

THE STATE OF UTAH
COUNTY OF SEVIER
CITY OF RICHFIELD

At the City Council
In and For Said City
August 11, 2026

Minutes of the Richfield City Council meeting held on Tuesday,
August 11, 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 | b. Axiom Impact fees waiver. |
| 2. OPENING REMARKS | c. Ordinance 2026-5. |
| 3. PLEDGE OF ALLEGIANCE | d. Ordinance 2026-6. |
| 4. ROLL CALL | e. Ordinance 2026-7 |
| 5. MINUTES APPROVAL | f. 100 South Discussion. |
| 6. CONFLICT OF INTEREST | 8. OTHER BUSINESS |
| 7. BUSINESS | 9. CLOSED SESSION |
| a. Planning Commission
Report. | a. Library Board. |
| | 10. ADJOURNMENT |

1
2 **1. CALL TO ORDER**

3 **2. OPENING REMARKS** - Offered by Kevin Arrington

4 **3. PLEDGE OF ALLEGIANCE** – Led by Brayden Gardner

5 **4. ROLL CALL Present:** Brayden Gardner, Kevin Arrington, Kip Hansen, Andrew Chappell,
6 Mayor Bryan Burrows (not voting), Rob Jenson (not voting), Michele Jolley (not voting).

7 **Excused:** Kendrick Thomas.

8 Also, Heidi Stringham, Robert Row, Ellen Row, Eugene Semrad, Russ Brightwell, Gordon Robison,
9 Carson DeMille, Dustin Anderson, Kim Anderson, Mike Brown, May Anderson, Angie Morrill, Trent
10 Lloyd, Keith Mogan and David Anderson.

11
12 **5. MINUTES APPROVED** - Consider a motion to approve the minutes of the meeting held on
13 July 28, 2026. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4).

14 **Yes:** Andrew Chappell, Brayden Gardner, Kevin Arrington, Kip Hansen.

15 **Excused:** Kendrick Thomas.

16
17 **6. CONFLICT OF INTEREST** – No declarations were noted.

18
19 **7. BUSINESS**

20 a. Planning Commission Report. Chairperson May Anderson gave the report for the
21 meeting held August 5, 2026.

22 Jaylee Bastian requested a conditional use for an in-home preschool, which was approved.

23 Corey Harrison requested a conditional use to grow mushrooms indoors. These are for
24 restaurants to purchase. The Commission tabled the Cove View Junction Phase II as there

25 was no one there to discuss it.  Crystal Lister was approved to operate a shelf stable

26 goods business out of her home. It would be mostly an online shipping business. The

27 business A Cut Above was approved to move from its Main Street location to a home

1 which is in a manufacturing zone. Chairperson Anderson stated the Commission is
2 reviewing the general plan each month since they are all mostly new to make sure what it
3 is doing is in alignment with the general plan. They also discussed the flag lot amendments,
4 instead of a maximum size of homes, they discussed controlling the scale of buildings on
5 flag lots with setbacks or percentages. 

6 b. Consider a waiver of impact fees for the Axiom development at approximately 1150
7 South 500 West as discussed on July 28, 2026.  Mayor Burrows stated that he provided
8 a contractor sheet to the developer, but he never heard anything back from them.
9 Councilmember Hansen stated that there was a lengthy discussion in the last meeting and
10 no need to relitigate it. **Motion:** Deny the waiver of impact fees, **Action:** Approve, **Moved**
11 **by** Kip Hansen, **Seconded by** Brayden Gardner.

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

13 **Yes:** Andrew Chappell, Brayden Gardner, Kevin Arrington, Kip Hansen.

14 **Excused:** Kendrick Thomas.

15
16 c. Consider adopting Ordinance 2026-5 amending the Transportation Master Plan to
17 include 380 East 1170 North as a planned street.  **Motion:** Adopt Ordinance 2026-5
18 amending the Transportation Master Plan to include 380 East 1170 North as a planned
19 street, **Action:** Approve, **Moved by** Brayden Gardner, **Seconded by** Kevin Arrington.

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

21 **Yes:** Andrew Chappell, Brayden Gardner, Kevin Arrington, Kip Hansen.

22 **Excused:** Kendrick Thomas.

23
24 d. Consider adopting Ordinance 2026-6 amending the zoning map to identify parcel 1-
25 37-64 at 555 East 100 North from MD to RM-11 as approved by the Council. (July 28, 2026)
26 **Motion:** Adopt Ordinance 2026-6 amending the zoning map to identify parcel 1-37-64 at
27 555 East 100 North from MD to RM-11 as approved by the Council. **Action:** Approve,
28 **Moved by** Kip Hansen, **Seconded by** Brayden Gardner.

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

30 **Yes:** Andrew Chappell, Brayden Gardner, Kevin Arrington, Kip Hansen.

