

1 meetings held on August 3 and August 10, 2021 , **Action:** Approved, **Moved by**
2 Kip Hansen, **Seconded by** Kathy Christensen **Vote:** Motion carried by unanimous
3 roll call vote (**summary:** Yes = 5). **Yes:** Bryan Burrows, Connie Nielson, Kathy
4 Christensen, Kip Hansen, Todd Gleave.

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7 5. EXPENDITURES. The Council reviewed the warrants for August 2021.
8 Councilmember Hansen asked about the shotgun that was purchased from
9 Jorgensen's Power Sports. Mr. Hansen stated that it was purchased by the
10 police department. Councilmember Hansen was glad that we purchased this
11 from a local vendor. Councilmember Christensen asked about the football
12 jerseys and she wondered why we did not purchase them locally? YBA Shirts is a
13 vendor on the State Contract and we use who they have listed. Erin Thompson
14 was not sure why we did not purchase them locally. She indicated that if there
15 is someone local who can do this we will look at that next time. **Motion:** Approve
16 the warrants for August 2021 , **Action:** Approved, **Moved by** Kathy Christensen,
17 **Seconded by** Bryan Burrows. **Vote:** Motion carried by unanimous roll call vote
18 (**summary:** Yes = 5). **Yes:** Bryan Burrows, Connie Nielson, Kathy Christensen, Kip
19 Hansen, Todd Gleave.

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22 6. MURAL ON THE WATER TANK DISCUSSED. The Youth City Council would like
23 to change the image of Richfield and help by having something that people will
24 post on social media to make Richfield more enticing to visit. Hannah Steele,
25 Liesel Steele, Gabi Bruse discussed a proposal to put a mural on the City's water
26 tank.

27
28 Hannah Steele noted that there are so many activities that draw people to and
29 around the water tank. Some of those include hiking, running, bike trails, the
30 archery course, RHS senior sunset, and sunrise, and it is a great lookout spot for
31 our valley. They proposed painting a mural on the water tank. They feel that by
32 doing this it would invite people to visit. They think it will also boost pride in the
33 community. They want to highlight local landscape and heritage. Mr. Mogan
34 was contacted and he indicated that he would be in favor of this.

35
36 They reached out to some professional artists that specialize in murals. Liesel
37 Steele presented some artists that they have reached out to.

38
39 Gabi Bruse talked about Billy Hensler who has 20 years of experience in painting
40 murals. since they want to highlight some of the things Richfield has to offer,
41 they thought about mountain bike trails, ATV trails, hiking, and horse-riding trails
42 and they want to highlight the City's new logo and name, the heart of Utah's

1 trail country.

2

3 Hannah Steele said the Youth City Council has already thought of ways they
4 could raise money. They thought about applying for grants through the Utah
5 Arts Alliance and they thought there could be others. They thought about
6 asking for sponsors from local businesses. The Youth City Council could hold
7 some fundraisers for it. They would ask the City and County to donate and they
8 could use a website, GoFundMe they could use to help generate money for the
9 mural.

10

11 As to the design, the cost could be around \$2,500 and they are still working with
12 the artists to come up with a price for this. The paint is very expensive.

13

14 Councilmember Christensen talked about a show on HGTV, Hometown
15 Takeover, and how they go through and redo the town. They did a mural that
16 was along the whole side of a building and they had all of the art students from
17 the high school help paint the mural.

18

19 Councilmember Nielson asked if they were planning on painting all around the
20 tank or just doing one on the side. It stated that they have discussed putting a
21 mural on the front and the logos on the back for the businesses that donate to
22 the project.

23

24 Mayor Ogden thought that the general idea is wonderful. He was a little
25 concerned about vandalism and he wondered if there were cameras there.
26 Mr. Mogan stated that we are getting cameras installed there.

27

28 Councilmember Christensen thought it would be great, but she would like to see
29 someone local design it.

30

31 It was suggested that they should come up with some designs and present them
32 to the Council. Tanner Thompson deals with designing every day and stated
33 that he has some graphic artists that he could get to help design this for them at
34 a minimal cost.

35

36 Councilmember Nielson felt that we should move ahead and let them keep
37 exploring their options. She thinks this is a great idea. Councilmember
38 Christensen also thought it was a good idea.

39

40 Mayor Ogden noted that we recently had a community clean-up project and
41 he thanked those who participated because it was a wonderful project. There
42 was a lot of trash and large items picked up around the tank and that whole

1 area need to be improved and this would be the start of making it special. He
2 thinks this is a wonderful idea and he told the Youth City Council not to lose
3 traction. Any great idea always has detractors, but it makes the idea greater if
4 you push through and do not give up.

