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2 **COUNTY OF SEVIER CITY OF RICHFIELD**

3 At the Planning Commission

4 In and for said City

5 September 2, 2026

6 Minutes of the Planning Commission of Richfield City, Sevier County, Utah, on Wednesday,
7 September 2, 2026, at the Richfield City Center, Richfield, Utah, commencing at 6:00 p.m.

8 Chairman May Anderson presiding

9 1. Roll Call

10 2. Conflict of Interest Disclosure-

11 3. Public Hearings –

12 4. Approval of Minutes – Approve
13 minutes of the August 5, 2026
14 meeting.

15 5. Administrative actions

16 a. Keldon Anderson to request a
17 conditional use to operate a mail
18 fulfillment operation out of his
19 home at 677 West 300 N. (a C-1 use
20 in an R1-10 zone).

b. Tyson Thompson to request a
conditional use to operate his

business, Dad's Garage, at a facility
342 N 500 East (a C-1 use in a
commercial shopping zone).

c. Cory Winkel to request approval
of Cove View Acres Subdivision
Phase II – tentative.

6. Discussion Items-

- a. Richfield's General Plan –
Title 4: Community Design
- b. RM-11 Amendment
proposal.
- c. Flag Lot amendments.

7. Other Business

8. Adjournment

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- 22
- 23
- 24 1. **Roll call-** Present: Michelle Christensen, Emery Polelonema, Blaine Breinholt, May
25 Anderson, Ray Terry, Roxanne Bobo, Daryl Friant. Also present, Tyson Thompson, Keldon
26 Anderson, Cory Winkel, David Anderson, Katie Chapman
- 27 2. **Conflict of Interest Disclosure –** Chairman Anderson noted she was looking at the property
28 at 342 North 500 East, but has not purchasing it. She said while she doesn't plan to
29 purchase it, she did want to declare she had looked at it.
- 30 3. **Public Hearings – None**
- 31 4. **Approval of Minutes -** Chairman Anderson has one note to include a declaration of
32 conflict of interest. **Motion:** Approve the minutes of the August 5, 2026 meeting, with the
33 noted change, **Action: Approve, Moved** by Blaine Breinholt, **Seconded** by Michelle
34 Christensen. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7) **Yes:**
35 Blaine Breinholt, Ray Terry, Michelle Christensen, Emery Polelonema, May Anderson,
36 Roxanne Bobo, Daryl Friant.
- 37 5. **Administrative Actions –**

1 a. Keldon Anderson to request a conditional use to operate a mail fulfillment business
2 and operate it out of his home at 677 West 300 North (a C-1 use in an R1-10 zone).
3 Keldon addressed the commission. He and his sister, Brinley, want to start a baby
4 clothing business. They will have the product shipped to their home, and they will
5 package it and ship it back out to the customers from the post office or other parcel
6 service.

7 Chairman Anderson asked if Brinley also lives in the home. She does not.

8 Keldon said his wife's name is actually the one on the title of the home, and she is part
9 owner of the business. There will be no storefront, or people coming to the home.

10 Chairman Anderson asked if shipments would be picked up from the home, or if Keldon
11 would be dropping it off. He stated it would be dropped off at the carrier, or if it's local, it
12 will be delivered. He plans on using a room off of the back of the garage of the home for
13 the fulfillment business.

14 **Motion:** Approve Keldon Anderson's request for a conditional use to operate a mail fulfillment
15 operation out of his home at 677 West 300 North a C-1 use in an R1-10 zone, **Action: Approve,**
16 **Moved** by Michelle Christensen, **Seconded** by Daryl Friant. **Vote:** Motion carried by unanimous
17 roll call vote (**summary:** Yes = 7) **Yes:** Blaine Breinholt, Ray Terry, Michelle Christensen, Emery
18 Polelonema, May Anderson, Roxanne Bobo, Daryl Friant.

19
20 b. Tyson Thompson to request a conditional use to operate his business, Dad's Garage, at a
21 facility 342 N 500 East (a C-1 use in a commercial shopping zone).

22 Tyson Thompson's business, Dad's Garage, is currently located at corner of 600 East and Center
23 Street. He said he has outgrown his current location. He wants to make sure he can operate at
24 the new location before closing on the new property.

25 Commissioner Breinholt asked how Thompson can park all the cars he has at his current location
26 at the proposed location. He counted 27 cars at Thompson's current location.

27 Thompson said the lot is an L-shape and actually includes other parcels. The L goes all the way to
28 300 North. The three different parcels total .89 of an acre. There will be a privacy fence installed
29 along 300 North for security.

