

COUNTY OF SEVIER CITY OF RICHFIELD

At the Planning Commission

In and for said City

June 3, 2026

Minutes of the Planning Commission of Richfield City, Sevier County, Utah, on Wednesday,
June 3, 2026, at the Richfield City Center, Richfield, Utah, commences at 6:00 p.m.

Chairman Pro temp Blaine Breinholt presiding.

1. Roll Call
2. Public Hearings –
3. Conflict of Interest Declarations
4. Administrative actions
 - a. Ryan Shaddix to request a conditional use to relocate the Calvary Youth Refuge to the former Brown's Boots (C-1 Use in a Downtown Zone).
 - b. Consider approving a four-plex project to be located at 235 West 500 South.
 - c. Consider approving Evans Capital Holdings LLC to construct a facility for a landscaping business (a C-1 Use in a MD Manufacturing Zone).
- d. Consider recommending approval of RM-11 amendments
5. Minutes approval – May 13, 2026
6. Discussion Items -
 - a. Discuss proposed removal of fire suppression system requirement on flag lots Q and A with Fire Chief Dustin Anderson
 - b. Discuss amending the City's Master Transportation Plan to include an extension of 380 E and 1010 N.
7. Other Business
8. Adjournment.

1. Roll Call

Present: Michelle Christensen, Emery Polelonema, Blaine Breinholt, Ray Terry and Deputy Clerk David Anderson (not voting).

Excused: Wes Kirshner, May Anderson, Roxanne Bobo.

Also in attendance, Ryan Shaddix, Kim Anderson, Dustin Anderson, Rob Call, Katie Chapman, David Anderson.

2. Public Hearings – None

3. Conflict of Interest Declarations - None

4. Administrative actions

- a. Ryan Shaddix to request a conditional use to relocate the Calvary Youth Refuge to the former Brown's Boots (C-1 Use in a Downtown Zone). Ryan Shaddix addressed the commission and made the request to use the former Brown's Boots location for the Sevier Valley Refuge. He is purchasing the building from the Brown family. This is a lot like the boys' and girls' club. The program is a nonprofit organization. There are 12-15 kids each Friday night that can gather and help the kids stay out of trouble.

1 It will also be the youth portion of their church on Sundays serving 3rd-5th grade
2 aged kids classrooms.

3
4 Most youths that are going to be coming do not drive but there will be plenty of
5 parking for drop off and pick up in the east parking lot. There is a rear entrance to
6 the location as well for them to use and access the east parking lot. This will be
7 after business hours.

8 **Motion:** Ryan Shaddix to request a conditional use to relocate the Calvary Youth Refuge to the
9 former Brown's Boots (C-1 Use in a Downtown Zone).

10 **Action:** Approve, **Moved by** Emery Polelonema, **Seconded by** Ray Terry

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

12 **Yes:** Blaine Breinholt, Ray Terry, Michelle Christensen, Emery Polelonema.

13 **Excused:** May Anderson, Roxanne Waybrant, Wes Kirshner

- 14
15 b. Consider approving a four-plex project to be located at 235 West 500 South. City Engineer
16 Micklane Farmer and Zoning Administrator David Anderson have reviewed the plans and
17 confirmed they will follow all the proper setbacks etc. There is a power pole that will need
18 to be relocated. There will be individual garbage cans. They will be responsible for rolling
19 them out on Wednesday nights. The cans will sit in front of the unit or on the side of the
20 building.

21 **Motion:** Consider approving a four-plex project to be located at 235 West 500 South.

22 **Action:** Approve, **Moved by** Ray Terry, **Seconded by** Michelle Christensen.

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

24 **Yes:** Blaine Breinholt, Ray Terry, Michelle Christensen, Emery Polelonema.

25 **Excused:** May Anderson, Roxanne Waybrant, Wes Kirshner

- 26 c. Consider approving Evans Capital Holdings LLC to construct a facility for a landscaping
27 business (a C-1 Use in a MD Manufacturing Zone). Brent Evans with Everything Exterior
28 approached the council to get approval to build a new facility that will store equipment in
29 when not in use. The company offers landscaping, window and gutter cleaning services.
30 This new facility will be located north of Dogberry on Mulberry Lane. It will be a one acre
31 lot 160x56 building with nine garage door bays. There will be asphalt parking on the south
32 and gravel parking in the back. There will be a grass area that will serve as a retention
33 pond for water run off, used for training.

34
35 **Motion:** Approve Evans Capital Holdings LLC to construct a facility for a landscaping business (a
36 C-1 Use in a MD Manufacturing Zone), contingent on technical review.

