

ORDINANCE NO. 2022-22

AN ORDINANCE ADOPTING A WATER CONSERVATION PLAN.

PREAMBLE

WHEREAS, the Utah State Legislature passed a Water Conservation Plan Act, (§73-10-32, Utah Code Annotated) to address the rapid growth occurring throughout the State of Utah; and

WHEREAS, Richfield City operates a culinary water system; and

WHEREAS, the City Council understands the pressing need to use water more efficiently to allow for future sustained growth of the community; NOW, THEREFORE;

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF RICHFIELD, SEVIER COUNTY, STATE OF UTAH:

**Section 1. Preamble.** The recitals in the Preamble are enacted to be deemed a part of this Ordinance and are hereby declared to express the intent hereof.

**Section 2. Establishment of a Water Conservation Plan.** There hereby is established and approved, a Water Conservation Plan for Richfield City as defined and included in Subsection 73-10-32, Utah Code Annotated, as amended.

**Section 3. Effective Date.** This Ordinance shall become effective upon posting of a Summary on the Public Meeting Notice website [www.pmn.utah.gov](http://www.pmn.utah.gov), the City's website [www.richfieldcity.com](http://www.richfieldcity.com) and in 4 public places.

PASSED AND APPROVED this 26<sup>th</sup> day of July 2022.

CITY OF RICHFIELD

By Bryan L. Burrows  
Bryan L. Burrows, Mayor

ATTEST:

Michele H. Jolley  
Michele H. Jolley, City Recorder

(SEAL)

Councilmember Brayden Gardner  
Councilmember Todd Gleave  
Councilmember Kip Hansen  
Councilmember Elaine Street  
Councilmember Tanner Thompson

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**RICHFIELD CITY**



## WATER CONSERVATION PLAN - 2022



July 13, 2022

Project #: 2201-004

Prepared by:



**Jones & DeMille  
Engineering**

[www.jonesanddemille.com](http://www.jonesanddemille.com)  
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## 1. INTRODUCTION

Utah set a statewide water conservation goal from 2000 to 2025 of 25%. Statewide programs have been utilized to achieve water use reduction goals. Recently, the Division of Water Resources (DWR) has established regional conservation goals that reflect local conditions including climate, population, and water use category. Utah's Regional Municipal and Industrial Water Conservation Goal for Sevier County is 321 gallons per capita per day (gpcd), a 20% reduction from 2015. Richfield City has adopted this regional goal, and in 2021 the city's water use was 314 gpcd.

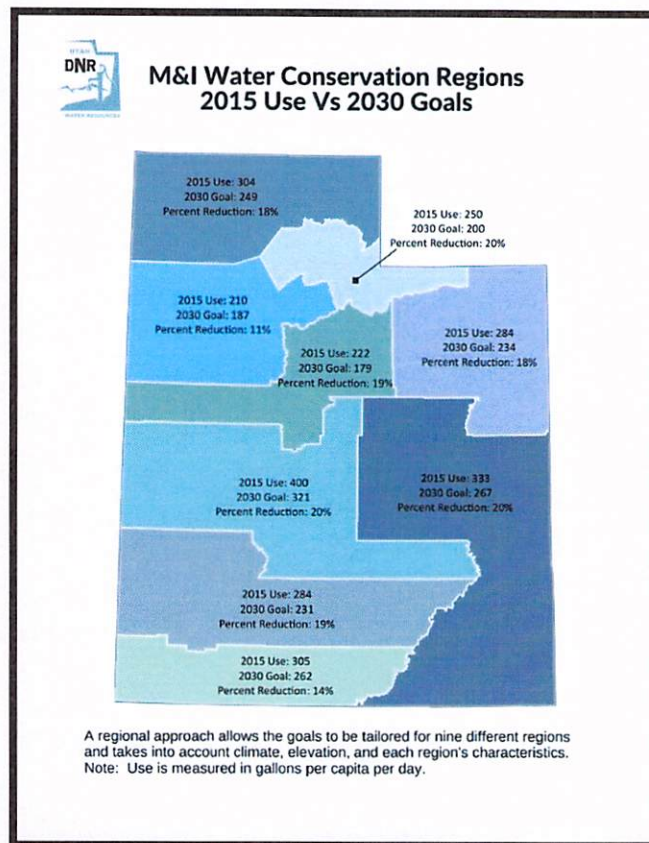


Figure 1 - Regional Water Conservation Goals

Providing an adequate supply of culinary water to users is paramount for Richfield City and its residents. Water conservation practices are vital in ensuring the City's ability to provide water to users of the system while also maintaining high water quality. This Water Conservation Plan is being implemented to ensure that current and future water demands may be provided for.

The Richfield City 2022 Water Conservation Plan has been prepared to comply with the Utah Water Conservation Plan Act of 1998 amended in 2004 with House Bill 71 Section 73-10-32. The act requires water conservancy districts and water retailers to file a water conservation plan with the Utah Board of Water Resources and ensure that it is updated every five years. This update outlines Richfield City's current water conservation efforts and presents current conservation goals.



## 2. WATER USE

### 2.1. IRRIGATION

Irrigation use in Richfield is primarily associated with the golf course. Most residential properties use culinary water for irrigation purposes. The total number of irrigated acres is shown in Table 1. Irrigation water is unmetered and data on sources goes back to 2016.

Table 1 - Irrigated Acreage by Year

Year	Acres
2021	170
2020	170
2019	170
2018	170
2017	170
2016	150

The annual irrigated acreage has been constant for the previous five years, an increase or decrease in the annual irrigated acreage is not anticipated. Richfield received irrigation water from the Golf Course Well, Richfield Canal and Sevier Valley Canal. The water produced from each source, dating back to 2017, is displayed in Figure 2.

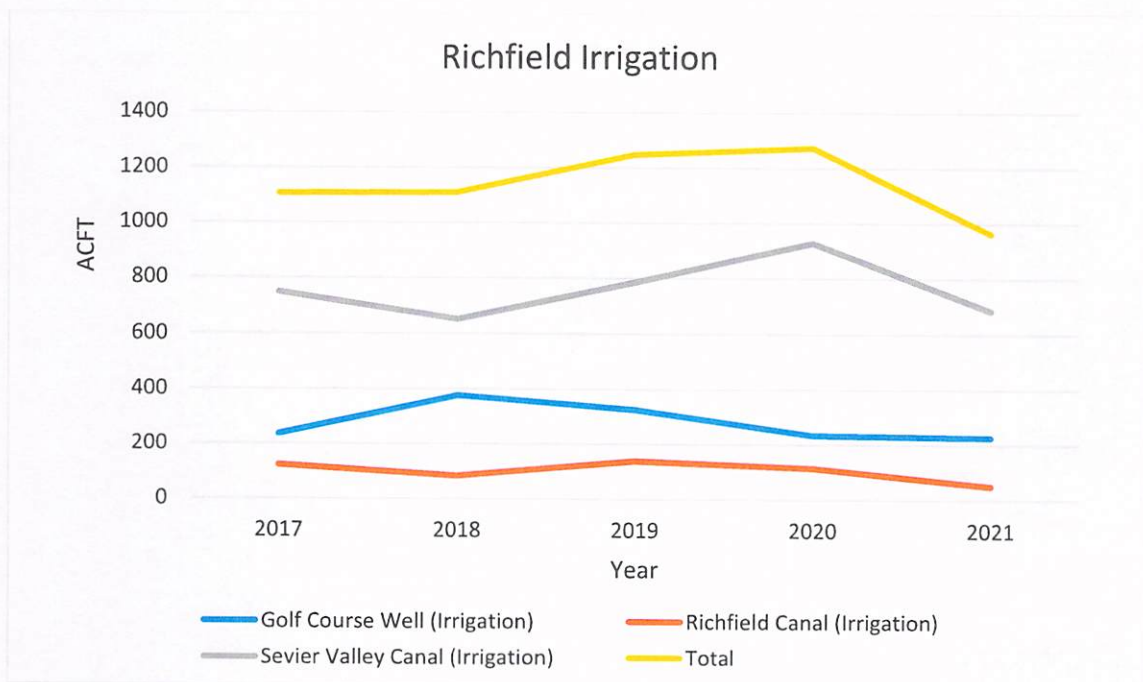


Figure 2 - Irrigation Draw From Sources

The Sevier Valley Canal produces the bulk of the irrigation water followed by the Golf Course Well and the Richfield Canal.

