



THE STATE OF UTAH
COUNTY OF SEVIER
CITY OF RICHFIELD

At the City Council
In and For Said City
June 13, 2023

Minutes of the Richfield City Council meeting held on Tuesday, June 13, 2023,
At 7:00 pm in the Council Chambers of the Richfield City office building located
at 75 East Center, Richfield, Utah. Mayor Bryan L. Burrows presiding.

1. OPENING REMARKS
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. OATH OF OFFICE
5. APPOINTMENTS
6. MINUTES
7. EXPENDITURES
8. PUBLIC HEARING – TENTATIVE BUDGET
9. Dog issue not discussed
10. ORDINANCE 2023-10 – REZONE 1130 SOUTH COVE VIEW RD
11. LOT SPLIT FOR BLUE INVESTING GROUP APPROVED
12. LOT LINE ADJUSTMENT FOR THE R&R SUBDIVISION APPROVED
13. BID AWARDED FOR THE BUSINESS PARK PROJECT
14. RIGHT-OF-WAY WORK FOR THE BIKE PATH TO MOVE FORWARD
15. AIRPORT GROUND LEASE AGREEMENT APPROVED
16. BID AWARDED FOR AN AIRPORT TAXI LANE
17. ANNEXATION RESOLUTION 2023-5 APPROVED
18. BUDGET FOR FISCAL YEAR 2023-2024 DISCUSSED
19. ARCHERY RANGE DISCUSSED
20. OTHER BUSINESS
21. EXECUTIVE SESSION
22. RECONVENE & ADJOURN

1. OPENING REMARKS were offered by Councilmember Street.
2. PLEDGE OF ALLEGIANCE was led by Councilmember Gardner.
3. ROLL CALL. **Present:** Bryan Burrows, Brayden Gardner, Elaine Street, Tanner Thompson, Michele Jolley, Tyson Hansen. **Excused:** Kip Hansen, Kendrick Thomas.

1 4. OATH OF OFFICE. Erin Thompson introduced the Youth City Council Mayor
2 for 2023/24, Shelby Sorensen. Ms. Sorensen introduced the Youth City Council.
3 Liesel Steel, Kianna Byers, Hadley Terry, Carter Chappell, Peyton Byars, Lila
4 Moriarty, Elizabeth Call, Chole Jones
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7 5. APPOINTMENTS. Dave Anderson as zoning administrator. Wayne Cowley
8 pc **Motion:** Appoint David Anderson as Zoning Administrator and Wayne Cowley
9 to serve on the Planning Commission to fill the unexpired term of Kendrick
10 Thomas, **Action:** Approved, **Moved by** Brayden Gardner, **Seconded by** Tanner
11 Thompson. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 3).
12 **Yes:** Brayden Gardner, Elaine Street, Tanner Thompson. **Excused:** Kendrick
13 Thomas, Kip Hansen.
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16 6. MINUTES APPROVED. The Council reviewed April 25, 2023, meeting
17 minutes. **Motion:** Approve April 25, 2023, meeting minutes, **Action:** Approved,
18 **Moved by** Elaine Street, **Seconded by** Tanner Thompson. **Vote:** Motion carried
19 by unanimous roll call vote (**summary:** Yes = 3). **Yes:** Brayden Gardner, Elaine
20 Street, Tanner Thompson. **Excused:** Kendrick Thomas, Kip Hansen.
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23 7. EXPENDITURES APPROVED. The Council reviewed the May 2023 Warrant
24 Register. **Motion:** Approve the May 2023 Warrant Register, **Action:** Approved,
25 **Moved by** Tanner Thompson, **Seconded by** Brayden Gardner. **Vote:** Motion
26 carried by unanimous roll call vote (**summary:** Yes = 3). **Yes:** Brayden Gardner,
27 Elaine Street, Tanner Thompson. **Excused:** Kendrick Thomas, Kip Hansen.
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30 8. PUBLIC HEARING – TENTATIVE BUDGET. Mayor Burrows opened a public
31 hearing at 7:04 pm to receive comments on the tentative fiscal year 2023-2024
32 budget. Hearing no comments, Mayor Burrows closed the hearing at 7:05 pm.
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35 9. Melinda Greenwood was ill and unable to attend the meeting to discuss
36 the issues with dogs and hobby kennels in her neighborhood.
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39 10. ORDINANCE 2023-10 – REZONE 1130 SOUTH COVE VIEW RD. The Council
40 reviewed an ordinance to rezone the property at 1180 South Cove View Road
41 from RM-11 (multi-family residential) to RM-24 (high-density multi-family
42 residential). **Motion:** Adopt Ordinance 2023-10 rezoning the property at 1180
43 South Cove View Road from RM-11 (multi-family residential) to RM-24 (high-
44 density multi-family residential), **Action:** Approved, **Moved by** Brayden Gardner,
45 **Seconded by** Elaine Street. **Vote:** Motion carried by unanimous roll call vote

