

THE STATE OF UTAH
COUNTY OF SEVIER
CITY OF RICHFIELD

At the City Council
In and For Said City
September 22, 2026

Minutes of the Richfield City Council meeting held on Tuesday,
September 22, 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.

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|----|-----------------------|-----|--------------------------------------|
| 1. | CALL TO ORDER | a. | PUBLIC HEARING ON WATER
ORDINANCE |
| 2. | OPENING REMARKS | b. | AIRPORT HANGAR LEASE |
| 3. | PLEDGE OF ALLEGIANCE | c. | PLANNING COMMISSION
REPORT |
| 4. | ROLL CALL | d. | CIB REPORT ON FIRE TRUCK |
| 5. | MINUTES APPROVED | 9. | OTHER BUSINESS |
| 6. | EXPENDITURES APPROVED | 10. | ADJOURNMENT |
| 7. | CONFLICT OF INTEREST | | |
| 8. | BUSINESS | | |

1. **CALL TO ORDER**

2. **OPENING REMARKS** – Offered by Kip Hansen

3. **PLEDGE OF ALLEGIANCE** – Led by Kevin Arrington

4. **ROLL CALL** - Kevin Arrington, Kip Hansen, Kendrick Thomas, Mayor Bryan Burrows (not voting), Rob Jenson (not voting), Michele Jolley (not voting). Brayden Gardner and Andrew Chappell are excused. Also, Michael Snow, Dustin Anderson, Adam Robinson, Trent Lloyd, Keith Mogan and David Anderson.

5. **MINUTES APPROVED** - Consider a motion to approve the minutes of the meeting held on August 25, 2026. Councilmember Hansen noted one correction where the word “unanimous” needed to be removed. **Motion:** Approve the minutes of the August 25, 2026, meeting with the noted correction. **Action:** Approve, Moved by Kip Hansen, Seconded by Kendrick Thomas. **Vote:** Motion carried by unanimous roll call vote (summary: Yes = 3),

Yes: Kevin Arrington, Kip Hansen, Kendrick Thomas. **Excused:** Brayden Gardner and Andrew Chappell.

6. **EXPENDITURES APPROVED** – Consider a motion to approve the warrants and cash disbursements for May and June 2026. **Motion:** Approve the warrants and cash disbursements for May and June 2026. **Action:** Approve, Moved by Kendrick Thomas, Seconded by Kevin Arrington. **Vote:** Motion carried by unanimous roll call vote (summary: Yes = 3),

Yes: Kevin Arrington, Kip Hansen, Kendrick Thomas. **Excused:** Brayden Gardner and Andrew Chappell.

7. **CONFLICT OF INTEREST** - No conflicts noted.

8. **BUSINESS**

a. Public hearing to receive comments on a proposed amendment to the water

1 ordinance addressing surplus water used outside city limits. Mayor Burrows opened the
2 hearing at approximately 7:06 p.m.

3 City Administrator Jolley explained there are 18 meters being used for agricultural
4 purposes, but this would only affect the ones that are outside of the City limits. There are
5 five accounts that have violated the proposed 25,000 gallon per month restriction from
6 2023 until now. One of the accounts has gone above the 25,000-gallon restriction 27
7 times. Another has done so 19 times. The others exceeded it by five times, two times and
8 one time, respectively.

9 Councilmember Arrington asked if this means the top one had a three-year period of 2
10 million gallons. Administrator Jolley confirmed that is the case.

11 Councilmember Thomas asked what the primary use of this water is. The use is primarily
12 agricultural. Councilmember Hansen said stock watering can add up to a lot of usage – a
13 milk cow can drink up to 100 gallons of water to produce a gallon of milk. A mother cow
14 with a calf drinks a lot of water.

15 According to the information provided, there are four users who could face
16 disconnection, Councilmember Thomas clarified.

17 The proposal would have users pay 160 percent of the base rate for the first 10,000
18 gallons, which Mayor Burrows asked what that would be. The base fee is \$21, so that total
19 would be approximately \$33.60, according to Administrator Jolley. It would go up from
20 there based on usage. The percentage was chosen as the base rate is subject to change,
21 and if the ordinance was a dollar amount, it would have to be amended with any changes
22 in the base rate.