## 2.2. CULINARY USE

The City reports water usage each year to the Division of Water Rights, see Table 2. Water users are not supplied with a secondary water source and therefore the usage amounts in Table 2 show indoor and outdoor water usage.

Table 2 - Water Usage

Year	Population	Residential Use ACFT	Commercial Use ACFT	Industrial Use ACFT	Institutional Use ACFT	Secondary Use ACFT	Total Use ACFT	From Sources ACFT
2021	8,360	1,426	395	0	377	0	2,198	2,938
2020	8,525	1,707	362	0	457	0	2,526	3,385
2019	8,390	1,399	392	0	305	0	2,095	2,659
2018	7,950	1,496	402	0	324	0	2,222	2,923
2017	7,920	1,406	415	0	354	0	2,175	2,774
2016	7,600	1,416	386	0	274	0	2,076	2,993
2015	7,860	1,362	372	0	220	0	1,953	2,906
2014	7,555	1,415	387	0	204	206	2,213	2,670
2013	7,551	1,345	363	0	552	172	2,432	2,747
2012	7,551	1,499	415	0	284	104	2,302	2,675

As of 2021, total metered usage is up from 2015. Population has increased 6.4% While metered Usage is up 12.5%. To better understand water usage, it is useful to calculate the demand on a capita basis which is displayed in Figure 3 as Gallons per Capita Per Day gpcd, It is differentiated to include metered use as well as system water loss.



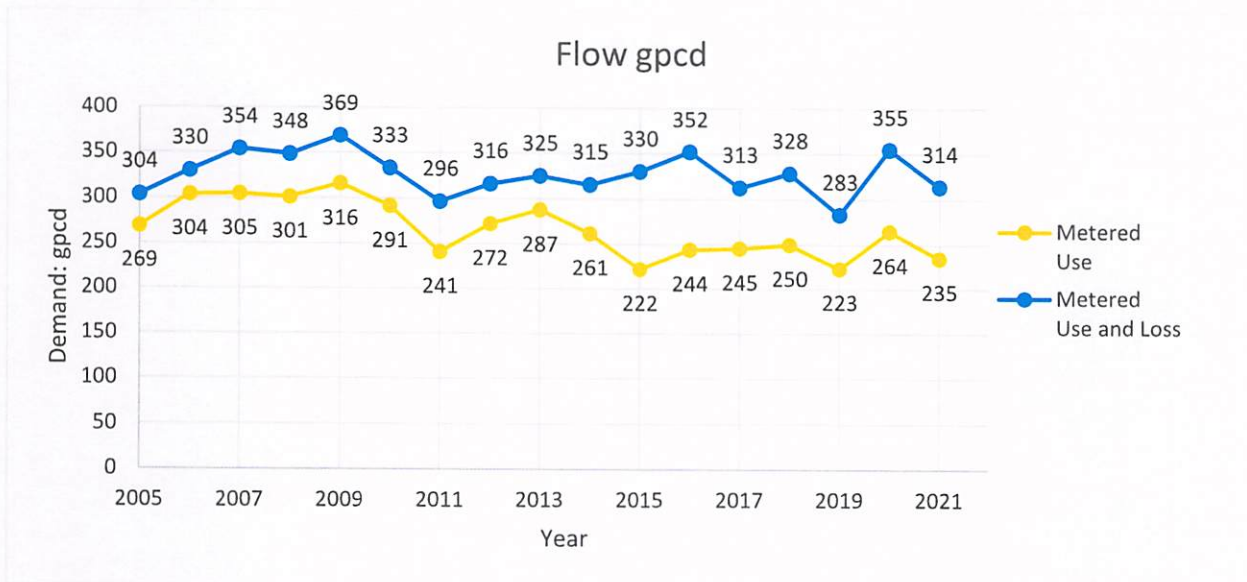


Figure 3 - Water Usage Per Capita Per Day

Based on water usage from 2012 to 2021, the average water metered usage per capita per day is approximately 250 gallons or about 0.624 acre-feet per ERC per year. When system water loss is factored in, water usage is 323 gpcd during the same period. Total water usage per capita is 314 gpcd in 2021, which is down from 330 gpcd in 2015. Since 2015, the city has hit the region's water conservation goal most years.

### 3. SYSTEM PROFILE

#### 3.1. SERVICE AREA

Richfield City provides culinary water to customers within its service area, which includes residences and business within and near the City boundaries. Richfield is located in western Sevier County, Utah. The City is located along the I-70 corridor. The City's service area can be seen on Exhibit 1 in Appendix A. Annual precipitation for Richfield averages about 8.12 inches/yr.<sup>1</sup>

#### 3.2. POPULATION PROJECTION

Growth projections were obtained from census data and population projects provided by the Kem Gardner Institute<sup>2</sup>. The Institute analyzes and produces population projections for the Utah State Legislature and Office of the Governor.

<sup>1</sup> <https://wrcc.dri.edu/cgi-bin/cliMAIN.pl?utrich>

<sup>2</sup> <https://gardner.utah.edu/demographics/population-projections/>



Richfield has experienced steady growth from 1980 to 2020. The City population is anticipated to grow at the same rate as Sevier County. The annual growth rate is variable and will vary between 0.3 and 1.1% over the next 40 years. By 2060, The City's population is projected to grow to approximately 8,995, Figure 4.

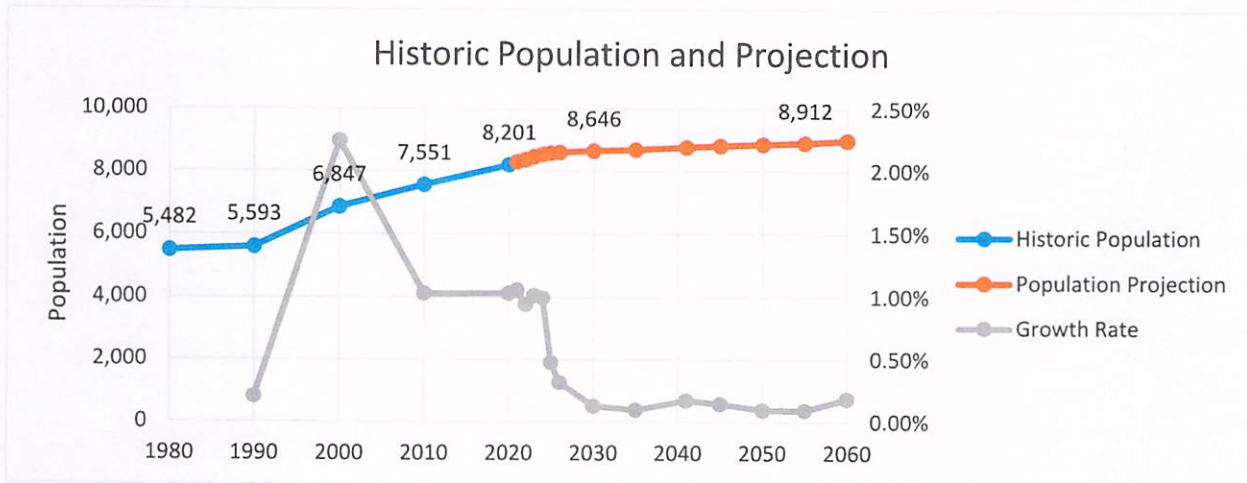


Figure 4 -- Population Projection

### 3.3. WATER CONNECTIONS

Water connections are categorized as residential, commercial, industrial, and institutional. Table 3 below displays the current connections, as of 2021, to the system and a 20-year projection of connections.