30 Chairman Anderson asked if there would be access off of 300 North. The primary access will be
31 off of 500 East. There will be a gate along 300 North so that a tow truck that cannot make tight
32 turns can drop off a vehicle, they will be able to pull through.

33 Commissioner Breinholt asked if there are two different garages on the property. There is
34 another garage, but it's owned by someone else on a different lot.

35 Commissioner Friant asked if 500 East is designated as a collector road as it does have a traffic
36 load on it.

37 Chairman Anderson asked how many customers come into the garage on a daily basis. Thompson
38 stated there are between five and six people on a typical day. A lot of people will drop vehicles
39 off at night and then pick them up once the work is done.

40 Commissioner Polelonema asked for clarification on where the primary access would be. It
41 would come off of 500 East, but he could have people enter off of 300 North if the commission
42 prefers that alternative.

43 Commissioner Terry said he prefers the entrance being on 500 East.

1 Commissioner Breinholt asked if the fence would be able to screen the vehicles from the public
2 view. Thompson said that is his plan.

3 Chairman Anderson asked Deputy Clerk David Anderson if there were any other concerns. From a
4 staff perspective, he said it seems to be a good location for this type of business. The access not
5 being on 300 North, which is a highway, is nice. The privacy fence would clean up the business a
6 lot and make it more appealing for the community.

7 Commissioner Terry said his primary concern is traffic along 500 East, which will continue to
8 increase as future developments are completed.

9 Commissioner Polelonema asked if there are residential properties near this location. There are
10 homes in the area, but it is a Commercial Shopping Zone. He also asked about the noise level.

11 Commissioner Friant asked why this is a Commercial Shopping Zone. Deputy Clerk Anderson said
12 it has been zoned commercial since the 1970s, at which point 300 North was a main corridor for
13 the community.

14 Thompson said as far as noise goes, he tries to limit it especially after 6 p.m. He said he works
15 late, but he tries to keep it inside to be respectful of neighbors. There is also lighting on the
16 property for security purposes.

17 **Motion:** Approve Tyson Thompson's request for a conditional use to operate his business, Dad's
18 Garage, at a facility 342 N 500 East a C-1 use in a Commercial Shopping zone, **Action:** Approve,
19 **Moved by** Blaine Breinholt, **Seconded by** Emery Polelonema. **Vote:** Motion carried by unanimous
20 roll call vote (summary: Yes = 7) **Yes:** Blaine Breinholt, Ray Terry, Michelle Christensen, Emery
21 Polelonema, May Anderson, Roxanne Bobo, Daryl Friant.

22
23 c. Cory Winkel to request approval of Cove View Acres Subdivision Phase II – tentative.

24 Winkel requested the approval of Cove View Acres Subdivision Phase II. It encompasses areas
25 that have recently been annexed and rezoned. Winkel said he has resolved the issues with the
26 neighbors concerning the rezone. There are two lots he wanted to divide in half, but that was not
27 something the neighbors wanted to happen. His concession was to keep the lots intact, with the
28 lots measuring .88 and .91 of an acre. They are just short of an acre, but that is what he needed
29 to get the street through the area.

30 Commissioner Breinholt asked if there would be access through the cul-de-sac.

31 Winkel stated that cul-de-sac was always intended to be temporary, and that the plan is to run a
32 road to the east and then to the north, and back to the west. This would create a loop with two
33 access points off of 500 East. Winkel said he approached the City about purchasing the right of
34 way for a planned street.

35 Commissioner Friant asked about the master plan for the street. The goal is to make the road
36 running east and west to the north of 1170 North into something that functions as the street the
37 master transportation plan calls for while making the lots usable, Winkel said. Structurally, the
38 cul-de-sac will stay in place, but still have an exit on the east side so the property owners don't
39 have to redo landscaping, making this more of turn around. This will make it so the property
40 owners do not have to redo their landscaping etc.

41 Commissioner Terry asked Winkel to clarify which areas have been annexed at this point, which
42 Winkel did.

43 Winkel also explained the development will help the area's water quality by looping the line. It
44 will also help the fire department as it will give the lines better capacity for fighting fires without