1 (summary: Yes = 3). **Yes:** Brayden Gardner, Elaine Street, Tanner Thompson.
2 **Excused:** Kendrick Thomas, Kip Hansen.

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5 11. LOT SPLIT FOR BLUE INVESTING GROUP APPROVED. Ryan Savage and Brad
6 Garfield were present to discuss the lot split. Mr. Savage noted that the property
7 needed to meet the zoning for the existing structure shown on the plat. They do
8 not have a plan for the remaining property. Mr. Savage said that may they
9 would build a duplex or a triplex. It would not be possible to get much more in
10 there than that, but it will clean up a weed patch. Mr. Garfield indicated that he
11 has a potential sale for the back part of the property. **Motion:** Approve a lot split
12 for Blue Investing Group, **Action:** Approved, **Moved by** Elaine Street, **Seconded**
13 **by** Brayden Gardner. **Vote:** Motion carried by unanimous roll call vote
14 (summary: Yes = 3). **Yes:** Brayden Gardner, Elaine Street, Tanner Thompson.
15 **Excused:** Kendrick Thomas, Kip Hansen.

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18 12. LOT LINE ADJUSTMENT FOR THE R&R SUBDIVISION APPROVED. The Council
19 reviewed a plat showing a lot line adjustment for the R&R Subdivision. The plat
20 shows that the lot lines for Lot 4 shift slightly to the north. **Motion:** Approve lot line
21 adjustment for the R&R Subdivision, **Action:** Approved, **Moved by** Brayden
22 Gardner, **Seconded by** Tanner Thompson. **Vote:** Motion carried by unanimous
23 roll call vote (summary: Yes = 3). **Yes:** Brayden Gardner, Elaine Street, Tanner
24 Thompson. **Excused:** Kendrick Thomas, Kip Hansen.

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27 13. BID AWARDED FOR THE BUSINESS PARK PROJECT. Mr. Farmer discussed the
28 four bids that we received for this project. Staker Parsons, Sunroc, Harward &
29 Rees, and Rasmussen Excavation. Rasmussen came in with the low bid at \$2.274
30 million, with Staker Parsons \$60,000 higher. That is a little less than the estimate of
31 \$2.497 million. The plan is to start in July with a completion date of November 15
32 for the whole project. **Motion:** Award the bid to Rasmussen Excavation with a
33 bid of \$2.274 million, **Action:** Approved, **Moved by** Tanner Thompson, **Seconded**
34 **by** Elaine Street. **Vote:** Motion carried by unanimous roll call vote (summary: Yes
35 = 3). **Yes:** Brayden Gardner, Elaine Street, Tanner Thompson. **Excused:** Kendrick
36 Thomas, Kip Hansen.

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39 14. RIGHT-OF-WAY WORK FOR THE BIKE PATH TO MOVE FORWARD. Mr. Farmer
40 explained that when this was last discussed, the Council had asked him to find
41 out what right of way was needed and then come back and let the Council
42 know before they proceeded. He noted that we need to start working with the
43 private property owners. He began with KFC, noting that he questions whether
44 we should widen this out or tie it in and leave it at 6 feet. He had originally
45 anticipated widening that out 2 feet so that it would be an 8-foot path, but

1 constructing that is going to be an issue because there will only be a 2-foot strip
2 of concrete that was not poured with the original 6 feet of concrete that are
3 there. That means we will have to rip it out, which he does not want to do
4 because it is new concrete. He does not think that it will make a lot of
5 difference. Some utilities are there, so if we widen it, it would be budding next to
6 the light pole. That is a concern of people catching their handlebar on that light
7 pole.