Table 3 -Connections

Connection Type	2021	2041
Residential	2,464	2,609
Commercial	368	390
Industrial	0	0
Institutional	98	104

Most of Richfield's water connections are residential, followed by commercial, and institutional connections, there were no industrial connections as of 2021.

### 3.4. ERC PROJECTIONS

To project future water demands, it was assumed that the system ERCs would grow at the same rate as the population. This assumes that the residential, institutional, and commercial connections would grow proportional to population growth. Figure 5 shows the projected number of ERCs through 2060.

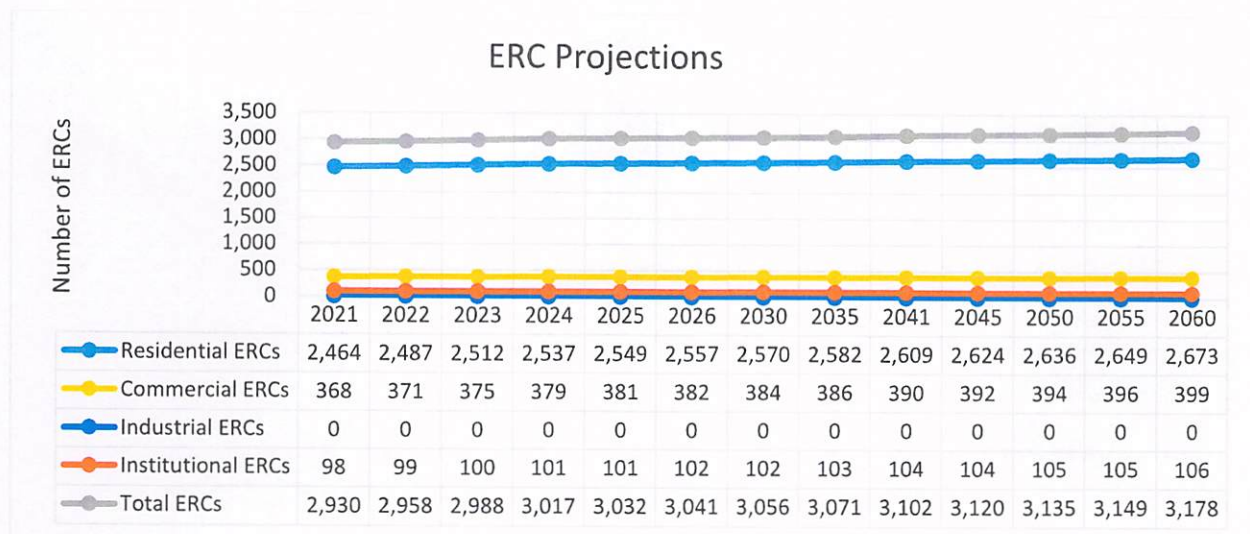


Figure 5 - Projected ERC Growth

### 3.5. CURRENT WATER SUPPLY

#### 3.5.1. EXISTING WATER RIGHT CAPACITY

Water for Richfield City comes from Richfield Spring (WS001) the spring water is supplemented by water from three underground wells. The wells that contribute water into the Richfield culinary network are Commercial Park Well (WS006), Cemetery Well (WS002), and Shop Deep Well (WS005). The water rights, sources, volumes, and associated change application are displayed in Table 4.

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Table 4 - Water Rights, Sources, and Volumes

Water Rights	Source	Change Application	ACFT-YR	Notes
63-763	Well	<a href="#">a35118</a>	97.0	
63-4595	Well	<a href="#">a35119</a>	8.0	
63-874, 63-879, 63-880, 63-881, 63-882, 63-883, 63-884, 63-885, 63-886, 63-887, 63-88, 63-889, 63-890, 63-891, 63-892, 63-893, 63-894	Well	<a href="#">a36787</a>	266.5	
63-510, 63-511, 63-512, 63-513, 63-514, 63-515, 63-516, 63-517, 63-518, 63-519, 63-520, 63-521, 63-522	Well	<a href="#">a39394</a>	78.0	
61-3009	Well	<a href="#">a39493</a>	41.3	
63-875	Well	<a href="#">a39600</a>	283.7	
63-314	Well	<a href="#">a39779</a>	10.9	
63-4809	Well	<a href="#">a44852</a>	10.0	
63-187	Well	<a href="#">a46451</a>	7.4	
63-4851	Well	<a href="#">a47013</a>	93.1	
63-1081	Well	<a href="#">a6131</a>	90.5	
63-3160	Spring	-	1,447.9	
63-1083	Well	-	90.5	
63-1082	Well	-	90.5	
63-1081	Well	-	90.5	
63-3161	Spring	-	1,447.9	Supplemental
<b>Total</b>			<b>4,153.6</b>	

Richfield has rights to a total of 4,154 ACFT of water per year from all sources. Many of the water rights are shared among the three wells, the most recent change application should be viewed to understand the latest information regarding the specific water right.

### 3.5.2. WATER SOURCES AND SAFE YIELD CAPACITY

Richfield has rights to all the water from the Richfield City Springs. Wells supply a substantial amount of culinary water for the City. The safe yield capacity was calculated for the spring and underground water sources which are displayed in Table 5.

Table 5 - Source Safe Yield Capacity

Source	Safe Yield (ACFT-YR)
Richfield Spring (WS001)	9,55
Cemetery Well (WS002)	1,371
Shop Deep Well (WS005)	3,226
Commercial Park Well (WS006)	1,613
<b>Combined</b>	<b>7,165</b>

Richfield has access to water sources with a substantial supply of water that is in excess of the available water rights owned by the City.

### 3.6. SUPPLY VS. USE COMPARISON 2005-2021

Given that sources are capable of sustained flows equal to the granted water rights, Richfield should have sufficient water to keep running through 2060 at current and projected usage trends. Richfield used around an average of 325 gpcd, of water since 2015. The regional goal is 321 gpcd by 2030 and Richfield is on track to meet that goal. The available water, water rights, and projected water demands are shown in Figure 6.

