consider a motion to approve the minutes of the meeting held
13 on June 23, 2026. **Motion:** Approve the minutes of the meeting hosted June 23, 2026, **Action:**
14 Approve, **Moved by** Kip Hansen, **Seconded by** Brayden Gardner.
15 Motion passed unanimously.
16

17 6. CONFLICT OF INTEREST – No declarations made.
18

19 7. BUSINESS

20 a. Miss Richfield, Abby Evensen, reported on her year of service.
21 Evensen said she adopted the platform of “I am kind,” and used it to find ways to help serve
22 others. Partnered with Karen Olsen’s I Love Us Project, which is focused on helping individuals
23 with intellectual disabilities. They hosted a booth at the fall festival, which raised some \$600 for

1 the organization. She also assisted hosting an Inclusion Night at the fairgrounds. The event
2 invited people with intellectual disabilities to build Lego sets with volunteers, as well as have a
3 dance. Evensen said it was an uplifting night for the participants as well as herself. She also
4 attended events where she was asked to serve as a dignitary, including parades, singing the
5 National Anthem. She also attended the local second year of race across America, as well as
6 Memorial Day and the Patriotic Program. She said the Inclusion Night is something that really
7 was a highlight as it tied in with her platform of being kind to everyone no matter who they are.
8 She said she was also able to help the firefighters at Snow College, helped bring them goodies
9 and refreshments.

10 Councilmember Arrington said he got to know Evensen through the various events and he
11 appreciated her platform and no better platform than Kindness in today's world.

12 Evensen also praised her attendants assisting with the duties of Miss Richfield.

13 Mayor Burrows said the pageant is an important part of the celebration to him and has been for
14 a long time. Evensen said she is currently enrolled in the SUU nursing program and running for
15 Miss Iron County.

16
17 b. Public hearing to receive comments regarding a request by Marlo Adams to rezone
18 approximately .40 acres located at 555 E 100 N from M-D Manufacturing and Distributing to
19 RM-11 Residential.

20 Deputy Clerk Anderson said the request is to rezone one lot to RM-11, which is the contiguous
21 zone to the west. The plan is to divide the lot so they can build a home on it for their son, and
22 then continue to rent out the existing home.

23 Councilmember Hansen said it seems to make sense because it is bordering an RM-11 zone. He
24 said under the new RM-11, there are more options available to the property owners.

25 Mayor Burrows asked if it would be a flag lot. It would likely be a flag lot, according to Deputy
26 Clerk Anderson.

27 Councilmember Gardner asked if they would be under the new flag lot rules. Deputy Clerk
28 Anderson has spoken with the property owners and informed them of the proposed rules. They
29 are aware there will be no second story, no multi-family development in the flag lot.

30 Councilmember Thomas asked what the planning commission's recommendation was. It was
31 give a favorable recommendation. It is already a residential use, but was changed to the M-D
32 zone back in the 1970s. They can't build a home in an M-D zone.

33 Mayor Burrows said the area has changed significantly since that time. He asked if they could
34 tear down the existing home and put a three-plex on it.

35 Councilmember Gardner said they may be able to do that based on the property size. The
36 hearing was opened at 7:16 p.m. Resident Kim Anderson was at the planning commission
37 meeting and said it sounds like a good plan. Hearing no other comments, Mayor Burrows closed
38 the hearing at 7:16 p.m.

39
40 c. Public hearing to receive Comments on a master transportation plan amendment that
41 would extend 380 East from 1010 North to 1170 North. Public Hearing opened at 7:17 p.m.
42 Dustin Anderson, resident, said this is something that was originally in the masterplan that was
43 omitted during the updating process and should be put back into the master plan. He spoke
44 with the Jacksons, but they are not currently going to sell their property, which is where the

1 existing road is stubbed into. This is something for the future to preserve access.
2 On a side note, Dustin said he appreciate the support with the fourth of July and fireworks.
3 There was not one fire call on the Fourth of July.
4 Councilmember Hansen knew three families that came here to celebrate America 250.
5 With no further comments, Mayor Burrows closed the hearing at 7:23 p.m.
6

7 d. Planning Commission Report. Deputy Clerk David Anderson gave the report. He said the
8 first item on the agenda for the planning commission was a development agreement with
9 Sierra REI Solutions for a duplex to be subdivided into a townhome. Due to noticing
10 requirements, the hearing was set before an amendment to the City's RM-11 development
11 standards was adopted. With the amendment to the standards the agreement is no longer
12 needed as it allows for zero setback on the shared walls. No comments were offered by the
13 public.