8
9 The property owned by MKG Hospitality probably has the biggest effect on the
10 whole project. We would keep the road wide most of the way along their
11 property as you head north. Then we would jog it to tie into the existing sidewalk
12 further north. A fence runs along the Hatch property, so we would jog the road
13 so it would match up with that sidewalk. If we jog it, we would not have to
14 acquire any right of way from the MKG, but we would need a permanent
15 easement. They would get a curb, gutter, and sidewalk in front of their property.

16
17 There are .002 acres that we need an easement across on the Gerland
18 property, and on the Abraham property, we need .048 acres of an easement.
19 Mayor Burrows spoke with Chad Lloyd from the School District today. The school
20 district has suggested the need to widen the road to allow for a turn lane so that
21 a turn lane will be installed if they build a school on that property. Mr. Farmers
22 stated that we would widen the road along their property's frontage. The school
23 district will need to give the City about 15 feet of its property. Mr. Lloyd
24 suggested they would give the right of way if the City would put in the road, so
25 that will be a later discussion we will need to have. Mayor Burrows asked how
26 that would affect the drainage ditch. We may have to move that as well.

27
28 Mr. Farmer spoke with the right of way person for UDOT today and said that
29 many of these projects are taking up to a year for the right of way process
30 through UDOT. He would highly recommend that we get this done now rather
31 than waiting. He is going to extend the easement further to make sure that we
32 are in the clear. Once you hit the right-of-way process, you have to go through
33 it. It is not an option. The hope is that by doing this, we would not have to touch
34 the right-of-way process in design.

35
36 At the last meeting, Mr. Farmer said the cost of doing the right-of-way work
37 would be about \$6,000. They are at \$5,000 now, and he would ask the Council
38 to set an additional budget of \$4,000 because he does not know if the property
39 owners will be difficult. **Motion:** Approve moving forward with Jones and DeMille
40 doing the right-of-way work for the bike path project with another \$4,000
41 allotted to complete this work, **Action:** Approved, **Moved by** Elaine Street,
42 **Seconded by** Brayden Gardner. **Vote:** Motion carried by unanimous roll call vote
43 (**summary:** Yes = 3). **Yes:** Brayden Gardner, Elaine Street, Tanner Thompson.
44 **Excused:** Kendrick Thomas, Kip Hansen.