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8 7. PLANNING COMMISSION REPORT. Greg Bean reported on the meetings
9 held on September 1 and September 13, 2021. On September 1st, there was a
10 public hearing for a zone change for a property on 500 West between 700 and
11 800 South. This is for an apartment complex that would have 5 and 8 units. They
12 wanted to have the density so that they could do what they wanted to. They
13 recommended that it be approved.

14

15 The transportation plan was discussed because of a request to change to
16 designation of 100 West from a major collector to a minor collector, which
17 would reduce the width of the road. There will be a housing development
18 along the street so they approved recommending the Council change this.

19

20 There were 2 conditional use permits requested. One for a home occupation
21 permit for daycare and one for an Air B and B. Neither were present, so the
22 matters were tabled.

23

24 The internal accessory dwelling units were discussed and they recommended
25 approval.

26

27 An Annexation request at 1300 South and 550 West. This is a small strip of land
28 next to a larger parcel in the City that has already been rezoned for RM-24.

29

30 The Planning Commission reviewed the parking requirements for RM-11 and RM-
31 24. They concluded that 2 parking spaces per unit should be required
32 regardless of the size of the units. They felt that there should not be a smaller
33 requirement than that.

34

35 Regulations for short-term rental properties were discussed. They met with the
36 City Attorney, Eric Johnson, and the list that the Planning Commission was
37 considering had some provisions that were not legal. The Planning Commission
38 wanted to limit the number of short-term rentals to 5% of the number of dwelling
39 units in three areas defined by them. Mr. Johnson told them that they had to
40 have something to base this on because you cannot just pick a figure arbitrarily.
41 They should base their recommendations on studies of other communities. They
42 are pursuing this because they felt that it was something that should be

1 addressed before it gets out of hand.

2

3 They were going to discuss the use of the old church on 300 East that the owner
4 wants to use as a dance studio, banquets, and receptions but it is not zoned for
5 that. There is not a provision in the Code to provide a conditional use for this.
6 They are looking at some options. They will have a public hearing on this.

7

8 They discussed having dog kennels and allowing boarding in them in
9 commercial areas. They are currently allowed only in industrial areas. Many
10 dog groomers have expressed a desire to be able to board pets.
11 The Planning Commission is looking at using the general commercial zone to
12 allow these opportunities because they felt that there will be more and more of
13 a demand for it. They will hold a public hearing on this as well.

14

15 They held a special meeting to approve an ordinance for internal accessory
16 dwelling units. Councilmember Burrows asked about the language that says
17 they cannot be rented. He wondered if this was only a mother-in-law's house
18 where it had to be in the house. Mr. Bean stated that it could be, but we do
19 have an accessory dwelling unit ordinance that allows for separate units in
20 certain areas. This is meant to provide housing for individuals. The owner has to
21 occupy the home and then they could rent out an accessory dwelling unit to
22 someone else.

23

24 Councilmember Nielson asked if we could consider lot size in this ordinance. Mr.
25 Bean stated that there is a lot size requirement of more than 6,000 square feet. It
26 cannot be sold separately and you cannot rent the house out and have an
27 accessory dwelling unit in the same structure.

28

29 The last item the Planning Commission discussed was that we have several
30 operations right now where the extended stay is being allowed in motels
31 contrary to our code and without a license in a couple of cases. We are going
32 to look at this ordinance because they support amending it to define hotels and
33 motels better and to put some teeth into the ordinance.

34

35 Councilmember Nielson thought that extended stay has to have kitchens
36 facilities in the rooms. The Council is also going to be looking at this.

37

38

39 8. PUBLIC HEARING ON INTERNAL ACCESSORY DWELLING UNITS (IADU).
40 Mayor Ogden opened a public hearing at 7:49 p.m. to receive comments to an
41 amendment to the Zoning Code allowing internal accessory dwelling units
42 (IADU) and set requirements and conditions for them. Councilmember Hansen

1 thought we should require a second receptacle for garbage if they had an
2 IADU. There was also a discussion about charging for 2 sewers, one for each
3 unit. The water would be metered, so it would calculate the water used for both
4 dwellings. Mayor Ogden closed the hearing at 7:55 p.m.
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6

