

The following are the approved minutes of Centerfield City's Planning & Zoning meeting, held January 29, 2026 in the Centerfield City Hall. Those in attendance: Mayor Travis Leatherwood, Brandon Childs, Jaden Sorenson, and Christi Garff (arrived at 7:09 PM), Collin Edwards (arrived at 7:19 PM). Absent Jon Hansen.

Commissioner Childs called the meeting to order at 7:01 PM.

- 1- Roll Call
- 2- Pledge of Allegiance - Commissioner Childs
- 3- Invocation - Mayor Leatherwood

### **Minutes**

Board Member Garff moved to approve the minutes of December 18, 2025. Seconded by Board Member Sorenson. Carries 3-0.

### **Miguel Reyna- Shed Building Permit**

Miguel Reyna is in attendance for a building permit for a 16'x24' storage shed. There will be a 12' setback from the fence. Address is 275 North Main Phase 1 #5.

Commissioner Childs made a motion to recommend Miguel Reyna to city council for a building permit for a shed at 275 North Main phase 1 #5. Seconded by Board Member Garff. Carries 3-0.

### **Tyrel Nielsen- Home Building Permit**

Tyrell Nielsen and Lindsay Wall are in attendance for a building permit for a home at 360 East 200 North.

The Commission reviewed the applicants' proposed residential construction within Phase Two of an existing subdivision. Discussion included setbacks, frontage requirements, subdivision standards, and a proposed lot size modification. The required front setback was clarified as 25 feet (not 30 feet as initially discussed). Measurement is taken from the property line, not from the center of the road. The roadway has been established for more than ten (10) years. The City indicated that long-established roads and utilities create recognized rights-of-way.

The applicants proposed acquiring additional property from a neighboring parcel to increase the lot size to just under one-half acre. The County advised applicants to coordinate with the City. The Commission stated: A survey is required prior to deeding property. The lot modification will require an updated plat (Mylar) reflecting new dimensions. The City must sign the updated Mylar before recording with the County. Because the property is part of a previously approved subdivision (Phase Two), a subdivision amendment/modification will be required. As the lot is located within a recorded subdivision, subdivision improvement standards apply. Required improvements include: Sidewalk, curb and gutter and asphalt to the curb line.

A building permit cannot be issued until the lot dimensions are finalized, the property is properly surveyed, deeds are executed and recorded and the subdivision amendment is approved.

No final action was taken at this meeting. The matter will return to the commission upon submission of required survey and revised plat documents.

**Hall/Long- Basement Walkout/Internal Dwelling Unit Building Permit**

Melissa & Kelly Hall are in attendance for a basement finish and basement walkout with a kitchen for Darren and Patty Long at 275 North 150 east. Current ordinance setback on a side yard is 10', with the basement walkout drawn where it is, it only leaves a 5' setback. Hall's will talk to the homeowners and see if they may be willing to move the basement walkout to the rear of the home. Hall's will either update plans on Zipflow and return to the next p&z meeting on February 26, or cancel the application.

Commissioner Childs moved to adjourn the meeting at 8:16 PM. Seconded by Board Member Sorenson. Carries 4-0.

Lacey Belnap Lacey Belnap, City Recorder

Travis Leatherwood Travis Leatherwood, Mayor

February 26, 2026 Approval Date