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2 15. AIRPORT GROUND LEASE AGREEMENT APPROVED. The Council reviewed a
3 Ground Lease Agreement for Chad Cook and Mitch Dickinson to construct a
4 hanger on the Airport's northwest side. **Motion:** Approve an Airport Ground
5 Lease Agreement with Chad Cook and Mitch Dickinson, **Action:** Approved,
6 **Moved by** Tanner Thompson, **Seconded by** Brayden Gardner. **Vote:** Motion
7 carried by unanimous roll call vote (**summary:** Yes = 3). **Yes:** Brayden Gardner,
8 Elaine Street, Tanner Thompson. **Excused:** Kendrick Thomas, Kip Hansen.
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11 16. BID AWARDED FOR AN AIRPORT TAXI LANE. The Council reviewed two bids
12 for installing a taxi lane on the east side of the Airport. One bid from Rasmussen
13 Excavation was \$55,670, and the other from Hales Sand and Gravel was \$64,200.
14 **Motion:** Approve the bid from Rasmussen Excavation to complete the taxi lane
15 at the Airport, **Action:** Approved, **Moved by** Brayden Gardner, **Seconded by**
16 Elaine Street. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes =
17 3). **Yes:** Brayden Gardner, Elaine Street, Tanner Thompson. **Excused:** Kendrick
18 Thomas, Kip Hansen.
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21 17. ANNEXATION RESOLUTION 2023-5 APPROVED. The Council reviewed a
22 resolution to accept the annexation petition filed by Mandy and Brock Hansen.
23 It was noted that the Ivies, who own the property to the west of this property,
24 wanted the Hansens to know that they could not use the private lane to access
25 their property. They will have access from 2630 South. **Motion:** Adopt Resolution
26 2023-5 accepting the annexation petition filed by Brock and Mandy Hansen for
27 property located at approximately 2630 South 325 West, **Action:** Approved,
28 **Moved by** Brayden Gardner, **Seconded by** Tanner Thompson. **Vote:** Motion
29 carried by unanimous roll call vote (**summary:** Yes = 3). **Yes:** Brayden Gardner,
30 Elaine Street, Tanner Thompson. **Excused:** Kendrick Thomas, Kip Hansen.
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33 18. TENTATIVE BUDGET FOR FISCAL YEAR 2023-2024 AND TAX ADJUSTMENT
34 APPROVED. Mr. Hansen discussed the changes that were made at the last
35 meeting. He stated that we were able to move the funds from the fund balance
36 to meet our match requirements for projects in the upcoming fiscal year. The
37 Council reviewed the amount or real estimated value within the city limits for the
38 year we are in now. The current tax rate is .001673. Our tax value went up
39 significantly. We can only collect the same amount of money next year that we
40 collected this year if we do nothing. Our rate will drop to .001386. If we wanted
41 to increase the revenue by \$100,000, the property tax rate would be .001508,
42 which is still below the current rate. If we wanted to collect \$200,000, the tax rate
43 would be .001630, and if we wanted to increase the amount to \$300,000, the
44 rate would be .001752. A home valued at \$416,131 would pay an additional
45 \$17.97 annually. **Motion:** Approve the changes to the tentative budget and

1 move forward with truth in taxation, **Action:** Approved, **Moved by** Elaine Street,
2 **Seconded by** Tanner Thompson. **Vote:** Motion carried by unanimous roll call
3 vote (**summary:** Yes = 3). **Yes:** Brayden Gardner, Elaine Street, Tanner Thompson.
4 **Excused:** Kendrick Thomas, Kip Hansen.

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6 Councilmember Hansen noted that we talked about the water and sewer funds
7 and how they are not as healthy as they should be. He showed the Council a
8 chart showing the water revenue collected for this year and three years prior.
9 Our revenue in these funds is not keeping up with our expenses. We do need to
10 increase the water and sewer rates. He gave the Council some projections
11 based on increased base rates. Raising the monthly base rate on water by \$1.50
12 would generate at least \$51,000 more. That would probably be the minimum
13 that we could get away with.

14
15 The sewer rate would need to increase by \$2, generating at least \$5,000 more
16 annually. Plus, we have another built-in increase of \$1 going into effect on
17 January 1, 2024.

18
19 Councilmember Thompson asked which fund would have the greatest need.
20 Mr. Hansen said the sewer. We did not bring in enough money to cover our
21 operating expenses. Councilmember Gardner asked if this would cover the
22 shortfall. Mr. Hansen said that we could still be short. He felt he would have a
23 better idea for the first meeting in July.

24
25
26 19. ARCHERY RANGE DISCUSSED. Councilmember Gardner discussed the
27 archery range. In 2011, Nathan Woolsey constructed the range for an Eagle
28 Scout project. In 2018, the range was pretty much redone by Jorgensens and
29 some other sportsmen. They took what Nathan had done, removed the old, and
30 brought in all new targets. There are 16 shooting lanes with 2 or 3 targets at the
31 bottom. It is a 1.1-mile walk. The targets are in relatively good shape with a
32 lifespan of 6 years on the target, and he thought they were at year six right now.
33 They have been wrapping the targets every year with plastic bags. Jorgensens
34 has funded all of it.