31 **Excused:** Kendrick Thomas.

32
33 e. Consider adopting Ordinance 2026-7 amending the zoning map to identify parcel 1-
34 2-109 and a portion of Parcel 1-2-92 from RR1 to R1-10 as approved by the Council. (June
35 9, 2026) **Motion:** Adopt Ordinance 2026-7 amending the zoning map to identify parcel 1-2-
36 109 and a portion of Parcel 1-2-92 from RR1 to R1-10 as approved by the Council, **Action:**
37 Approve, **Moved by** Andrew Chappell, **Seconded by** Kevin Arrington.

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

39 **Yes:** Andrew Chappell, Brayden Gardner, Kevin Arrington, Kip Hansen.

40 **Excused:** Kendrick Thomas.

41
42 f. Consider approving a design to overhaul 100 South as discussed by Jones & DeMille
43 Engineering.  The cost difference between the two designs of the project presented
44 are not significant in relation to the total project. 
45 Councilmember Hansen said he is concerned about constricting the street due to the
46 traffic, and this project will increase traffic flow on the street. Councilmember Chappell
47 asked if there is a reason beyond the aesthetics for the bulb outs. Mike Brown, who is
48 proposing the idea, said aesthetics are critical as this is a street right in downtown. It also

enhances walkability. Function is important, and as a traffic and civil engineer, Brown said there would not be a hindrance to traffic flow in the area. Traffic is already slow along 100 South due to it being between two stop signs, slowing it down two more miles per hour is a good thing in an area where walkability is a goal.

DeMille said it would add a safety benefit as cars would have the ability to pull up and have more visibility on the street. If there weren't a bulb out, you'd need to edge out past the cars, and the bulb out would help with that. However, it does come with some long-term maintenance concerns. The drainage is easy to address. 

City Administrator Jolley said the public works department noted that snow plowing could also be an issue, as would street sweeping.

Brown said there is no ordinance for parking on the street in the winter, so vehicles would create just as much of an issue as the bulb outs. The rare instances of snow plowing would not be an issue. He said he is willing to put a deed restriction in place that obligates the property to pay for the maintenance of the bulb outs in perpetuity. He said this project is millions of dollars, so there is no way they would allow the streetside improvements to look bad.

Councilmember Chappell said beautification of downtown has benefits, but functionality is also important.

Brown said it creates too much asphalt because of the lack of a planter strip and no bulb out. It creates unnecessary asphalt, which encourages speeding. It would be a mistake to go with a plain-Jane shoulder. The bank project to the north is committed to the same type of commitments to make the street appealing. If anything, the street would function better as it would allow traffic to slow down a bit for design, helping encourage pedestrian use and safety. Data supports the idea that slowing traffic a bit enhances walkability and safety.

Councilmember Hansen asked about multiple crosswalks. This would not create extra crosswalks.

Mayor Burrows asked if the bank's plans were available. They are not, but Brown said the bank has given its support to the concept of enhancing the right of way.

Councilmember Arrington asked if the hotel's access on 100 South were an exit only. It is, and at the suggestion of the City engineer, a stop sign on the hotel property would be added.

May Anderson asked if the bank would also want to install a bulb out on its side of 100 South as well. Brown said it would, but its bulb out would not likely directly align with the one for his project.

Councilmember Arrington stated he was on the council when it put bulb outs on Main Street. He said they looked good, but came with issues. Some people ran into them, planters in them were difficult to maintain, and it made it more difficult for traffic. UDOT's solution for sanding and plowing actually damaged the Main Street bulb outs. He asked if Brown intended to put in green space.

Brown's intention is to put flowers, shrubs or trees that have a concrete ring underground to direct the roots so they are not disruptive to the road or sidewalk over time. He said he intends to work with the City to make sure this concept doesn't create any traffic issues. He is also planning to reuse brick from the Knight's Inn demolition. The brick would provide an aesthetically pleasing look as a tie to Richfield's historic downtown. It would be seal-coated. He offered to bring more data about how bulb outs can help enhance the functionality of areas.

Councilmember Arrington expressed excitement for the overall project, but is still skeptical of the bulb out proposal.

1 Brown stated the project has to be of high quality and appeal, or his business will not be
2 able to compete with hotels near the I-70 interchanges.

3 May Anderson said the general plan has a section about beautification. The City needs to
4 take into account the future needs for bicycle paths as well. Are there other options that
5 could bring the beautification instead of the current concept for a bulb out.

6 Mayor Burrows stated the current bulb outs on the corners of Main Street and Center and
7 100 North contribute to making those intersections more difficult to navigate.

8 Brown stated he would be open to looking at a reduced size of the bulb out. He said he
9 would like to identify what is causing the problems with current bulb outs, and make sure
10 that whatever is done in this instance avoids those issues.