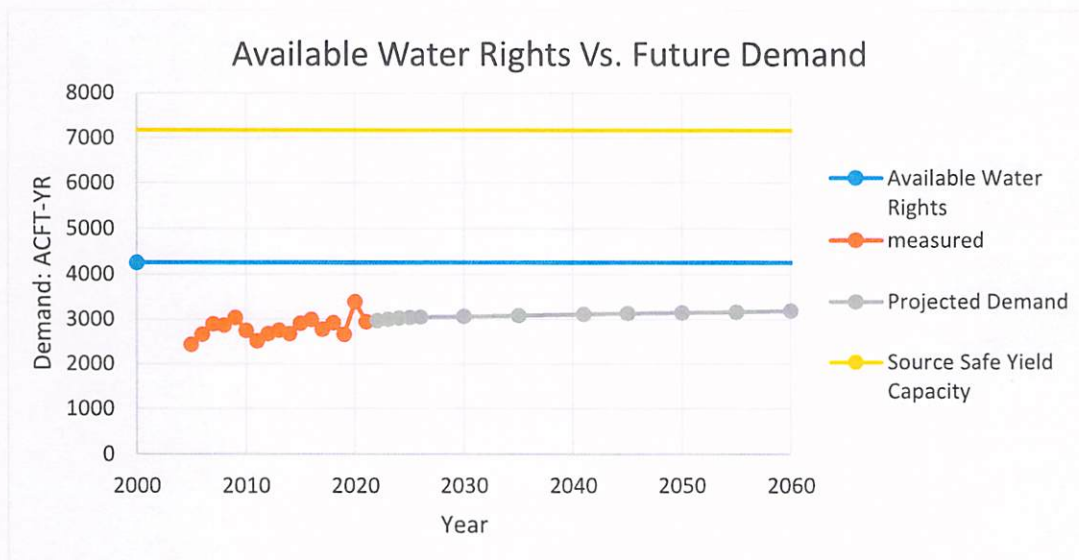


Figure 6 - Water Supply vs Demand Comparison

Richfield City has ample water supply available for current and projected demands. However, to ensure efficient water usage and ensure future availability of water for future population increase, reducing water waste and improving efficiency will help Richfield and Sevier County meet water conservation goals.



## 4. SYSTEM WATER LOSS CONTROL

### 4.1. LEAK DETECTION AND REPAIR METHODS

Currently, there is no leak detection other than the knowledge that not all water from sources enters metered connections. There are many old sections of cast iron pipe in the distribution network which have exhausted their service life and should be replaced, where feasible, to reduce water loss. Implementing plans to locate compromised pipe sections and fittings would provide valuable information and help the City plan localized repairs to reduce water loss.

### 4.2. WATER LOSS

Water loss was calculated by taking the difference from the total amount of water measured from sources and reported retail use then dividing by the total water from sources. In 2021, Richfield lost 740.5 ACFT of water which was about 25% of the overall water intended for distribution. Revenue losses were calculated based on average use per metered connection and the rate schedule in Table 7.

Table 6 - Water and Revenue Losses

Year	Water Loss ACFT- YR	Estimated Water Loss %	Revenue Loss
2021	740.46	25%	\$ 367,117.49
2020	859.37	25%	\$ 426,072.65
2019	564.36	21%	\$ 279,807.72
2018	701.02	24%	\$ 347,563.27
2017	598.38	22%	\$ 296,674.72
2016	916.97	31%	\$ 454,630.53
2015	953.22	33%	\$ 472,603.15
2014	457.26	17%	\$ 226,707.91
2013	315.43	11%	\$ 156,389.10
2012	372.96	14%	\$ 184,912.27

Searching for visible losses and repairing known leaks will benefit the system efficiency. Some water is used for firefighting demand and hydrant tests meaning that water loss can never be completely reduced, however, there is much improvement that can be made to reduce losses from damaged pipes, fittings, and connections. The money saved by mitigating losses can be used for required system improvements or savings passed on to the end user by providing cheaper water.

### 4.3. CURRENT WATER MEASUREMENT METHODS

All culinary connections in the system are metered and are read electronically. Electronic readings make data collection efficient and practical and provide information on where water is being used most heavily.

## 5. BILLING

The current pricing structure for users of the Richfield Water system is shown in Table 7. Water has a base charge for the connection up to 4,000 gallons and an increasing rate structure to encourage conservation practice. Users who use excessive amounts of water will be charged more on a gallon per gallon basis than those who employ better conservation practice. Water Rates are up about 18% from the previous rate schedule to account for inflation, rising cost of service, and budget for future upgrades and repairs for the system.

Table 7 - Price / Rate Structure

Type:	Block Rate (2022)
Base Charge:	\$21.00/month
Base Allocation:	4 Kgal/month
Amount of Water	Rate
4 to 10 Kgal	\$0.60/Kgal
10 to 20 Kgal	\$0.70/Kgal
20 to 40 Kgal	\$0.80/Kgal
40+ Kgal	\$0.90/Kgal

## 6. CONSERVATION PRACTICES

Utah's Regional Municipal and Industrial Water Conservation Goal for Sevier County is 20% reduction from 400 gpcd (2015) to 321 gpcd (2030). In 2015 water usage in Richfield City was 330 gpcd and by 2021 water usage was down to 314 gpcd. Currently, the City is hitting the region's water usage goal, routine maintenance and careful system monitoring will ensure that the City continues to meet water conservation standards.

### 6.1. CURRENT CONSERVATION GOALS & PROGRESS

From the previous water conservation plan, Richfield City has outlined several measures as goals to help promote conservation and help to solve problems identified with the System.

- **Goal #1: Maintain a financially viable water system.** The water rate schedule should encourage customers to reduce use without creating a revenue shortfall.
  - The new rate schedule promotes water conservation practice by charging water users more who use excessive amounts of water. Connections that use less water will be charged less on a gallon per gallon basis. Richfield has raised water rates by 20% from the previous rate schedule to have funds available to maintain the system and make repairs.



Table 8-Previous Vs. Current Block Rate

Type:	Block Rate (2022)	Prior Rate 2017
<b>Base Charge:</b>	\$21.00/month	\$17.50/month
<b>Base Allocation:</b>	4 Kgal/month	4 Kgal/month
<b>Amount of Water</b>	<b>Rate</b>	<b>Rate</b>
<b>4 to 10 Kgal</b>	\$0.60/Kgal	\$0.50/Kgal
<b>10 to 20 Kgal</b>	\$0.70/Kgal	\$0.60/Kgal
<b>20 to 40 Kgal</b>	\$0.80/Kgal	\$0.70/Kgal
<b>40+ Kgal</b>	\$0.90/Kgal	\$0.80/Kgal

- **Goal #2: Establish a system to more accurately measure water delivered to secondary system.**  
By accounting for the water delivered to the secondary system the City can clearly identify future water conservation measures.
  - Some progress has been made toward this goal as unmetered water has not left the culinary system since 2014, however secondary connections are unmetered at this time. Understanding specifics on secondary water use will provide valuable data to help in planning efforts moving forward.
- **Goal #3: Encourage future commercial/industrial developments to employ water-wise landscapes and irrigation systems.**
  - The use of plant types that are more easily maintained with less water requirements will not only help reduce the water usage rate in the City but will also help these developments maintain their sites with minimal effort. The use of water-wise irrigation systems, like drip irrigation and sprinkling systems that limit the time of watering to the period of the day when evaporation is considerably less, will also help reduce water usage by these developments.