37 **Action:** Approve, **Moved by** Emery Polelonema, **Seconded by** Michelle Christensen.

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

39 **Yes:** Blaine Breinholt, Ray Terry, Michelle Christensen, Emery Polelonema.

40 **Excused:** May Anderson, Roxanne Waybrant, Wes Kirshner

- d. Consider recommending approval of RM-11 amendments. Did remove some spacing requirements. But nothing else was changed from the last meeting in which this was recommended to the city council.

Motion: Recommend approval of RM-11 amendments.

Action: Approve, **Moved by** Ray Terry, **Seconded by** Emery Polelonema.

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

Yes: Blaine Breinholt, Ray Terry, Michelle Christensen, Emery Polelonema.

Excused: May Anderson, Roxanne Waybrant, Wes Kirshner

5. Minutes Approval

Motion: Minutes Approval, Action: Approve, **Moved by** Emery Polelonema, **Seconded by** Ray Terry.

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

Yes: Blaine Breinholt, Ray Terry, Michelle Christensen, Emery Polelonema.

Excused: May Anderson, Roxanne Waybrant, Wes Kirshner

6. Discussion Items -

a. Fire Suppression Removal

Chief Dustin Anderson addressed the council to discuss the reasons for fire suppression and the safety concerns if those are removed.

In the city code Section 16.12.050 section G. a flag lot, developed on the interior of a block shall have the minimum square footage required by the zoning district for a legal lot. The lot should have a 20ft access to a public street. Should have a paved driveway of asphalt or concrete and have a minimum width of 12 ft. Any dwelling inspected on a flag lot shall require the installation of a fire sprinkler system inspected by the city.

The concern with doing away with these fire suppression systems is access. Usually when the department is dispatched to a structure fire, it responds with a minimum of three trucks. Even if we can get one unit down to the structure we certainly cannot get all three as needed. They would then need to be parked on the street and we would have to drag hose and most likely would run out of hose length. This creates the risk of rescue safety between life or death and other structures coverage.

The lot that has brought this to our attention is up next to the golf course. The access to that would not be a concern because of the location and extra access in case of an emergency going onto the golf course property to properly fight a fire if one was to happen. However the one that was just built on Center St. right behind the old Nielson home is on a flag lot and a multifamily dwelling set back far from the street. This was not built with a fire suppression system and poses a huge threat if they are ever to have a structure fire happen.

1 Chief Anderson feels there needs to be some clarity added to our current city
2 code to avoid structures like these from happening in the future. As he looked at other
3 city codes he found a lot of them have a couple details in common. First that the flag
4 portion of the lot cannot be longer than 149 ft or a fire suppression is required. Second
5 that no multifamily dwellings can be built on flag lots.

6 Chief Anderson also expressed his frustration with if do make certain conditions
7 to our code who will be the enforcer to ensure they are followed. He understands there
8 are a lot of codes and feels Richfield City has grown to where it is too much for staff with
9 other responsibilities or him as a volunteer chief to enforce. He feels that the City needs
10 to have a part time position set aside solely for the purpose of code enforcement.

11 Zoning Administrator Anderson did speak with R6 about maybe having a fulltime
12 person they employ that would cover all six counties. Each county or town would fund a
13 portion of that salary and that person could have designated days for each city.

14 Zoning Administrator Anderson will look at other cities code so that we can make
15 adjustments to the code and be more specific.

16 **b. Amend City's Master Transportation Plan**

17 When the master transportation plan was drafted 20 years ago it showed 1170 North
18 was supposed to go west all the way to Main Street, according to Zoning Administrator
19 Anderson. Somewhere along the way in one of the revisions the extension on 380 East
20 got left out. It may have been because the remaining property off 380 East was in the
21 county and had not yet been annexed in. Some of that still is county property but will be
22 annexed in time. Now there is interest in developing to the north of where 380 East
23 terminates, and it's time to revisit the extension of 380 East to 1170 North to avoid that
24 property from becoming land locked. Water and Sewer are stubbed on 380 East.

25 Zoning Administrator Anderson will look into if a public hearing is required for this.

26 **7. Other Business – None**

27 **8. Adjourn the meeting**

28 **Motion:** Adjourn the meeting

29 **Action:** Adjourn, Moved by Emery Polelonema, **Seconded by** Michelle Christensen.

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

31 **Yes:** Blaine Breinholt, Ray Terry, Michelle Christensen, Emery Polelonema.

32 **Excused:** May Anderson, Roxanne Waybrant, Wes Kirshner