7 9. AMENDED PLAT FOR THE RICHFIELD BUSINESS PARK APPROVED. The
8 Council had agreed to sell a portion of Lot 10 in the Business Park to an
9 individual because they only want to purchase 1.5 acres and not the full 2.5
10 acres. The plat for the amendment also has a proposed right-of-way to the
11 south. The road or right-of-way is where the sewer line is as well. Councilmember
12 Burrows did not think that we could utilize the property on the southeast
13 because of the well. We have source protection for that well **Motion:** Approve
14 the amended plat for the Richfield Business Park and the proposed right-of-way
15 to the south, **Action:** Approved, **Moved by** Kip Hansen, **Seconded by** Kathy
16 Christensen. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5).
17 **Yes:** Bryan Burrows, Connie Nielson, Kathy Christensen, Kip Hansen, Todd Gleave.
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20 10. APPLICATION FOR MATCHING GRANT FUNDS FROM STATE ARPA
21 APPROVED. Mr. Mogan stated that we have put together a project to replace
22 water lines with the City's ARPA funds.
23

24 Mr. Hansen explained that we received half of the funds in August and will
25 receive the second half of August of next year and it will be a total of \$933,000
26 from the American Rescue Plan Act. It is very restrictive as to what the funds
27 can be used for, but water and sewer projects are very safe to use the funds for.
28 The State also received ARPA funds and they have set aside 50 million dollars to
29 be used as matching funds to help communities in the State make their funds go
30 further. The application deadline is September 15, 2021. We have applied for a
31 grant to help pay for half of the VFD for the deep shop well that we have
32 already approved and ordered. So, we are hoping to get \$42,000 from the
33 State for this.
34

35 We are keeping \$75,000 out for contingency. The proposal is to put all of the
36 remaining funds (\$890,000) for a match from the State to help fund a
37 2.2-million-dollar water line replacement project.
38

39 Mr. Mogan stated that the lines to be replaced include 4-inch lines, but the lines
40 proposed for replacement are the lines in the areas where we have the most
41 problems. Most of these lines are led joints, cast iron pipes, or small galvanized
42 pipes. We have a couple of lines that are 2-inch galvanized lines, but the

1 majority are 4-inch led joint lines. Mr. Mogan stated that 180 services would be
2 replaced in this project along with setters, boxes, valves, hydrants, etc.

3
4 Councilmember Burrows stated that this is a serious issue because the fire
5 protection in these areas is not adequate.

6
7 Councilmember Christensen stated that it would be a shame if someone's
8 house burned down in the areas where the water lines were not adequate to
9 provide enough water to the fire hydrants to put the fire out.

10
11 Councilmember Hansen noted that this could affect insurance ratings and a
12 whole lot of other things that enter into this.

13
14 Councilmember Burrows wanted to know if the costs discussed would include
15 the patch for the roads as well. Mr. Mogan stated that it would and noted that
16 a lot of the lines are located in the dirt shoulders. We will have asphalt patching
17 in the intersections and the crossings. We plan to use flowable fill to try and
18 mitigate the settling of the trenches.

19
20 Mr. DeMille stated that one of the areas is on a road that the City is planning to
21 redo in the next couple of years so it makes sense to get this done before that.

22
23 Tanner Thompson asked what things were eligible for these funds. Mr. Hansen
24 stated that water, sewer, and broadband were the main ones.

25
26 Jeana Ogden stated that better broadband would allow us to host more events
27 at the SVC, depending on the internet speed. She reported that when the State
28 Republican Party looked at the SVC to host their convention, we did not have
29 broadband capacity.

30
31 **Motion:** Approve the use of ARPA funds and an application to the State for
32 matching funds to complete a water line replacement project using the City's
33 ARPA funds, **Action:** Approved, **Moved by** Bryan Burrows, **Seconded by** Kathy
34 Christensen. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5).
35 **Yes:** Bryan Burrows, Connie Nielson, Kathy Christensen, Kip Hansen, Todd Gleave.

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38 11. PROPERTY MAINTENANCE PROGRAM DISCUSSED. Mayor Ogden stated
39 that he has been frustrated about how people take care of their property
40 especially rentals. He sees people just driving up on the lawn and they stop
41 taking care of the lawn and then the weeds grow up. He has discussed this with
42 Charles Billingsley who told him that in Salina it is simpler because the property

1 owners are just sited and that is because they have their own Justice of the
2 Peace. It is cumbersome for us to get anything done and get it done in a
3 month. Mayor Ogden wondered if there is not some way to make the landlord
4 responsible for the property. The rentals that never get cleaned up are a drag
5 on the look on the neighborhood and then consequently our City. He is hoping
6 that there is some way to make the landlord responsible, but we need a
7 smoother process.