## 6.2. CURRENT CONSERVATION PRACTICES

Richfield City has always taken an active role in conserving and providing high quality drinking water to their residents. There have been many conservation measures implemented over the past decade. See the list below for discussion on some of the implemented conservation methods:

- Richfield City's current water conservation program is directed primarily at encouraging residential conservation through education, an increasing block rate for water usage has been adopted. The transition to electronic metering makes it possible to maintain better records of water usage throughout the City.
- The bill statements that the City mails each month to each water user depict the monthly water usage. This encourages users to think about the amount of water they use. These bills also

periodically contain conservation tips for the user to consider. The billing structure is set up to encourage conservation with increasing water charges depending on water usage each month.

- Richfield has installed electronic meters which make water usage much more trackable
- Many of the City properties have been converted to xeriscaping or utilized secondary water.
- New ditches installed to convey unused secondary water to other areas for use.

## 7. ADDITIONAL CONSERVATION MEASURES – 5 YEARS

- Richfield City is in the process of analyzing and pursuing revisions to the Capital Facilities Plan. Possible revisions to impact fees, hook-up fees and water user rates may be made. An emphasis on promoting water conservation will be made in the analysis of the revised fees and rates.
- Richfield City will also complete an evaluation of the water system operations including computer modeling that incorporates recent water use records. This model will not only look at current water system operations but will also evaluate the long-term storage, source, water right and distribution capacities for the projected population increase.
- Richfield City will also consider budgeting for depreciation in future culinary water system improvement projects. This will help reduce future bonding costs.
- Richfield City will share customized water use feedback with high water users to help them understand their water usage.
- The Richfield City Council will consider updating the Richfield City Code to encourage more xeriscaping in future commercial/industrial developments as well as within the City's street rights-of-way.
- Richfield City will consider improving their secondary irrigation system to reduce outside watering with culinary water system.
- Richfield City will post water conservation tips on their website and include with monthly water bills. The City website will also include links to other websites with water conservation measures, including <http://www.conservewater.utah.gov/>.
- Richfield City Council will continue to evaluate the rate structure to determine if there is a feasible structure that would incentivize more efficient water use for all users.
- Richfield City plans to begin using text, email, and other forms of direct communication to share water use information with residents. Messages will be sent based on monthly billing information and will help create greater awareness for residents about their water use.
- Beginning in 2022, Richfield City plans to target its highest water users with specific conservation recommendations using the Yoppify communication platform. Examples of messaging include invitations to participate in statewide rebate programs and links to the state's weekly watering recommendations.

### 7.1. NEW BMPS THAT WILL BE IMPLEMENTED OVER THE NEXT FIVE YEARS

The Utah Division of Water Resources (DWRe) has published a list of Best Management Practices (BMPs) for water providers to help promote Water Conservation, which are listed in Table 9. These BMPS help water providers in conservation practices.



Table 9 - Utah DWRe BMPS

BMP	Progress since 2017	Proposed Progress 2022-2027	Timeline
<b>Water Conservation Coordinator, Committee or Team</b>	-	Designate a Water Conservation Coordinator	3 years
<b>Water Conservation Plan (WCP)</b>	Updated Plan in 2017	This plan to be adopted 2022 and new plan created for 2027	5 years
<b>Public Awareness and Public Outreach</b>	-	Post water conservation tips to Richfield City Website. Share water conservation recommendations with high water users using text and email messaging.	1 year
<b>Education &amp; Training</b>	-	Provide contact info to future water conservation coordinator who will provide water conservation tips	3 years
<b>Rebates Incentives Rewards</b>	Tiered water pricing	Continue with tiered water pricing to make water cost cheaper for those who use less per gallon. Promote state rebate programs to residents using the Yoppify platform.	Review Rates Annually
<b>Public Involvement</b>	-	Hold one conservation seminar per year and invite public to attend	Annually
<b>Ordinances &amp; Standards</b>	-	Recommend with each statement that watering occur between 10pm and 6am to reduce loss	1 Year
<b>Water Pricing</b>	Ensure pricing keeps up with system maintenance costs	Pricing schedule updated 2022 Ensure that pricing includes funds for repairs and upgrades moving forward	Review Pricing Annually
<b>Physical System</b>	Install electronic metering	Complete leak detection test and replace worst sections of pipe/fittings to avoid loss	5 Years

## 8. IMPLEMENTING AND UPDATING WATER CONSERVATION PLAN

This Water Conservation Plan will be adopted by the Richfield City Council, who will have the responsibility to coordinate and carryout the water conservation program measures. The meeting minutes adopting the water conservation plan is attached as Appendix B.

The water conservation plan will be revised and updated as required to meet changing conditions and needs. This plan will also be updated and resubmitted to the Utah Division of Water Resources in 2027.

Annual evaluation and review of the Water Management and Conservation Plan will occur as water meter reading provides the Company with good consumptive use data. This will require field checks on users that are using large amounts of water to determine the cause of excess usage. These users will need to be periodically informed of their usage and educated about appropriate conservation measures.

### 8.1. CONTACT INFORMATION

Those involved with the adoption and implementation of this plan are:

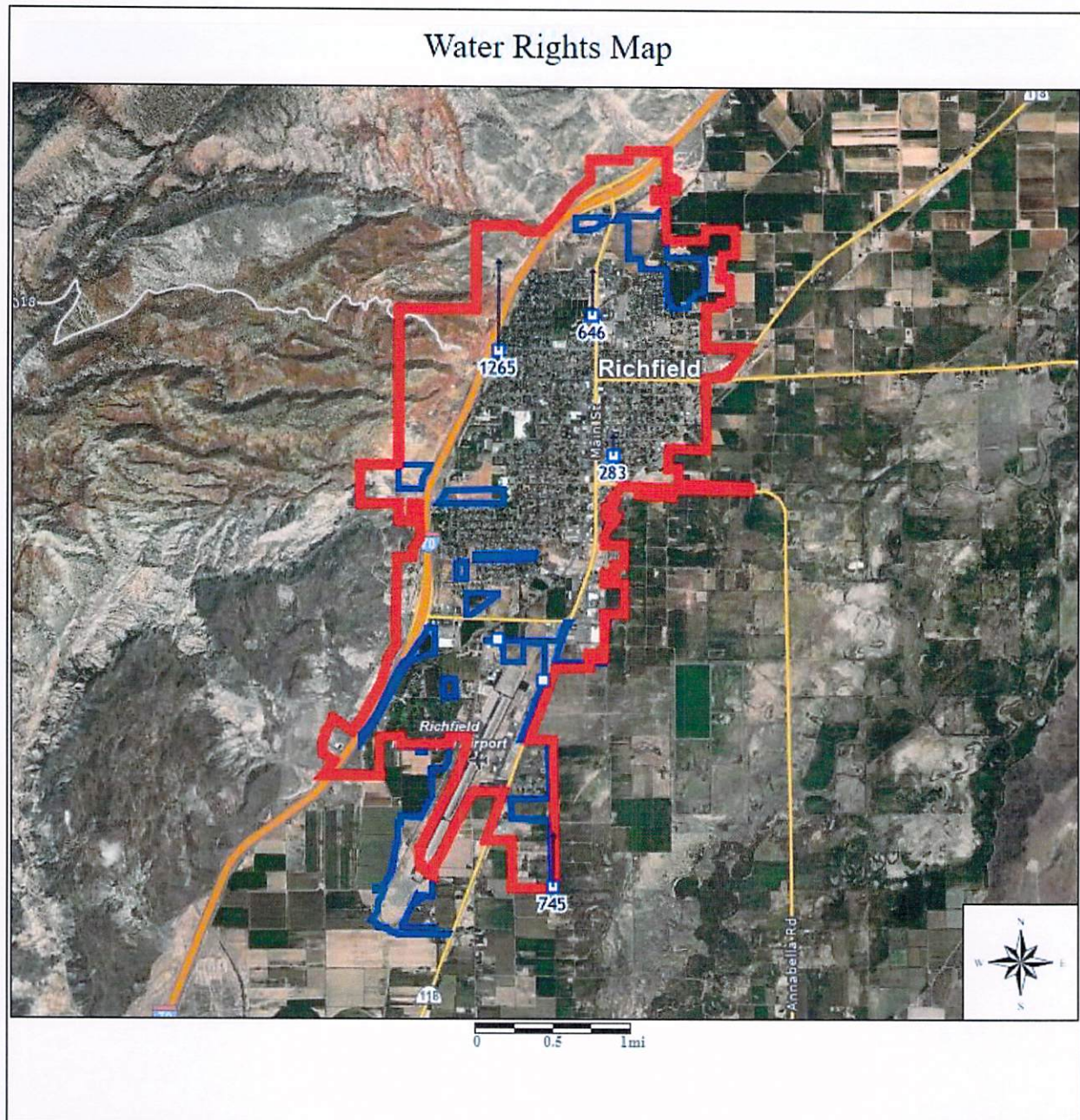
Keith Mogan, Public Works Director [keith@richfieldCity.com](mailto:keith@richfieldCity.com)