1 collapsing the line. It also eliminates the need to flush the line several times a year. Currently
2 there are six homes on a sewer line the City installed years ago, so adding more homes will help
3 the flow of the sewer in the area, which will require less flushing of the lines in the future.
4 Commissioner Polelonema asked if Winkel has consulted the neighboring property owners in the
5 area. Winkel said he has.
6 Chairman Anderson asked where the road where the cul-de-sac is being added onto will end.
7 Winkel explained currently the road will continue to the north, but eventually will also continue
8 to the east and connect with the state highway. He said his understanding is that at least one of
9 the streets is planned to go to the west and eventually connect with Main Street.
10 Commissioner Anderson asked about the sidewalk and road right-of-way. She is concerned about
11 the turns having the proper radius. She likes the turns in the road as it will cut down on speeding.
12 She asked if this is the type of curbing that the City wants.
13 Deputy Clerk Anderson said the development would be required to use the City's standard
14 curbing.
15 Chairman Anderson said she prefers the standard curbing to the rolled curbs. Commissioner
16 Friant agreed that it is better.
17 Deputy Anderson said one thing to keep in mind is that any approval tonight should be made
18 contingent upon completing the technical review and the satisfying the engineering standards.
19 Chairman Anderson said she said the overall layout looks decent, she just wants to make sure it is
20 following all the standards.
21 Deputy Clerk Anderson said one deviation from the standards that has been proposed deals with
22 lighting. Generally lighting at a T-intersection requires a streetlight right in the middle of the T. In
23 order to avoid putting a streetlight right in the middle of someone's front yard, it was proposed
24 to move it to one of the corners to the north side of the street.
25 Commissioner Friant asked about drainage. He said there is a difference between watering fields
26 and providing retention for streets, curbs and gutters.
27 Commissioner Breinholt asked why there is not retention area laid out in this development as has
28 been required in other subdivisions in the past.
29 Winkel said there is a 60-foot right of way underneath a powerline that runs north and south to
30 the east of this subdivision. Winkel said he and his designer have discussed some type of
31 drainage retention in that right of way, carried by a ditch.
32 Commissioner Breinholt said all other subdivisions have required a detention pond, and wants to
33 know where this one would be. Winkel said there is one at the end of the current cul-de-sac.
34 Commissioner Breinholt said that is being driven on to access the new home at the end of the
35 cul-de-sac, so it can't be a detention pond. The water has to stop somewhere. Winkel said some
36 of it has been filled in. He does plan to move the water to the east for detention.
37 Deputy Clerk Anderson said the drainage is one of the primary aspects of the technical review.
38 Commissioner Friant explained that it has to be engineered to calculate cubic feet per second,
39 acre feet is a measurement of volume while cubic feet is a measurement of flowrate.
40 Winkel asked how much detention would be needed. Commissioner Breinholt said that would
41 have to be determined by the engineers designing the project. It is critical to provide drainage
42 retention as evidenced by the flooding that occurs in parts of town every time there is a big
43 storm.

1 Chairman Anderson said it needs to be addressed so that its not an issue 50 years down the road,
2 regardless of who owns the land at that point.

3 Winkel agreed that a long-term solution would be needed. Phases Three and Four will also create
4 retention issues that will need to be addressed.

5 Commissioner Friant said it's important to keep in mind that sometimes the area detention takes
6 is another lot or two, which can be discouraging for developer's plans. However, it still needs to
7 be addressed regardless.

8 Winkel said for now the idea is to move it to the right of way under the powerline, which can't
9 really be farmed. It would be easy to make a long skinny catch pond under the right of way.

10 Commissioner Polelonema asked how the fields in the area are irrigated. Winkel explained they
11 are all watered through 100 percent with gated pipe type irrigation.

12 Chairman Anderson asked if there is anything else to discuss concerning the subdivision.

13 Commissioner Breinholt emphasized the importance of a water detention structure for the
14 subdivision to function.

15 Commissioner Terry asked if there is a park or playground being included in the subdivision.

16 Winkel said there is not, but that the neighborhood already has large yards.

17 Commissioner Polelonema asked in mosquitos are a problem in the area. Winkel said there
18 hasn't been, but that could be an argument against the flood detention.

19 Commissioner Breinholt said Sevier County has very good mosquito abatement.

20 Commissioner Terry asked about the timeline. Winkel said he would not likely put asphalt down
21 within the next year.

22 **Motion:** Approve the preliminary plat for Cove View Acres Subdivision Phase II, subject to
23 completion of all technical review items and compliance with all City engineering standards.

24 **Action:** Approve, **Moved by** Daryl Friant, **Seconded by** Emery Polelonema.

25 **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7) **Yes:** Blaine Breinholt, Ray
26 Terry, Michelle Christensen, Emery Polelonema, May Anderson, Roxanne Bobo, Daryl Friant.

27 28 6. Discussion Items-

- 29 a. Richfield's General Plan – Title 4: Community Design: Deputy Clerk Anderson went
30 through the community design portion of the general plan. In summary, he said the City
31 isn't onerous about the color one paints their house or what kind of fascia they put on it,
32 just that they do paint it and have fascia. One thing the City will likely see more of is
33 xeriscaping, which is not just gravel, but also rocks and native plants. Keeping the rural
34 nature of the City is also a key point in the community design. Some developers will do a
35 great and appealing job, while others will not bother landscaping and it will become an
36 issue.

