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2 **COUNTY OF SEVIER CITY OF RICHFIELD**

3 At the Planning Commission

4 In and for said City

5 August 5, 2026

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

8 Chairman May Anderson presiding.

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10 **1. Roll Call**

11 **Present:** Emery Polelonema, Blaine Breinholt, May Anderson, Ray Terry, Roxanne Bobo, Emery
12 Polelonema, Daryl Friant, Deputy Recorder Dave Anderson (Not Voting).

13 **Excused:** Michelle Christensen

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15 **2.** Conflict of Interest Disclosure – Roxanne and Ray both have a personal connection to Val
16 Newman who grooms their dogs.

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18 **3.** Public Hearings – None

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20 **4.** Administrative actions

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22 **a.** Jaylie Bastian to request a conditional use for a preschool at 530 N 600 E. (A C-1 Use in an R1-
23 10 Zone.)

- 24 • Not government funded. – Private resident
- 25 • Right across from the park.
- 26 • Back yard is fully fenced.
- 27 • No more than 10 kids in each class.
- 28 • Ideal location for pickup and drop off with the park parking spaces.
- 29 • 2 restrooms available to them.

30 **Motion:** Jaylie Bastian to request a conditional use for a preschool at 530 N 600 E. (A C-1 Use in
31 an R1-10 Zone.), **Action:** Approve, **Moved by** Blaine Breinholt **Seconded by** Ray Terry.
32 Motion passed unanimously.

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34 **b.** Corey Harrison to request a conditional use for an indoor mushroom nursery at 358 N 100 E
35 (a C-1 Use in a Commercial Shopping Zone).

- All the food regulations will be reported to and held responsible by the health department.
- Small bridge business
- Would like to one day open a shrimp business in the area but the funding is hard to get for that. Is working with the USDA.
- No recreational mushrooms.
- Harvested before they get to the spores stage.
- About 10 gallons of water a day for misters.
- Grown in 5 lb bags of straw.
- No water runoff
- Will not sell out of this location, only grow, harvest and distribute.
- Corey Harrison will be the only employee
- No smell
- 5lb sawdust blocks will be composted through the nursery in Austin so there will be no extra waste.
- No heavy equipment or delivery trucks needed.
- Hoping to have a cycle so there won't be all of the blocks harvesting and regrowing at once.
- The grow tent is inside the garage so even if there is neglect at the time of the harvest there will not be a concern of spores.

Motion: Corey Harrison to request a conditional use for an indoor mushroom nursery at 358 N 100 E (a C-1 Use in a Commercial Shopping Zone), **Action:** Approve, **Moved by** Daryl Friant, **Seconded by** Roxanne Bobo.
Motion passed unanimously.

c. Cove Junction Phase II C2 Conditional Use approval. Cove Junction II will consist of 40 units for four bedrooms, 8 three-bedroom units, 16 two-bedroom units and 12 one-bedroom units. (A C2 use in an RM-24 zone)

Action: Table, **Moved by** Blaine Breinholt, **Seconded by** Roxanne Bobo.

d. Crystal Lister to request a conditional Use to operate a shelf stable goods business called Enchanted Woodland Cottage out of a home at 140 E Center. (A C-1 Use in an RM-11 Zone)

- Going to make items under the cottage food program.
- These will be salts, sugars, herb seasonings etc.
- The customers will mostly be online. Any local pickup will be by appointment only and will only be one at a time. There is no parking available.

- All the food regulations will be reported to and held responsible by the health department.

Motion: Crystal Lister to request a conditional Use to operate a shelf stable goods business called Enchanted Woodland Cottage out of a home at 140 E Center. (A C-1 Use in an RM-11 Zone), **Action:** Approve, **Moved by** Emery Polelonema, **Seconded by** Roxanne Bobo.

Motion passed unanimously.

e. Val Newman to request that A Cut Above receive a conditional use to move its business into a residence at 171 North 700 East. (A C-1 Use in an MD Manufacturing and Distributing Zone)

- Where they are currently located the rent keeps being raised and there is no ac.
- Val's daughters residence has a small apt/building on the side of the home that this will be in.
- There will only be Val and Amber (val's daughter) grooming the dogs. No other employees at this time.
- There is plenty of parking with the driveway and the two parking spaces behind the shop.

Motion: Val Newman to request that A Cut Above receive a conditional use to move its business into a residence at 171 North 700 East. (A C-1 Use in an MD Manufacturing and Distributing Zone), **Action:** Approve, **Moved by** Daryl Friant, **Seconded by** Blaine Breinholt.

Motion passed unanimously.

6. Minutes approval – July 1, 2026

Motion: Minutes approval – July 1, 2026, **Action:** Approve, **Moved by** Ray Terry, **Seconded by** Blaine Breinholt.

Motion passed unanimously.

7. Discussion Items -

- a. Richfield's General Plan – Review and discuss 2.20 Land Use Goals and Objectives.
- b. Flag lot amendments – Item maximum footprint of homes – item 2 b.

8. Other Business – None

9. Adjournment.

Motion: Adjournment , **Action:** Adjourn, **Moved by** Blaine Breinholt, **Seconded by** Daryl Friant

Motion passed unanimously.