Tyson Hansen, Finance Director [tyson@richfieldCity.com](mailto:tyson@richfieldCity.com)

Bryan L. Burrows, Mayor [bryanl.burrows@gmail.com](mailto:bryanl.burrows@gmail.com)

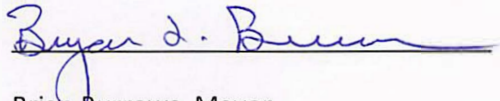
The Finance Director, Public Works Director, and Mayor will meet on an annual basis to discuss system needs, pricing, and the implementation of this plan. They will measure progress and ensure that the goals are met.







## APPENDIX B. CERTIFICATION OF ADOPTION AND MEETING MINUTES

I, Brian Burrows, the Mayor of Richfield City, hereby certify that the attached Water Conservation Plan – 2022 has been established and adopted by the City on the date listed below.

  
Brian Burrows, Mayor

8-10-22  
Date

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## Public Hearing – Water Conservation Plan

Published: July 15, 2022

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### PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN that the Richfield City Council will hold a public hearing on Tuesday, July 26, 2022, at 7:00 p.m. in the council chambers located at 75 East Center, Richfield, Utah for the purpose of accepting comments concerning a proposed update to the City's Water Conservation Plan.

Published on the Public Meeting Notice website, [www.pmn.utah.gov](http://www.pmn.utah.gov) and the City's website, [www.richfieldcity.com](http://www.richfieldcity.com) this 15th day of July, 2022.

Michele Jolley  
Richfield City Recorder

75 East Center  
Richfield, UT 84701  
435.896.6439

### Helpful Links

<a href="#">Sevier County</a>	<a href="#">Emergency Info</a>
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<a href="#">FAQ</a>	<a href="#">Staff Login</a>



THE STATE OF UTAH  
COUNTY OF SEVIER  
CITY OF RICHFIELD

At the City Council  
In and For Said City  
July 26, 2022

Minutes of the Richfield City Council meeting held on Tuesday, July 26, 2022, 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. OPENING REMARKS            | 9. ORDINANCE 2022-24 ADOPTED   |
| 2. PLEDGE OF ALLEGIANCE       | 10. JOINT APPLICATION WITH THE |
| 3. ROLL CALL                  | FOREST SERVICE AND SEVIER      |
| 4. MINUTES                    | COUNTY TABLED                  |
| 5. ORDINANCE 2022-23 REZONING | 11. STANDARDS FOR STORM        |
| PROPERTY DENIED               | DRAINAGE AND RETENTION         |
| 6. PHASE II OF THE TOK        | ADOPTED                        |
| DEVELOPMENT SUBDIVISION       | 12. PUBLIC HEARING - WATER     |
| APPROVED                      | CONSERVATION PLAN              |
| 7. FRANCHISE AGREEMENT WITH   | 13. OTHER BUSINESS             |
| INFOWEST APPROVED             | 14. MEETING ADJOURNED          |
| 8. PARTICIPATING IN SIDEWALK  |                                |
| REPLACEMENT APPROVED          |                                |

- 1 1. OPENING REMARKS were offered by Councilmember Thompson.  
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- 4 2. PLEDGE OF ALLEGIANCE was led by Councilmember Hansen.  
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6
- 7 3. ROLL CALL. **Present:** Mayor Burrows, Brayden Gardner, Todd Gleave, Kip  
8 Hansen, Elaine Street, Tanner Thompson, Michele Jolley. **Excused:** Tyson Hansen.  
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- 10
- 11 4. MINUTES APPROVED. The Council reviewed the minutes of the meeting  
12 held on July 12, 2022. **Motion:** Approve the minutes of the meeting held on July  
13 12, 2022, **Action:** Approved, **Moved by** Todd Gleave, **Seconded by** Elaine Street.  
14 **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:**  
15 Brayden Gardner, Elaine Street, Kip Hansen, Tanner Thompson, Todd Gleave.

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3 5. ORDINANCE 2022-23 REZONING PROPERTY DENIED. The Council reviewed  
4 an ordinance that would rezone the property owned by Jake Black, Adam  
5 Albrecht, and Bryan Nay to single-family residential R1-6.

6 Councilmember Hansen was not in attendance at the last meeting but he  
7 noted from the minutes that there was a good discussion about this. He has had  
8 several people reach out to him on this. It seems like the one overriding issues  
9 that keeps coming up and that people are concerned about is the one site of  
10 ingress and egress from that property. This has bothered him as well. He drove  
11 around early this morning and looked at everything in roughly a one-mile radius  
12 or less of this property and was surprised at how many places there were that  
13 only had one way in and one way out. He listed several areas where that was  
14 the case. He just added this to the discussion to note that the Council would not  
15 be setting precedence. Someone commented that it was not the same. He  
16 agreed that it was not the same, but how all of the others were allowed  
17 because of the process where the issues are looked at and a determination  
18 made about how to accommodate them. We determine road widths, and  
19 radiuses on things like cul-de-sacs, so that we can get fire apparatus in and turn  
20 them around. He also pointed out that 300 West is a designated collector street  
21 and that it has been for a long time.

22  
23 Councilmember Thompson stated that he respects Councilmember Hansen and  
24 his opinion because he has done this for a long time, but to him, the issue is not  
25 just that it is one way in and one way out, but this project would potentially put  
26 50 homes on to that one street. He is not opposed to cul-de-sacs in general and  
27 Councilmember Hansen's point is well-taken, but he thought the opposition was  
28 also about the number of homes that would be built there.

29  
30 Councilmember Hansen said that it was amazing to him and he had no idea  
31 how much of the one way in and one way out we do have.

32  
33 Mayor Burrows asked if the property sell included up to the back of the lots of  
34 the existing homes. It was stated that it does. Mayor Burrows wanted to clarify  
35 that the piece of ground that is between the fence and the existing homes is  
36 part of this property. Those present indicated that it was part of the property  
37 sold. Mayor Burrows was curious as to why it was fenced the way that it was.