8
9 Chief Lloyd talked and he stated that Salina's ordinance is better because it has
10 more teeth in it. The staff will look at some ordinances and discuss this more.
11 Brent Davis talked to Carson DeMille over the weekend and he told Carson that
12 he misses how much pride Richfield takes in the community and our
13 appearance.

14
15 Councilmember Burrows thinks that we should look into some incentives for
16 water conservation too. Councilmember Hansen has had some people
17 approach him about when the City is going to offer some incentives to take
18 mow strips out. Councilmember Burrows felt if people are going to go to
19 xeriscape they should be some type of an incentive. Councilmember Nielson
20 does not think that they should be given an incentive because they will get a
21 break on their water costs. Councilmember Hansen stated that the mow strips
22 sometimes cause degradation of the asphalt along with those areas if people
23 do not set their sprinklers right. Sure, we are dinging them for the water, but we
24 are paying for it too because it is damaging our streets. He does not think that
25 we should spend tens of thousands of dollars on incentives, but he thinks we
26 ought to look at some kind of an incentive to encourage people to remove the
27 mow strips. It would be a one-time rebate.

28
29
30 12. PROPOSAL TO AMEND THE ZONING ORDINANCE TO DEFINE MOTEL/ HOTEL
31 AND EXTENDED STAY REQUIREMENTS AND CONDITIONS DISCUSSED. The Council
32 discussed problems we are having with the motels because they are renting
33 most, if not all, of their rooms for short-term rentals and the problems that are
34 creating. Chief Lloyd explained that we have met with the City Attorney and
35 County Attorney to determine how we can fix this problem now and into the
36 future. The first step is to better define what a motel is. Most of the motels in
37 town are in commercial zones that do not allow for apartments. We wanted this
38 on the agenda to inform the Council and let them know that the staff is working
39 on this. We have had some discussions with the City Attorney about what we
40 wanted the fix to be, but we have not come to a consensus yet.

41
42 Councilmember Christensen noted that she thought we had two motels that are

1 the problem. We have 6 motels that are operating like this. Chief Lloyd stated
2 that we are actively working with the tools that we have to fix the problem.

3
4 Councilmember Hansen stated that this is just the tip of the iceberg of the
5 bigger problem. There is a need that our community is not serving. Those
6 people who are using that as a place to live are opposed to living behind a
7 dumpster or in a car. We do not have adequate, other options. We are looking
8 at this thing and we can boot them out of here, but that problem is going to
9 pop up somewhere else because they still have to live somewhere.

10
11 Councilmember Burrows understood that we are importing them. It is not just
12 people from here that are living in those places.

13
14 Councilmember Gleave wondered if, as Councilmember Hansen said, are we
15 just going to push this problem somewhere else in the City, and if the reason
16 these businesses are still open is because this is the only way they can run the
17 business. Chief Lloyd stated that it may be and that is a discussion for later and
18 he is not opposed to it. The problem is that we have business owners now that
19 are doing whatever they want and not following any of the rules, including
20 business licensing, zoning, or anything. If they would just go through the process,
21 he would be good with that. Right now, it is just a free for. He stated that we
22 do not put anybody in hotels. We do not have any money for that and we do
23 not bus anybody out of here.

24
25 Mayor Ogden noted that when we have events like the Jamboree, they will see
26 this and go there expecting a motel and they are going to get just what one of
27 the reviews stated.

28
29 We are not opposed to this and we are looking at allowing 25% of their buildings
30 to be used for this type of housing. It also felt that these people who are renting
31 these rooms are being taken advantage of. The motels that are built
32 specifically for extended stay provide more of a suite with a kitchenette. They
33 have an average size fridge, a cooktop, a microwave, and a sink other than the
34 one in the bathroom. Right now, they are providing a small fridge, a
35 microwave, and a hotplate. According to the building official, a hotplate
36 would be illegal in some of those motel rooms.

37
38 We currently do not have enough rooms available when there are larger events
39 that come to town. If we allow a majority of these rooms to be turned into
40 apartments, what happens to our tourism dollars. It is also on Main Street, is that
41 where we want them to be.

1
2 13. MEMORANDUM OF UNDERSTANDING WITH SEVIER COUNTY AND SEVIER
3 SCHOOL DISTRICT APPROVED. Malcolm Nash explained that this has come to
4 light due to a financial incentive for a company to locate here and because of
5 the experience the County had with the School District with the solar farm. The
6 company doing that development requested a financial incentive to get that
7 project here and bring the benefits during the construction phase and
8 afterward. The County and the School District agreed to provide that financial
9 incentive. This is an economic development tool that has been used for
10 decades. Salina City has its area set up and so the that comes back is used to
11 develop the roads and improvements in their industrial park.