14 The next issue was the Marlo Adams rezone. There were no comments offered and the
15 commission gave it a favorable recommendation. The planning commission also hosted a public
16 hearing on the transportation plan amendment, which was also given a favorable
17 recommendation.

18 The commission also approved the short-term rental of a property at 442 East Center for Brad
19 Garfield. This is for the front home, not the recently constructed duplex type units in the rear.
20 The commission also approved a conditional use for a veterinary clinic at 1500 South State
21 Route 118. This is the old JKL Construction facility. The commission also had a brief introduction
22 to the City's general plan, since many of the members of the commission are new. The
23 commission also had a discussion with Ara Martin to discuss amending the City code to allow
24 for animal kenneling services to be allowed in the Commercial Shopping Zone. This use is
25 allowed in the Commercial General Zone. Martin was informed that the City has been
26 approached about this issue in the past but has not had interest in amending the ordinance.
27 The Commission also took its first look at an amendment to the City's flag lot requirements.
28 That will go to a public hearing in August and then be brought before the council. The idea is to
29 make the flag lot ordinance more specific and concise. Fire Chief Anderson helped with some of
30 the concepts in the development of the ordinance. Some of the restrictions will include single
31 level, only single-family type buildings. Need to make sure the integrity of neighborhoods is
32 protected while allowing the reasonable use of property.

33 Mayor Burrows said he is not in favor of flag lots in general, but certainly two-story buildings
34 should not be allowed.

35 Councilmember Gardner asked about maximum square footage of a home on a flag lot. That
36 stipulation is not in the proposal, but certainly could be discussed, Deputy Clerk Anderson said.
37 Mayor Burrows said total footprint of the building may be something to consider, in case it has
38 a basement.

39 Councilmember Gardner said it also creates a question concerning Accessory Dwelling Units, as
40 the state requires they be allowed. Deputy Clerk Anderson said that is a point that needs to be
41 addressed.

42 Mayor Burrows said maybe limiting it to a single level no basement type construction could be
43 a solution to consider, as they would make connection to sewer and water easier to execute.
44

e. Consider ratifying Ordinance 2026-2 and Notice of Boundary Adjustments, which were adopted on May 26, 2026, annexing the property located at approximately 650 East 1260 North owned by Corey J. & Teresa A. Winkel, Trustees, zoning said property low-density residential (R1-10).

This is something that's already been adopted, but both annexations had to be reviewed by a third-party surveyor prior to being submitted to the Lt. Governor's office. This has to happen within 10 days of tonight's ratification of the ordinance.

Motion: Ratify Ordinance 2026-2 and Notice of Boundary Adjustments, which were adopted on May 26, 2026, annexing the property located at approximately 650 East 1260 North owned by Corey J. & Teresa A. Winkel, Trustees, zoning said property low-density residential (R1-10).

Action: Approve, **Moved by** Kip Hansen, **Seconded by** Brayden Gardner.

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

Yes: Brayden Gardner, Kendrick Thomas, Kevin Arrington, Kip Hansen.

Excused: Andrew Chappell.

f. Consider ratifying Ordinance 2026-3 and Notice of Boundary Adjustments, which were adopted on May 26, 2026, annexing the property located at approximately 1000 West 1800 South owned by Engberson Family Trust, zoning said property low-density residential (R1-10).

Motion: Ratify Ordinance 2026-3 and Notice of Boundary Adjustments, which were adopted on May 26, 2026, annexing the property located at approximately 1000 West 1800 South owned by Engberson Family Trust, zoning said property low-density residential (R1-10), **Action:**

Approve, **Moved by** Kendrick Thomas, **Seconded by** Kevin Arrington.