1 Councilmember Street stated that she has also been looking at this property and  
2 she thought that an R1-8 at the south end of the property would work and then  
3 the top could be an R1-6. She thought that both could be developed there so  
4 that it would help with a little lower income and also some fancier homes. She  
5 thought that this might appease a few people.

6  
7 Councilmember Hansen stated that the Council held a hearing 2 weeks ago  
8 and the Planning Commission has done due diligence on this. They serve of  
9 their own accord and deal with some pretty tough things sometimes. As they  
10 looked at this whole thing from long-term planning and other things that they  
11 are asked to do in the Planning Commission, they thought this was a good fit on  
12 that parcel and recommended that we approve the R1-6. **Motion:** Accept the  
13 recommendation of the Planning Commission and change the zone for this  
14 property to an R1-6, **Action:** Motion died for lack of a second, **Moved by** Kip  
15 Hansen, **None seconded.**

16  
17 Councilmember Gardner explained that he has spent a lot of time on this. He is  
18 very pro-growth and he is in the real estate industry so he knows that there is a  
19 need for housing. He has reached out to more people than have spoken in this  
20 meeting. This is probably the hardest decision he has made since being on the  
21 Council. He has also reached out to dozens and dozens of people in his industry  
22 and he has only found one person that is favorable to this zone. That was a  
23 surprise to him given the challenges in his industry right now.

24  
25 **Motion:** Deny the R1-6 zone, **Action:** Denied, **Moved by** Brayden Gardner,  
26 **Seconded by** Tanner Thompson. **Vote:** Motion passed (**summary:** Yes = 4, No = 1,  
27 Abstain = 0). **Yes:** Brayden Gardner, Elaine Street, Tanner Thompson, Todd  
28 Gleave. **No:** Kip Hansen.

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30  
31 6. PHASE II OF THE TOK DEVELOPMENT SUBDIVISION APPROVED. Mayor  
32 Burrows stated that this project is located on 1080 South approximately 950 West  
33 noting that this was recommended by the Planning Commission.

34  
35 Mayor Burrows noted that this has been discussed before. Mark Hatch stated  
36 that he was told at the Planning Commission meeting that he would be able to  
37 make comments to the City Council about this. Mayor Burrows stated that this is  
38 not a public hearing and that the Council does not need a public hearing  
39 because this is not a zone change.

40  
41 Mr. Hatch stated that there is a lot of legal stuff and we probably ought to talk  
42 about it. Mayor Burrows state again that this is not a public hearing.

1 Councilmember Gardner stated that this should have been discussed during the  
2 zone change public hearing process.

3  
4 Mr. Hatch said that the Planning Commission told those in attendance at the  
5 meeting that the Planning Commission was just the first step and they would be  
6 able to talk to the Council about this.

7  
8 Mr. Hatch stated that part of the problem is that the zoning for this property was  
9 changed illegally. Mayor Burrows stated that he was not aware of that. Mr.  
10 Hatch stated that there is a lot of missing paperwork.

11  
12 Councilmember Thompson asked the staff if the zone change was done  
13 illegally. Staff indicated that it was not. Mr. Hatch stated that according to their  
14 attorney, there is a pretty good chance that it was. Mayor Burrows stated that  
15 according to our attorney, it was not.

16  
17 Councilmember Gardner clarified that the Council had already approved  
18 phase I of this project. He stated that the Council knew that there would be a  
19 phase II and a phase III following that. Mayor Burrows asked the Council what  
20 their thoughts were. Councilmember Gleave felt the Council should vote on  
21 this. Councilmember Hansen stated that there is no reason to kick this down the  
22 road.

23  
24 **Motion:** Approve Phase II of the TOK subdivision, **Action:** Approved, **Moved by**  
25 Todd Gleave, **Seconded by** Brayden Gardner. **Vote:** Motion carried by  
26 unanimous roll call vote (**summary:** Yes = 5). **Yes:** Brayden Gardner, Elaine  
27 Street, Kip Hansen, Tanner Thompson, Todd Gleave.

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30 7. FRANCHISE AGREEMENT WITH INFOWEST APPROVED. Matt Beard and  
31 Randon Anderson were present to discuss a franchise agreement with Infowest  
32 and Richfield City. They would like to start putting fiber in the area just to give  
33 customers another option and maybe help facilitate the growth to make it a  
34 little easier. Mayor Burrows asked why it would be an advantage to the City to  
35 have a franchise with them.

36  
37 Mr. Anderson stated that when they come in other companies start putting fiber  
38 in because they are competition. So, it is kind of upgrades old existing lines that  
39 have been sitting on pools for many years. It is kind of a natural progression. Go  
40 Fiber merged with Infowest and they like to be involved with smaller  
41 communities. **Motion:** Approve the Franchise Agreement with Infowest  
42 conditional upon review by the City Attorney, **Action:** Approved, **Moved by**  
43 Tanner Thompson, **Seconded by** Elaine Street. **Vote:** Motion carried by  
44 unanimous roll call vote (**summary:** Yes = 5). **Yes:** Brayden Gardner, Elaine  
45 Street, Kip Hansen, Tanner Thompson, Todd Gleave.

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48 8. PARTICIPATING IN SIDEWALK REPLACEMENT APPROVED. The City received



1 a request to help with the cost of replacing the sidewalk along with the  
2 driveways along Main Street and 500 South in front of Quality Center and Black  
3 Bear Diner.

4  
5 The staff has been discussing this and has some suggestions to consider. Mayor  
6 Burrows stated that the sidewalk is quite old. Mr. Mogan reported that the  
7 sidewalk is in pretty bad shape, especially in front of the diner south to 600 South.  
8 There is a definite need for replacement there.

9  
10 Mr. Mogan stated that the staff discussed just paying for the cement and having  
11 the property owner pay for the labor and other supplies needed for the  
12 replacement. He also suggested that maybe we do not participate on the 500  
13 West side. The sidewalk replacement program for residential properties was  
14 discussed. Some of the funds set aside for this program could be used to pay for  
15 some of the repairs on 500 South, but there is not a lot there. Whatever the  
16 Council decides would likely be requested by other businesses. Maverik has  
17 contacted the City about their sidewalk on Main Street and 300 South.

18  
19 Staff suggested that the Council could consider implementing a sidewalk  
20 program on Main Street similar to the residential program where a certain  
21 amount of funds could be set aside each year and would be utilized on a first-  
22 come-first-serve basis. With the residential program, the City pays for the  
23 cement and engineering, if needed, and the property owner pays for the labor.

24  
25 The estimated cost of the project was discussed. It was noted that the quote  
26 was based on the contractor's price for concrete. The quote will be less  
27 because the City can get a better price for the concrete.

28  
29 Councilmember Thompson asked how much money was left for the sidewalk  
30 program. There is currently about \$17,000 remaining.

31  
32 Councilmember Hansen has participated with some residents using the sidewalk  
33 program funds. Mr. Mogan stated that there is a waiting list for this money. They  
34 just have not gotten around to replacing their sidewalks. He noted that if  
35 everyone on the list did replace their sidewalks, we would not have any funds  
36 left.

37  
38 Councilmember Hansen likes the proposal to create a sidewalk replacement  
39 fund for Main Street. He sees so many people navigating those curb cuts on  
40 jazzy which is kind of a hazard. He thought that we may have some obligation  
41 in the public interest to help with that.

42  
43 Councilmember Hansen pointed out that if we were going to self-fund a  
44 program, it would just become a budget item going forward. He thought we  
45 should look at this and thought it was a great suggestion.

