

The following are the approved minutes of Centerfield City's Planning & Zoning meeting, held August 29, 2024 in the Centerfield City Hall. Those in attendance: Mayor Travis Leatherwood, Jon Hansen, Brandon Childs, Jaden Sorenson, Courtney Lund. Absent Christi Garff.

Commissioner Childs called the meeting to order at 7:30 PM.

- 1- Roll Call
- 2- Pledge of Allegiance - Commissioner Childs
- 3- Invocation - Board Member Sorenson

Minutes

Board Member Hansen moved to approve the minutes of June 27, 2024. Seconded by Board Member Sorenson. Carries 4-0.

Gavin Stewart/Katherine Layton- Building Permit- Home

No Show

Sean & Lori Nielsen- Plat Split Approval

Sean & Lori Nielsen are in attendance for approval on a lot split at 380 East 200 North. The piece of property they would like to break off is roughly one acre, from the 5 acres they own. Nielsen's don't currently have any water shares. Property has already been split, Board Member Hansen is wondering if the piece they want to split off can be considered as phase one. Board Member Sorenson thinks by doing so, that would open up a lot of messes in the future. Nothing will be approved until the water shares are turned over to the city. City will also require a plat map for the remaining property.

Curtis Miller- Building Permit- Accessory Building-Shipping Container

Curtis Miller is in attendance for a building permit for an accessory building/shipping container at his home located at 110 South 100 West. All setbacks were gone over and there were no concerns.

Board Member Hansen made a motion to recommend Curtis Miller to city council for a building permit for an accessory building/shipping container at his home located at 110 South 100 West. Seconded by Board Member Lund. Carries 4-0.

Ryan Smith- Building Permit- Accessory Building-Metal Garage

Ryan Smith is in attendance for a building permit for an accessory building/metal garage on his property at 45 South 245 East. Garage will be set off 10' from each boundary line.

Board Member Sorenson made a motion to recommend Ryan Smith to city council for a building permit for an accessory building/metal garage on his property at 45 South 245 East. Seconded by Board Member Lund. Carries 4-0.

Ora Gonzalez- Fence Permit

Ora Gonzalez is in attendance for a fence permit on her property at 275 North Main trailer park, Phase 2 #4. The Gonzalez's would like to put up a 6' vinyl fence. City needs a letter of permission from the trailer park owners. Setbacks were looked at and no issues found.

Board Member Lund made a motion to recommend Ora Gonzalez to city council for a building permit for a fence permit on her property at 275 North Main trailer park, Phase 2 #4, with the stipulation of getting a permission letter from the land owners. Seconded by Commissioner Childs. Carries 4-0.

Mark Watters- Plat Approval

Mark Watters is in attendance to discuss a plat map he would like approval on. After many discussions it was decided Mark needed to get the signatures from bordering land owners to move forward.

Commissioner Childs made a motion to recommend Mark Watters to city council upon getting signatures from each of the property owners on the plat map he presented. Seconded by Board Member Lund. Carries 4-0.

Alvin Hatch- Building Permit- Steel Building/ & Shed

Alvin Hatch is in attendance for a building permit for a steel building and shed at 190 North 100 West. Setbacks were gone over and everything looks good. Mr. Hatch's property is part of the plat map Mark Watters is trying to get approved. Mr. Hatch's irrigation shares needing to be turned in will be contingent on what the final lot size comes out to be.

Commissioner Childs made a motion to recommend Alvin Hatch to city council for a building permit for a steel building & shed at 190 North 100 West. Seconded by Board Member Lund. Carries 3-1. Board Member Sorenson abstained from voting.

Unfinished Business

Commissioner Childs brought up the commercial xeriscape ordinance. Childs will ask Board Member Garff to be in charge of getting the ordinance finished up and ready for a vote.

Mayor Leatherwood has spoken with a couple individuals from the State Ombudsman's office, Cannot require secondary water be turned in for a shed/garage. That is an exaction. Can only be required with a home or subdivision.

Board Member Sorenson moved to adjourn the meeting at 9:36 PM. Seconded by Board Member Hansen. Carries 4-0.

Lacey Belnap Lacey Belnap, City Recorder
Travis Leatherwood Travis Leatherwood, Mayor
9/26/2024 Approval Date