23 Mayor Burrows said that some of the rationale is the people who use the agriculture tap
24 lines don't live in town, and as such don't pay property taxes that contribute to the
25 upkeep and maintenance of the water system. He said a large portion of the users do live
26 in town. Mayor Burrows read the following from the proposed ordinance: *Water users*
27 *outside of the City limits do not pay taxes to the City and residents of the City bear an*
28 *additional burden for City services that Water users outside the City do not, including taxes*
29 *for City personnel, infrastructure and services, including emergency services for the City's*
30 *Culinary, drinking water System.* He said that someone could claim that's not true if they
31 live in town.

32 Councilmember Hansen said they could have the word "some" and still portray that
33 sentiment.

34 Administrator Jolley said the water is being provided to property outside of the City, so
35 those particular properties are not paying the City property taxes for maintenance of that
36 line.

37 Councilmember Thomas suggested that the statement could be modified to specify that
38 the properties are not paying the tax.

39 Councilmember Hansen said the purpose of this is to provide stock watering. If someone
40 is utilizing this for the purpose other than that, including connecting a home, that is an
41 insult to the people who live in town and pay for full services. There should be no flexibility
42 in that regard, either annex in, or have no access for other uses.

43 Mayor Burrows said he doesn't like the non-resident part of the agreement and worries
44 it may be a catch. Perhaps something like non-residential connections. Councilmember
45 Hansen suggested using the language "non-municipal connections," to clarify the intent.

46 Councilmember Thomas asked how much additional revenue this would generate.

47 Administrator Jolley stated that has not been an analysis to see how much would be

1 generated over and above. The thought process is they have water connections outside
2 of City limits, which is forbidden by ordinance. This is a way to govern that exception. It's
3 also creating a situation where the water is not being used for its highest and best use,
4 which is residential connections. It is also the most expensive form of water the City
5 produces.

6 Councilmember Thomas asked if five people get disconnected, if that is OK or is it just the
7 consequence of violating the agreement?

8 Administrator Jolley said this is a way to ensure they can still get water, but that it's not
9 being used excessively.

10 Councilmember Hansen suggested non-residents don't have the same obligations, just
11 add that SOME water users are not under the same obligations as those who live in the
12 City.

13 Mayor Burrows read the following from the proposed ordinance: *The City Council*
14 *authorizes and directs City staff to disconnect users of surplus water outside of the City*
15 *limits for agriculture, stock or other purposes that are not primarily for domestic dwellings*
16 *for human habitation in excess of 25,000 in a month. More than one infraction in excess*
17 *of 25,000 of such water may be justification to disconnect water and not allow*
18 *reconnection.* He asked if that means each disconnect would have to be run through the
19 council first, or if it would be administrative.

20 Administrator Jolley said it would be a staff decision. Councilmember Hansen stated that
21 it should be handled administratively rather than creating a political football each time it
22 happens.

23 Mayor Burrows closed the hearing at approximately 7:18 p.m.

24
25 b. Consider approving a ground lease agreement at the Airport for Kelly Crane to
26 construct an 80x80 hangar.

27 Mayor Burrows asked Airport Manager Adam Robinson if there are any potential
28 problems with approving the lease. Robinson said there is not.

29 **Motion:** Approve a ground lease agreement at the Airport for Kelly Crane to construct an
30 80x80 hangar. **Action:** Approve, Moved by Kevin Arrington, Seconded by Kip Hansen.

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

32 **Yes:** Kevin Arrington, Kip Hansen, Kendrick Thomas. **Excused:** Brayden Gardner and
33 Andrew Chappell.

34
35 c. Planning Commission Report. Zoning Administrator David Anderson provided the
36 Planning Commission report. He noted the agenda was light for September's meeting.
37 The first item was a conditional use permit for Keldon Anderson to operate a mail
38 fulfillment operation out of his home at 677 West 300 North. The plan is for the packages
39 to be prepared at the home, but driven to the post office or parcel delivery service so
40 there shouldn't be an impact on traffic. The commission approved the conditional use.

41 Councilmember Arrington asked if they planned on making the product at the home. They
42 do not, it is only an order fulfillment business.

43 Next Tyson Thompson requested a conditional use to move his business, Dad's Garage,
44 to a new location at 342 N 500 East. This location already has a steel building for him to
45 use, and he is planning on buying three parcels. His plan is to fence off the parcels at the
46 appropriate setbacks so he can park vehicles awaiting repair or pickup in a way that is
47 hidden from the public view. Currently he is located at the east end of Center Street and

1 is in need more space. The request was approved.