46  
47 Councilmember Thompson clarified that this vote is to participate in this project  
48 and not to vote to create a program. The 60 yards of concrete would replace

1 the sidewalk on 500 South and Main Street and would also include filling in the  
2 mow strip with concrete.

3  
4 Councilmember Gleave asked if Pearsons would be okay with the City just  
5 paying for the cement. This proposal has not been made to the Pearsons yet.  
6 The Council needs to determine what they are willing to participate in.

7  
8 Mayor Burrows asked about 500 South. He stated that the sidewalk on 500 South  
9 looks pretty good.

10  
11 The project could be paid for out of the Class C road funds.

12  
13 Councilmember Hansen stated that it is a good time because they are doing so  
14 much on that block. It is so nice to get that cleaned up and developed.

15  
16 **Motion:** Accept Mr. Mogan's recommendation to provide the concrete only  
17 and that this be for Main Street and 500 South, **Action:** Approved, **Moved by** Kip  
18 Hansen, **Seconded by** Tanner Thompson. **Vote:** Motion carried by unanimous roll  
19 call vote (**summary:** Yes = 5). **Yes:** Brayden Gardner, Elaine Street, Kip Hansen,  
20 Tanner Thompson, Todd Gleave.

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23 9. ORDINANCE 2022-24 ADOPTED. The Council reviewed amendments to  
24 the hotel/motel/extended stay ordinance. Mayor Burrows stated that through  
25 our Attorney, some things were taken out and some added. The Planning  
26 Commission reviewed these amendments and they recommend that the  
27 ordinance be adopted.

28  
29 **Motion:** Adopted Ordinance 2022-24 amending the hotel/motel/extended stay  
30 ordinance, **Action:** Approved, **Moved by** Brayden Gardner, **Seconded by** Elaine  
31 Street. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:**  
32 Brayden Gardner, Elaine Street, Kip Hansen, Tanner Thompson, Todd Gleave.

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35 10. JOINT APPLICATION WITH THE FOREST SERVICE AND SEVIER COUNTY  
36 TABLED. The City, the County, and the Forest Service met with Carson DeMille  
37 and discussed an application for a FIG grant to replace the pit toilets located at  
38 the top of the CC Road. The Forest Service indicated today that they may have  
39 the possibility of securing some other funding, so we just need to table this for  
40 now. **Motion:** Table, **Action:** Tabled, **Moved by** Tanner Thompson, **Seconded by**  
41 Kip Hansen. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes =  
42 5). **Yes:** Brayden Gardner, Elaine Street, Kip Hansen, Tanner Thompson, Todd  
43 Gleave.

44  
45  
46 11. STANDARDS FOR STORM DRAINAGE AND RETENTION ADOPTED. The  
47 Council has had discussions on this before and we need to get this in place so  
48 that there is no question on the standards and what is expected. Mr. Farmer



1 explained that the standards would require a retention basin to perk within 3  
2 days from the design storm. If not, we would have to pump it. He added into  
3 the standard that the developer would need to landscape up to the sidewalk  
4 so that there is not just a patch of dirt that will become a weed patch left that  
5 becomes a maintenance issue. This would be hardscaped so that it is finished.

6  
7 Councilmember Thompson asked about the detention issue that the Council  
8 had previously discussed, noting that it was too expensive. This was left into the  
9 standards as an option in the event circumstances made it necessary. He  
10 wondered if this would deter development since the ground has a lot of clay  
11 and may not perk in 3 days.

12  
13 Last year was an unusual storm event and, in most cases, the water will not stay  
14 for more than 3 days and if it does, the City can pump the water out.

15  
16 Mr. Farmer stated that it does allow the City to opt out of a retention basin and  
17 require detention, but typically it would just be retention.

18  
19 **Motion:** Adopt the storm drainage standards, **Action:** Adopted **Moved by** Tanner  
20 Thompson, **Seconded by** Kip Hansen. **Vote:** Motion carried by unanimous roll  
21 call vote (**summary:** Yes = 5). **Yes:** Brayden Gardner, Elaine Street, Kip Hansen,  
22 Tanner Thompson, Todd Gleave.

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25 12. PUBLIC HEARING - WATER CONSERVATION PLAN. Mayor Burrows opened a  
26 public hearing at 7:41 p.m. to receive comments on an update to the City's  
27 water conservation plan. Mr. Farmer explained that every 5 years the City is  
28 required to look at the requirements of our conservation master plan. Basically,  
29 we look at the goals we set and see if we are meeting them. One of the  
30 regional goals is that per person in Richfield, they are not using more than 234  
31 gallons of water per day and we are meeting that goal. There are not a lot of  
32 changes. One change is that for those who are using a lot of water, we are  
33 going to implement an app that will monitor and notify residents when they use  
34 a lot of water.

35  
36 Councilmember Thompson asked if with the drought we are good as far as  
37 conservation is concerned. Mr. Farmer stated that according to our regional  
38 goals we are good. There is always stuff that we can do. Another the City has  
39 done is change the tier rate for water which is another goal in the document.  
40 Mr. Farmer stated that the document adopts the standards that the State  
41 requires for us to put in there. Mayor Burrows closed the hearing at 7:46 p.m.

1 13. ORDINANCE 2022-22 ACCEPTING THE 2022 WATER CONSERVATION PLAN  
2 DATED JULY 13, 2022 ADOPTED. The Council reviewed the ordinance to adopt  
3 the water conservation plan. **Motion:** Adopt Ordinance 2022-22 accepting the  
4 2022 Water Conservation Plan dated July 13, 2022, **Action:** Adopted, **Moved by**  
5 Todd Gleave, **Seconded by** Elaine Street. **Vote:** Motion carried by unanimous roll  
6 call vote (**summary:** Yes = 5). **Yes:** Brayden Gardner, Elaine Street, Kip Hansen,  
7 Tanner Thompson, Todd Gleave.

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10 14. OTHER BUSINESS. Councilmember Street asked what we can do about the  
11 scooters. She thinks they should be on the sidewalks and wearing a helmet at  
12 least. What do we have to do to have someone killed before we do  
13 something? Chief Lloyd stated that they are legal and that they cannot ride on  
14 any street that has a speed limit of more than 25 miles per hour. They are  
15 basically considered to be the same as a bicycle. She is just worried that  
16 someone is going to get severely hurt.

17  
18 Keith Mogan stated that we have been getting complaints about all of the  
19 weeds. We are only spraying about 5 to 6 feet from the side of the roads and it  
20 is costing us about \$1,000 per week to spray. It would double if we were to spray  
21 to the ditch. Mayor Burrows stated that we are getting close to being done and  
22 that maybe it will be different next year.

23  
24 Chief Lloyd informed the Council that we have 2 officers leaving August 5 and  
25 possibly 2 more shortly thereafter. Councilmember Thompson asked where they  
26 were going. Chief Lloyd stated that one is going to Unified Fire and one is going  
27 to the prison. He will know this week when the one will be going to the Highway  
28 Patrol and another officer has applied there also.

29  
30  
31 15. MEETING ADJOURNED. At 7:46 p.m., **Motion:** Adjourn, **Action:** Adjourned,  
32 **Moved by** Tanner Thompson, **Seconded by** Todd Gleave. **Vote:** Motion carried  
33 by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Brayden Gardner, Elaine  
34 Street, Kip Hansen, Tanner Thompson, Todd Gleave.

PASSED and APPROVED this 9<sup>th</sup> day of August 2022.

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Recorder