35
36 As for maintenance funding, he suggested replacing a target every year or two
37 targets every year. They are about \$1,000 a target, so if we want to keep this
38 going, that would be an idea. If they continue to be maintained like they are,
39 there are probably another 5 to 7 years on the targets. Just counting the holes in
40 the targets, you can see that it gets used more than we think.

41 The Division of Wildlife approved the cleanup of it in conjunction with the rifle
42 range, so we will have some dedicated hunters clean up the garbage. The
43 course is marked with some orange and green stakes with caps.

44 Councilmember Gardner stated that if there were anything that should be done
45 now, it would be to buy new caps and spray paint them so that you can identify

1 where to walk. The sign of the course is the wrong course, so we could have
2 someone create a new sign and possibly do a QR code. If there were a way to
3 do an app, that would be cool.

4
5 The Council would like to spend \$2,000 a year on maintaining the archery
6 course.

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9 20. CHANGES TO THE CITY'S DENTAL REIMBURSEMENT PLAN APPROVED. The
10 Council considered a proposal to increase the dental reimbursement plan from
11 \$1,000 per person with a \$3,000 max per family; to \$1,500 per person and \$4,500
12 per family. The reimbursement amount for orthodontics would remain at \$2,000
13 maximum per person. It was mentioned that this program had not had an
14 increase since it was put in place. **Motion:** Approve an increase to the dental
15 reimbursement program to \$1,500 per person and \$4,500 per family per year,
16 **Action:** Approved, **Moved by** Tanner Thompson, **Seconded by** Elaine Street.
17 **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 3). **Yes:**
18 Brayden Gardner, Elaine Street, Tanner Thompson. **Excused:** Kendrick Thomas,
19 Kip Hansen.

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22 21. OTHER BUSINESS. Councilmember Thompson asked what was happening
23 with the Ville 647. The Planning Commission Chair could not come and report,
24 but the architect and engineer for Mr. Warburton attended the meeting to
25 discuss plans to rebuild the Ville 647. They are considering building 36 units; they
26 plan half to be income based, and the rest will not. They will have one-bedroom
27 and two-bedroom units.

28
29 Councilmember Street reported that people have asked that the City put a stop
30 sign on the corner of 100 West and 500 North. Chief Lloyd will look at this.
31 Councilmember Thompson has heard the same complaint about Center Street.

32
33 Mayor Burrows reported that he was on the west mountain over the weekend
34 and noticed many people camping there. He thinks it is cleaner there than it
35 has been with less trash.

36
37 He talked with Carson DeMille about the City property at the bottom of the hill
38 where the old water tank was. There is a lot of illegal dumping on that property,
39 and he wondered if we were to clean that up and allow some camping. If we
40 make it a little more accessible and encourage camping, that might stop the
41 illegal dumping there. Mr. DeMille suggested putting a donation box there,
42 thinking it would raise a little money too. People are camping in there now
43 anyway. Mayor Burrows thought that If we had it lined out a little bit and
44 blocked the road behind the hill, it would eliminate some of the problems there.

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2 22. EXECUTIVE SESSION. At 8:50 pm, **Motion:** Adjourn to convene an executive
3 session to discuss the purchase of property, **Action:** Adjourned, **Moved by**
4 Brayden Gardner, **Seconded by** Tanner Thompson. **Moved by** Tanner Thompson,
5 **Seconded by** Brayden Gardner. **Vote:** Motion carried by unanimous roll call vote
6 (**summary:** Yes = 3). **Yes:** Brayden Gardner, Elaine Street, Tanner Thompson.
7 **Excused:** Kendrick Thomas, Kip Hansen.
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10 23. RECONVENE & ADJOURN. At 9:08 pm, **Motion:** reconvene and adjourn,
11 **Action:** Reconvened and adjourned. **Moved by** Brayden Gardner, **Seconded by**
12 Tanner Thompson. **Vote:** Motion carried by unanimous roll call vote (**summary:**
13 Yes = 3). **Yes:** Brayden Gardner, Elaine Street, Tanner Thompson. **Excused:**
14 Kendrick Thomas, Kip Hansen.

PASSED and APPROVED this 27th day of June 2023.

Recorder