37 Commissioner Breinholt said that's happened, and there is at least one recent
38 development where they didn't install the asphalt or landscaping and now it looks bad.

- 39 b. RM-11 Amendment proposal. Deputy Clerk Anderson said the issue came up as related to
40 the new RM-11 single home lot standards. Under the new standards, the minimum size
41 lot for a single-family home is 4,500 feet. The concern is that requiring at least 45 feet of
42 frontage may not be functional. The lot in question was shown to the commission. It is a
43 corner lot that was once approved for a three-plex, but that approval was six year ago and
44 has since expired. It doesn't fit the requirements of a variance. It is approximately 200-

1 feet shy of having enough land to fit the density requirements for a three-plex. However,
2 three single family homes could be placed on it, but not if the 45 feet of frontage
3 requirement remains in place due in part to the 20-foot set back required on the corner
4 lot. The proposal is to move from 45 feet to 40 feet. For a townhome only 35 feet is
5 required.

6 Commissioner Breinholt stated the setbacks, which are 30 feet on the front and 20 on the
7 side of the corner lot. It is a pretty small area.

8 Chairman Anderson asked if what two townhomes and a single-family home on the lot
9 would look like on the lot. That was not something that was originally considered, Deputy
10 Clerk Anderson said.

11 She said it would be preferable to have a twin home and a single-family home, which may
12 allow for a more meaningful floor plan.

13 Commissioner Terry asked how this would compare with a proposal from Tim Hunt, which
14 was also quite narrow.

15 Chairman Anderson said squeezing the homes so close together wouldn't address the
16 needs of the City. The unique homes would be nicer, rather than the cut and paste of the
17 same floorplan repeated three times in the same area.

18 Deputy Clerk Anderson said this proposal would be an amendment to the ordinance.

19 Commissioner Breinholt said 45 feet is already quite small, and he is not in favor of
20 reducing it. You can't park a four-wheeler trailer or other recreational vehicles or
21 equipment. Commissioner Friant agreed.

22 Katie Chapman, staff, said it does address a need for people who want smaller yards.

23 Commissioner Christensen said she feels there are lots of areas that address that, and she
24 is not in favor of changing the ordinance.

25 Chairman Anderson said she would rather be cautious than change the code based on
26 the wants of a single developer.

27 The commission looked at several parcels on the county parcel map.

- 28 c. Flag lot Amendments – Deputy Clerk Anderson said the Flag Lot Amendments need to be
29 noticed for a public hearing. They were not for this month, so the amendments will be
30 advertised for public hearing for next month. He also showed a presentation showing
31 some of the flag lots in town, and calculating the maximum building area for several lots
32 based on the 15 percent maximum primary building coverage.

33
34 7. Other business - Commissioner Breinholt asked about the Axiom condominium development.
35 Deputy Clerk Anderson said they have started moving dirt, but they still have to pay impact fees.
36 They entered into an agreement with the City that allows them a building permit before the
37 payment of impact fees. It is designed to be affordable housing, however, per square foot, it is
38 actually comparable or more expensive than units that are already on the market in the region.
39 Commissioner Bobo stated that the condominiums near her home have not sold well and are
40 mostly vacant still.

41 Commissioner Terry asked if they are trying to cluster homes for people of lower income in one
42 area. Deputy Clerk Anderson said in theory, these are not lower income rentals, just for those
43 who can't afford to purchase \$400,000 homes. The idea is that it provides a way for people to

1 build equity instead of pay rent, but capitalizing on the equity down the road may not be a sure
2 thing.
3 Commissioner Bobo asked if there would be fees attached to this like most condominiums. There
4 will be an HOA for the common areas. This would add to the cost of the condominiums.
5 Chairman Anderson asked about zoning requirements for a day care/play café. She said a lot of
6 the challenge for businesses is tied to people having access to affordable child care available.
7
8 Deputy Clerk Anderson showed the commissioner where information about impact fees is
9 located on the Richfield City website.
10

11 8. **Motion:** Adjourn the meeting , **Action:** Adjourn, **Moved by** Blaine Breinholt, **Seconded by** Daryl
12 Friant.

13 **Vote:** Motion carried by unanimous roll call vote (summary: Yes = 7) **Yes:** Blaine Breinholt, Ray
14 Terry, Michelle Christensen, Emery Polelonema, May Anderson, Roxanne Bobo, Daryl Friant.
15