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

Yes: Brayden Gardner, Kendrick Thomas, Kevin Arrington, Kip Hansen.

Excused: Andrew Chappell.

8. OTHER BUSINESS – Public Works Director Keith Mogan said the irrigation for the year is complete for the year. He said the City has sand and sandbags on hand in case of projected flooding. He said his crew has been cleaning boxes and grates throughout town to make sure nothing is blocked. The City is prepared for a flood. There were three water leaks in the last two weeks that required repairs.

Financial Director Jenson said the fire has been downgraded to type 3, so some of the resources based at the airport will likely release and head to another area. Richfield's Fire Department has been at the airport in a support role.

Councilmember Gardner said the Independence Day celebration was well done. He said he had eight or nine texts or calls about the Rocky Mountain Power proposal to buy a piece of UDOT property, and if it was being sold directly to RMP.

Mayor Burrows said the last he spoke with Jason Beard, the property was in the process of being purchased.

Gardner said he recalled the Mayor saying it would be put up for public auction.

Mayor Burrows said he probably did, but he's not entirely sure how the state decides how to dispose of on remnant properties, other than a municipality is offered the property first, which

1 is how Richfield City acquired some property west of the interstate. It has to be used for certain
2 purposes.

3 Gardner said it was stated in public meeting, and asked why it wasn't put up for auction.

4 Mayor Burrows said he may have made the comment as it was how he understood it, but that
5 he can't speak for UDOT or the state. He said if someone has an issue with it, they are welcome
6 to contact him directly to discuss it.

7 Planning Commission Chairperson May Anderson asked to speak. She worked in this part of
8 UDOT for years and said it's not the state's practice to have the City speak for UDOT. She
9 suggested if someone is concerned, they can contact UDOT, as the state government welcomes
10 input as well.

11 Councilmember Gardner said some residents had expressed frustration that the property was
12 not offered through a public auction process.

13 Mayor Burrows said he may have misspoke based on his understanding at the time.

14 May Anderson said the property disposal processes are governed by state law. It could have
15 been that's what was interpreted, and the best solution would be to reach out to UDOT
16 directly.

17
18 Councilmember Arrington expressed appreciation for everything that was done to make the
19 Independence Day celebration successful. This next year will be on a Sunday, so the celebration
20 will be on a Monday. One thing to be aware of is that the fish hatchery is close to being sold. If
21 it's sold, it will no longer be a hatchery, and the fish grab will need another place to source its
22 fish from. The current hatchery has been great to donate fish every year, so if it continues, the
23 City may have to purchase the fish.

24 Financial Director Jenson said the magician was a good change.

25 Councilmember Hansen asked if the children's events, such as the parade and diaper derby, will
26 have to be on July 3 with the other events on the fifth. That is what has been done in the past.

27 Councilmember Hansen asked about the 24th and fireworks. He asked if the state has given any
28 direction on fireworks, other than what's in the law.

29 Mayor Burrows said at this point the Governor's office has not said one way or the other.

30 Financial Director Jenson said he thinks there may be a chance for communities to edit their
31 maps if the ban is extended. That map is with the state forester. The question may be should
32 the City reduce it, or leave it.

33 The state ban ended on July 5, except the state 2 restrictions, which remain in place due to the
34 dry conditions on wildlands.

35 36 9. CLOSED SESSION

37 **Motion:** Close the open session and move into closed session, **Action:** Move into closed
38 session, **Moved by** Brayden Gardner, **Seconded by** Kevin Arrington.

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

40 **Yes:** Brayden Gardner, Kendrick Thomas, Kevin Arrington, Kip Hansen.

41 **Excused:** Andrew Chappell.

42 a. Discuss sale of real property.

43 44 ADJOURNMENT

1 **Motion:** Adjourn the meeting, **Action:** Adjourn, **Moved by** Kip Hansen, **Seconded by** Brayden
2 Gardner.

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

4 **Yes:** Brayden Gardner, Kendrick Thomas, Kevin Arrington, Kip Hansen.

5 **Excused:** Andrew Chappell.

6 PASSED and APPROVED this * day of * 2026.

7

Recorder