

The following are the approved minutes of the Centerfield City Council meeting held July 15, 2026 in the Centerfield City Hall. Those in attendance; Mayor Travis Leatherwood, Sherry Frasier, Ryan Smith, Jon Hansen, and Bart Hammond. Absent Brittney Fisher.

Other employees in attendance: Jonah Christensen & Randi Hunt

Meeting is being conducted by Mayor Travis Leatherwood

Meeting opened at 7:00 PM.

1- Roll Call

2- Pledge of Allegiance - Councilman Hansen

3- Invocation - Councilman Hammond

Minutes of July 1, 2026

Councilman Smith moved to approve the minutes from July 1, 2026. Seconded by Councilman Hammond. Carries 4-0.

Chief Hansen- Gunnison Valley Fire Department Report

Not in Attendance

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Chief Adamson- Gunnison Valley Police Department Report

Chief Adamson is in attendance to update the Council on the Department. There was a 45% increase in resident calls this month, as well as 27 calls for service made in Centerfield with a lot of civil disputes in the area. There are a lot of events on their schedule to attend in upcoming months.

Account 1005 Discussion

The Council reviewed a delinquent utility account that originated in 2022 with an outstanding balance of approximately \$10,000. The individual has remained current on a monthly repayment agreement of \$141.00 and has not missed any payments.

Mayor Leatherwood requested that the Council revisit the account to determine whether any additional action should be taken. Councilwoman Frasier stated that the individual has accepted responsibility and consistently honored the repayment agreement, and she supported forgiving the remaining balance. Councilman Hansen, who served on the Council when the original matter arose, expressed concern about setting a precedent by fully forgiving the debt. He stated that while some relief may be appropriate, the individual should continue making payments.

Councilman Smith suggested that the individual continue making payments through December 31, after which the remaining balance should be forgiven. Councilwoman Frasier expressed support for this approach. Councilman Hansen proposed forgiving \$2,300 of the remaining

balance while continuing the existing repayment agreement. Councilman Hammond agreed with Councilman Hansen's proposal.

Councilman Hansen moved to forgive \$2,300 of the remaining account balance, continue the existing repayment agreement, and remind the individual that an additional \$50 monthly payment is required under the agreement. The motion was seconded by Councilman Hammond. Carries 4–0.

Minor Subdivision Discussion

The City Council discussed the need to adopt a minor subdivision ordinance in response to recent changes in county and state requirements. It was noted that the Planning and Zoning Commission is scheduled to review the proposed ordinance at its July 30 meeting.

The discussion centered on a current property boundary adjustment involving the City and a private property owner. As part of the adjustment, property boundaries are being redrawn to square off a parcel, and the owner intends to divide the property. While the division would previously have qualified outside of the City's subdivision requirements, the County now requires such applications to be recorded as a minor subdivision under updated state law. Because Centerfield City does not currently have a minor subdivision ordinance, any recorded minor subdivision would automatically fall under the City's existing subdivision ordinance, including all associated development requirements.

Council members reviewed examples of minor subdivision ordinances from neighboring communities, including Richfield, Ephraim, Salina, and Sevier County. Most of those jurisdictions define a minor subdivision as creating up to ten lots while allowing reduced development standards, such as waiving curb, gutter, and sidewalk improvements under certain circumstances. Several council members expressed concern that adopting a similar standard could create a loophole allowing developers to repeatedly divide property into small phases to avoid full subdivision requirements.

The Council discussed the need for ordinance language preventing phased development intended to circumvent subdivision regulations. Suggestions included establishing ownership restrictions, time limitations between subdivisions, or other provisions to ensure multiple minor subdivisions could not be used in succession to avoid infrastructure requirements.

Additional discussion focused on which development standards should remain mandatory for minor subdivisions. Council members agreed that utility extensions, including water and sewer infrastructure, would still need to meet City standards, with curb, gutter, and sidewalk requirements appearing to be the primary distinction from a standard subdivision. The Council

also discussed requirements for existing versus newly constructed roads and the importance of ensuring adequate utility capacity for future development.

Questions were also raised regarding minimum lot sizes and whether the proposed ordinance should better reflect Centerfield City's needs rather than adopting standards used by larger communities.

Because printed copies of the county's proposed ordinance had not been distributed to all council members as intended, the Council determined that additional review was necessary before taking action. Staff will distribute copies to both the City Council and the Planning and Zoning Commission, including an electronic version, to allow members sufficient time to review the proposal before the Planning and Zoning meeting. No action was taken, and discussion was continued pending further review and recommendations from the Planning and Zoning Commission.

Unfinished Business/Report of Council Members

Jon Hansen-

Councilman Hansen states that water usage was dropped to .02 and the secondary water is still turned off at the current time.

Councilman Hansen made a motion to adjourn the meeting. Seconded by Councilwoman Frasier. Carries 4-0. Meeting adjourned at 8:10 PM.

Lacey Belnap Lacey Belnap, City Recorder
Travis Leatherwood Travis Leatherwood, Mayor
August 5, 2026 Approval Date