12
13 This document was drafted to outline a process that three entities could use
14 whenever a request comes in to use this financial incentive. The School District
15 has concern because they are the largest user of property tax revenue which is
16 the major part of their funding, and the County is the second-largest user. The
17 County has the perspective of being cautious allowing part of the property tax
18 revenue to be peeled away from the normal process and used to help offset
19 the cost of development.

20
21 This document also describes the process the three entities would go through to
22 review an application. Each entity would appoint an official and a staff person
23 to get together and review the application and use a template or a model that
24 would help evaluate the project. Those six individuals would meet, score the
25 project and determine if the project is something that the agencies want to
26 participate in. Since we would be using public tax dollars for a project for some
27 time and a specific percentage amount, each of the entities would have an
28 opinion as to how this would affect their agency and if the project makes sense.
29 They would be able to identify what it would provide to our community.

30
31 This process would help us be a little more sophisticated on how these projects
32 are reviewed and understood. It is not binding. The School Board reviewed this
33 document last week and they are comfortable with it and so are the
34 Commissioners.

35
36 **Motion:** Approve a Memorandum of Understanding with Sevier County and the
37 School District establishing a process to fund projects through the Community
38 Reinvestment Agency, **Action:** Approved, **Moved by** Bryan Burrows, **Seconded**
39 **by** Connie Nielson. **Vote:** Motion carried by unanimous roll call vote (**summary:**
40 Yes = 5). **Yes:** Bryan Burrows, Connie Nielson, Kathy Christensen, Kip Hansen,
41 Todd Gleave.

1
2 14. OTHER BUSINESS. Mr. Hansen stated that the staff has discussed the City's
3 property up by the sawdust pits and they are all in favor of not dumping
4 anything there anymore. We would need to haul tree limbs, concrete, and
5 asphalt to the dump instead of dumping them there. Mr. Hansen talked with
6 the department heads and they could all use a dump trailer. It would be easier
7 to haul things to the dump with a dump trailer over a dump truck because of
8 the way the gate works on a dump truck so we cannot get tree limbs and other
9 debris out very easily.

10
11 Councilmember Christensen stated that people think this is a dumpsite because
12 the City dumps stuff there.

13
14 Councilmember Burrows owns one of these and they are not as great as
15 everyone thinks they are. Mr. Hansen was asked the cost and he indicated it
16 would be approximately \$13,000 and we could use the excess from the
17 insurance payment on the backhoe to purchase it.

18
19 Councilmember Christensen mentioned that for an eagle scout project several
20 years, lilac trees were planted around where the old stage use to be. We have
21 the Angle of Hope memorial there now. She noted that there is a big gap
22 where the stage used to be and it would be nice to fill that in with lilac trees this
23 next spring.

24
25 Richfield Revitalization Roadmap is moving forward. Ben Levenger with DT
26 Redevelopment will be here to meet with community leaders and residents and
27 to finalize a survey that they have conducted about the revitalization of Main
28 Street. He has set aside some time on Tuesday morning, September 21 to discuss
29 things with the City Council and Planning Commission. A public input meeting
30 will be held Monday at 6:00 p.m. here at the City office.

31
32 InfoWest is putting internet at the City Park on the stage and they are planning
33 to just leave it there. In the past, they have had requests for it and they have
34 hooked it up and taken it down several times, so this time they would like to just
35 leave it there. They are asking the City for permission to put up a sign showing
36 that there is a hotspot there. It will show that it is provided by InfoWest.

37
38
39 15. EXECUTIVE SESSION. At 8:51 p.m., **Motion:** Adjourn to convene an
40 executive session to discuss the character, professional competence, or physical
41 or mental health of an individual(s), **Action:** Adjourned. **Moved by** Kip Hansen,
42 **Seconded by** Kathy Christensen. **Vote:** Motion carried by unanimous roll call

1 vote (**summary:** Yes = 5). **Yes:** Bryan Burrows, Connie Nielson, Kathy Christensen,
2 Kip Hansen, Todd Gleave.

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4

5 16. RECONVENE & ADJOURN. At 9:40 p.m., **Motion:** Reconvene and adjourn,
6 **Action:** Adjourn, **Moved by** Kathy Christensen, **Seconded by** Kip Hansen.

PASSED and APPROVED this 10th day of October, 2021.

Recorder

DRAFT