

The following are the approved minutes of Centerfield City's Planning & Zoning meeting, held February 26, 2026 in the Centerfield City Hall. Those in attendance: Mayor Travis Leatherwood, Brandon Childs, Jaden Sorenson, and Collin Edwards. Absent Jon Hansen and Christi Garff.

Commissioner Childs called the meeting to order at 7:00 PM.

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

Minutes

Board Member Sorenson moved to approve the minutes of January 29, 2026. Seconded by Board Member Edwards. Carries 3-0.

Arnulfo Duran- Building Permit- Home

Arnulfo Duran and Saul Duran are in attendance for a building permit for a home at 270 North Main. Currently there is a trailer on the property. They want to remove that and put in a modular trailer. Planning on a slab on grade.

Board Member Sorenson made a motion to recommend Arnulfo Duran to city council for a building permit at 270 North Main. Seconded by Commissioner Childs. Carries 3-0.

Sean & Lori Nielsen- Building Permit- Home

The Planning and Zoning Commission held an extended discussion with Sean Nielsen regarding his request for a building permit to construct a home on his 4.78-acre parcel at 105 North 400 East. The conversation focused on setbacks, sidewalks, future road plans, subdivision and city infrastructure requirements.

Sean explained that his proposed home site meets all setback requirements based on the survey and the city's anticipated future road alignment along the south side of the property. The proposed future road corridor would be approximately 66 feet wide. Sean's house location is about 60 feet from the edge of the proposed road, which is significantly farther than the minimum required setback. Because survey markers were previously removed during sewer work, the existing survey reference point is the only marker available, but the design still provides substantial setback clearance. Commission members noted that when the road is eventually constructed, both property owners' surveys will need to be reviewed to determine the final alignment.

A key issue discussed was whether Sean's property is considered part of a subdivision.

Sean explained that: The land originally consisted of one large parcel. Two subdivisions (Prisbey Phase 1 and Phase 2) were later created on portions of that land. His parcel is the remaining piece between those subdivisions, not part of either subdivision. The parcel has

existed in its current configuration since approximately 2006–2007. Because of this, Sean argued: He is not subdividing the property. He is simply building a single house on an existing parcel. Therefore, modern subdivision requirements should not apply to his project.

Planning Commission members agreed that if the parcel was established earlier and is not being subdivided now, it likely would not trigger subdivision regulations.

Sean referenced Utah Code 10-20-1001, which limits when municipalities can require infrastructure improvements before issuing a building permit. He argued that the code states a city cannot require installation of roads or other engineering improvements before issuing a building permit, unless the infrastructure is necessary for safety requirements such as fire access.

Planning officials and the city attorney clarified that: The section Sean referenced is only one part of the statute. Other subsections allow cities to require infrastructure completion assurances, such as bonds. Municipalities may still require improvements if they relate to health, safety, welfare, or development standards.

The most significant debate involved sidewalk construction requirements. The city code requires sidewalks along property frontage. Sean stated he was willing to install a sidewalk along 400 East, even though: Some nearby properties do not currently have sidewalks. His parcel existed before those requirements were consistently enforced.

The commission confirmed the sidewalk specifications: 4 feet wide, 3 inches thick, 6 inches thick where vehicles cross (driveway area). No curb and gutter required. The sidewalk must extend along the frontage until the point where the proposed future road intersects.

The larger concern was whether Sean should also build sidewalks along the south side of the property, where a future road is planned in the city's master plan. Key points discussed: The south frontage is approximately 600 feet long. Constructing sidewalks there now would cost an estimated \$15,000–\$20,000 or more. The sidewalk would currently lead to no existing road, making it unused until future development occurs.

The city attorney advised the commission that the city likely cannot require construction immediately, but could require: A performance bond, or no requirement at this time.

After discussion, the commission agreed that a bond would be the best compromise. Details discussed: Sean would obtain a cost estimate for constructing the sidewalk. A bond would be posted based on that estimated cost. For a \$20,000 sidewalk project, the bond might cost approximately \$1,000–\$2,000. The bond would: Remain valid for seven years. Be used only if the city needs the sidewalk installed during that time. Expire if no development occurs requiring the sidewalk.

Commission members felt this approach: Protects the city's future infrastructure needs. Avoids forcing Sean to construct unnecessary improvements immediately.

Another issue discussed were easements for utilities and roads. A sewer line currently runs across Sean's property, but there is no recorded easement. There may also be pressurized irrigation infrastructure without formal easements.

The commission agreed that the city should work to: Document and record easements for utilities. Secure an easement for the future road corridor along the south side. Sean agreed to cooperate with easement documentation as long as it does not trigger subdivision requirements.

Commissioner Childs motioned to recommend a building permit for Sean & Lori Nielsen at 105 North 400 East. Sean must install a 4'x3" concrete sidewalk along the east frontage, no curb and gutter, 6" in the driveway. Sean must obtain bids and post a bond for approximately 605 feet of future sidewalk along the south side. The city will pursue recording easements for the future road and utilities. Seconded by Board Member Sorenson. Board Member Sorenson amended the motion to clarify that any easement recorded for the future road must not inadvertently convert the property into a subdivision or trigger additional subdivision requirements. Carries 3-0.

Board Member Sorenson moved to adjourn the meeting at 8:36 PM. Seconded by Board Member Edwards. Carries 3-0.

Lacey Belnap Lacey Belnap, City Recorder

Travis Leatherwood Travis Leatherwood, Mayor

March 26, 2026 Approval Date