11 Councilmember Chappell said he understands the functional and maintenance concerns,
12 but that what has been presented is a good plan to help make the town look more
13 appealing. Richfield should step up its game when it comes to beautification and making a
14 positive impression for people visiting. The City should look for reasons to do this type of
15 thing, rather than reasons not to do it.

16 Brown said there are not a lot of gem downtowns left, and the ones that do well have
17 features that make them appealing, which draws visitors and encourages walking through
18 the community.

19 Financial Director Jenson said when budgeting, it was taken into consideration that this
20 project may require more funding than what was needed on the 300 South project, due to
21 increases in price and ditch covering. Carson DeMille said the project was within a few
22 thousand dollars either way.

23 Councilmember Arrington asked about reducing the bulb outs.

24 Councilmember Hansen proposed a wider sidewalk with movable planters, which could
25 help enhance the aesthetics. The function is the bigger priority, but there is merit to
26 beautification.

27 Either proposal would not create an engineering challenge, DeMille said.

28 Brown stated that it would already be one of the widest sidewalks in town. He said a 4-foot
29 park strip would also help improve the look of the area.

30 Deputy Clerk Anderson read from the general plan concerning beautification. He said
31 Richfield City doesn't retain a lot of its architectural heritage, and the inclusion of the bricks
32 would be a nice tie in. Brown is redeveloping one of the biggest blights in Richfield City, and
33 is asking for some buy in from the City. Regardless of how this issue is decided, the effort is
34 appreciated from a staff standpoint.

35 Councilmember Arrington asked about the maintenance and repair of vandalism damage.
36 City Administrator Jolley answered that it would depend on the nature of the damage. She
37 said she would like any future refinements to the project be reviewed by the council rather
38 than approved by the staff.

39 Brown said he would be willing to provide a new draft. He feels like there should be some
40 type of bulb out or other design elements to add curb appeal. This is a common practice
41 among cities, and shouldn't be looked at as something unique.

42
43 **Motion:** Table this until such time as Mr. Brown can present another option to look at,

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

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

46 **Yes:** Andrew Chappell, Brayden Gardner, Kevin Arrington, Kip Hansen.

47 **Excused:** Kendrick Thomas.

48
49 **8. OTHER BUSINESS – Councilmember Arrington said the Rooster Ride had to be cancelled**

1 due to the smoke from the wildfire.

2 Councilmember Hansen shared an experience on Saturday morning at Flying J. He told a Forest
3 Service employee that he was sorry for the loss of the pilots Friday on the fire. He broke down and
4 had tears streaming down his face. He worked with the company that provided the crew and
5 helicopter. The Forest Service employee regained his composure and thanked Kip for his feelings of
6 concern and expressed positive feelings for their experience working out of Richfield's Airport.

7
8 Carson DeMille said the state has the Outdoor Recreation Initiative grant currently open. This is for
9 large infrastructure projects. This could be used to help with the final phase of the Pahvant
10 Mountain Bike Trail system, which could including campgrounds and bathroom facilities. The grant
11 closes Sept. 15. To receive funding, the City would have to apply right now. It wouldn't require a
12 match. It would include 15 miles of trails, a camping area and improvements to the road. It would
13 be approximately \$3 million to complete. It fits the eligibility well. Federal agencies can also apply
14 for this funding, including the Forest Service and the BLM. The Forest Service has different
15 priorities from the Bike Trail Committee. The Bike Trail Committee would be competing with the
16 Forest Service for the funds. The Forest Service would like Richfield to wait a year. The Forest
17 Service would like to redo the Bowery Haven campground. He would like to do this now so that he
18 can still utilize the trails crew that has experience, and it would be another year of lost economic
19 opportunities. The county could also participate as a partner.

20 Councilmember Gardner said this grant allowing emphasis on the road work would be a great
21 benefit. He expressed support for submitting the grant application.

22 Councilmember Hansen explained that even if Richfield sits out, the BLM may have a project that
23 trumps both the Forest Service and the City.



24
25 **9. ADJOURNMENT Motion:** Adjourn and move into a closed session, **Action: Adjourn, Moved**
26 **by Brayden Gardner, Seconded by Kevin Arrington.**

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

28 **Yes:** Andrew Chappell, Brayden Gardner, Kevin Arrington, Kip Hansen.

29 **Excused:** Kendrick Thomas.

30
31
32 **CLOSED SESSION**

33 a. Discuss the character, professional competence, or physical or mental health of an
34 individual(s) to serve on the Library Board.

35 **Motion: Adjourn the meeting, Action:** Adjourn, **Moved by** Andrew Chappell, **Seconded by**
36 Kip Hansen.

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

38 **Yes:** Andrew Chappell, Brayden Gardner, Kevin Arrington, Kip Hansen.

39 **Excused:** Kendrick Thomas.