2 Corey Winkle requested approval of the Cove View Acres Subdivision Phase II. This was
3 also given approval, contingent on the design meeting all City specs and engineering
4 requirements. One of the primary concerns was drainage as the layout provided to the
5 Planning Commission did not have a drainage retention area called out. The Planning
6 Commission wants to make sure the drainage is installed in the first part of what is
7 proposed.

8 The Planning Commission also reviewed a portion of the General Plan concerning
9 community design. It also heard a proposal to modify the required frontage for single
10 family homes in the RM-11 zone from 45 to 40 feet. The Planning Commission declined
11 to pursue this change as it was narrowing the lots too much, and that it had just modified
12 the RM-11 standards, so members of the commission were not enthusiastic about
13 changing it again so soon. The Commission has also integrated a change suggested by the
14 City Council into its proposed amendments to flag lot requirements. The suggested
15 change was to make the maximum building size proportionate to the lot rather than a
16 single square-foot number. Now it is based on the percentage of the flag lot to determine
17 the maximum size.

18 Mayor Burrows asked about the Axiom development off of 500 West, which seems to
19 have started.

20 Zoning Administrator Anderson said they can move dirt, but they cannot get an
21 encroachment permit or have any access to City services until the impact fee is paid as
22 per the agreement the council approved.

23 Administrator Jolley asked if they have a building permit.

24 The agreement was put in place so they could get the building permit prior to paying the
25 impact fees, so they likely do have the permit, but are still obligated to pay the impact
26 fees, Zoning Administrator Anderson said. The developers did request an invoice for the
27 impact fees, which he provided. Anderson provided three options – a 2-inch, 3-inch or 4-
28 inch connection. They will likely go with the 2-inch connection, which is what each
29 building at Sandstone runs off of.

30 CIB Report on funding for a new fire truck.

31 Fire Chief Dustin Anderson reported on the Utah Permanent Community Impact Fund
32 Board meeting hosted Sept. 3. He attended with Rob Jenson and Kelly Crane. The
33 financing for the new truck as applied for would include \$300,000 from Richfield City and
34 \$300,000 from Sevier County, with the CIB granting \$600,000. Chief Anderson said they
35 contacted some of the board members beforehand, along with County Commissioner
36 Greg Jensen. The CIB board spent the first portion of the meeting talking about how it
37 needed to tighten up what it is doing due to revenue levels. Right off the top, four of the
38 applicants were not allowed to present due to the fact that the CIB had about half of what
39 was needed for the requests that day. Chief Anderson said he felt like they would make
40 Richfield City take a loan instead of a grant.

41 During the presentation, Chief Anderson was able to discuss the wildfires the area has
42 experienced, as well as the need it has for equipment to help respond not only in Richfield
43 but in other communities and counties. The CIB approved the \$600,000 grant. The next
44 step is to attend the funding meeting on Oct. 1. It's still three and a half years to get the
45 truck built, but once the CIB funding is in place they can place the order.

46 Mayor Burrows asked if the City is paying half.

47 Chief Anderson stated they would pay upfront, which locks the price in. Trucks have

1 increased in price by 100 percent in the past 10 years. It also saves some \$80,000 by
2 paying upfront.

3 Mayor Burrows said the manufacturer stands to make some interest on the purchase
4 price by paying up front. Chief Anderson agreed, and said that's probably why they are
5 giving the \$80,000 in savings to the City.
6

7 **9. OTHER BUSINESS**

8 Police Chief Lloyd presented stats from the Diesel in the Mountain event. This is the third year
9 the event has been hosted. Overall, the help given by organizers was invaluable. The event
10 appeared to be far bigger than it was last year, and it created approximately the same number
11 of incidents for the City police. Chief Lloyd said that is a win for the event and the community to
12 see it grow significantly, but not see the problems increase.

13 The organizer produced a video, which helped curtail the problems. The City also put into
14 temporary speed bumps, which seemed to cut down the complaints of speeding. This year there
15 were only two complaints of speeding, but officers were in the area and didn't see anything.
16 Likely the trucks were loud and people just assumed they were going fast when maybe they
17 weren't.

18 This year they were provided a couple of areas to hang out, which kept a lot of the people
19 involved with the event off Main Street. One challenge this year was more businesses
20 complained. Last year there was just one complaint at Uhaul. This year there were three
21 complaints from Walmart, three from Snow College, Ogden's Carpet, Burger King and the owner
22 of the site where the Knight's Inn was located also complained. It had empty bottles of alcohol
23 and other refuse that was cleaned up. The city spent some \$5,347 in overtime wages.

24 Councilmember Thomas asked what the event is about, and what they do.

25 Chief Lloyd said it is a cool event put on by Industrial Injection designed to let people show off
26 their trucks. It was a great show, which organizers did a good job producing. There are tractor
27 pulls, dyno tests and other events included in it. There were approximately 340 participants. The
28 event has almost outgrown the Fairgrounds.

29 Mayor Burrows said he saw his first \$80,000 engine at the event this year.

30 The first year they were caught off guard. The next year they had help come in, but this year he
31 just had the entire department work during the event.

32 This year's event generated about the same number of stops for Richfield City's police
33 department. He said they had the ability to speak directly with the announcers at the event,
34 which helped solve a lot of the problems. Parking will become a larger issue as the event grows.

35 Mayor Burrows said this year they met with the organizers several times through the year to help
36 work with the City. He said the morning after the event, the fairgrounds were cleaned of garbage.

37 The organizers put on an awesome event and did an awesome job. It's a big deal that brings in a
38 lot of revenue. Food trucks at the event also did very well.

39 Chief Lloyd said the main issue moving forward will be the growth of it. He said many took
40 advantage of the places set aside for them to hang out Saturday night, which helped a lot. It was
41 east of the fairgrounds, as well as the dirt area north of Flying J.

42 Councilmember Hansen said the event is impressive. Even with the cost of diesel, it created a
43 huge influx.

44 Mayor Burrows said it's an event that Richfield City would like to see continue. He expressed
45 appreciation for the police department's efforts to keep it safe. He said the county commissioners
46 also spoke positively of it. Lloyd said he would like to see some more support from the county in
47 the future.

1
2 Financial Director Rob Jenson reminded the council that the contract with White's Sanitation is
3 based on fuel prices. If fuel prices go over \$6 a gallon, the contract may need to be renegotiated.
4 It is something to keep in mind.

5
6 Councilmember Arrington reminded the council there are still seats available for the Snow
7 College scholarship banquet.
8

9 Councilmember Hansen said he, Mayor Burrows and Administrator Jolley met with the library to
10 discuss the status of the building. The front of the building is starting to separate from the rest of
11 the building.

12 Administrator Jolley said she met with Davenport, the only company that would come to this
13 area. There are two bid options, \$82,000 and \$67,000. The difference is the number of piers that
14 they use to secure the building. The stem walls on the sides of the front stair appear to be
15 contributing to the problem. The idea is to put piers on the front of the building and remove
16 those stem walls. The proposal will be ready to discuss at the next meeting.

17 There is also a ribbon cutting Thursday at noon for the expansion of the Washburn Building at
18 Snow College.

19 The quality of the pool's deck was not sufficient, so portions of it are being torn out and replaced
20 to ensure an end product that will work. One of the concerns is that if they pull out concrete and
21 replace it, it may result in different colors. They are going to try a couple of different treatments
22 they can use to address the issues. That is contributing to the delay of the pool's completion.

23 The office area and locker-room areas are progressing well, as are the restrooms, glasswork and
24 tile work. Mayor Burrows said the pool is in the final stretch, but it's more important to make
25 sure it's done right rather than fast. No project goes perfectly.

26 Jolley said this is something that has taken a long time, so it can't be something that is not of high
27 quality. It's important to get the best quality product for the community.
28

29 Another issue that has cropped up is an increase in people using golf carts, Administrator Jolley
30 said. As per state law, their use isn't prescribed by ordinance, they are not allowed on public
31 streets. There have been reports of children driving them to school, including the middle school.
32

33 **10. ADJOURNMENT Motion:** Adjourn the meeting. **Action:** Adjourn, Moved by Kendrick
34 Thomas, Seconded by Kevin Arrington. **Vote:** Motion carried by unanimous roll call vote
35 (summary: Yes = 3),

36 **Yes:** Kevin Arrington, Kip Hansen, Kendrick Thomas. **Excused:** Brayden Gardner and
37 Andrew Chappell.
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