

The following are the approved minutes of the Centerfield City Council meeting held September 17, 2025 in the Centerfield City Hall. Those in attendance; Mayor Travis Leatherwood, Brittney Fisher, Ryan Stewart, Jon Hansen, Jonah Christensen, and Bart Hammond.

Other employees in attendance: Lacey Belnap & Randi Hunt
Meeting is being conducted by Mayor Travis Leatherwood
Meeting opened at 7:00 PM.

- 1- Roll Call
- 2- Pledge of Allegiance - Mayor Leatherwood
- 3- Invocation - Councilman Christensen

Minutes of September 3, 2025

Councilman Christensen moved to approve the minutes from September 3, 2025. Seconded by Councilwoman Fisher. Carries 5-0.

Minutes of September 15, 2025 Special Meeting

Councilman Stewart moved to approve the minutes from the September 15, 2025 special meeting. Seconded by Councilman Hammond. Carries 5-0.

Billie Rogers- Business License- Creative Laser Works by BR

Billie Rogers is in attendance for a business license for Creative Laser Works by BR. Business will be customized gifts, name signs, tumblers, etc. Business will be located at 85 West 100 South. Not planning on any signage at this time.

Councilman Hansen made a motion to approve a business license for Billie Rogers for Creative Laser Works by BR located at 85 West 100 South. Seconded by Councilman Stewart. Carries 5-0.

Kaylie Steggell- Business License- The Dugout Drink Shop

Kaylie Steggell is in attendance for a building permit for The Dugout Drink Shop located at 405 North Main. The store will consist of drinks and snacks with a baseball theme.

Councilwoman Fisher made a motion to approve a business license for Kaylie Steggell for the Dugout Drink Shop located at 405 North main. Seconded by Councilman Christensen. Carries 5-0.

Mike Crane- Building Permit Questions

Mike Crane & Kelly Magleby are in attendance to discuss Mike's previous building permit for storage units at 320 south main.

Background

- Applicant is constructing **storage units north of the care center.**
- The project site will be **fully asphalted**, with **no culinary water, no bathrooms, and no irrigation use.**
- Current ordinance requires **2 water shares per acre** (≈5 shares total, valued at ~\$50,000) to be turned in prior to a building permit.
- The developer requested relief, noting water would not be used on the property and citing the pending xeriscaping ordinance.

Discussion Points

1. Sidewalk Requirement

Council reaffirmed that **occupancy permit cannot be issued until the sidewalk is completed.**

2. Water Shares

- The developer requested variance or alternative arrangement to avoid turning in shares unnecessarily.
- Council noted:
 - Ordinance must be followed until xeriscaping code is formally adopted (90-day delay after passage).
 - Variance without protection is not advisable.

3. Proposed Solution

- The developer offered to sign a legal agreement ensuring compliance with whatever ordinance is passed.
- Council suggested a **bond/letter of credit** equal to current water share requirement as protection.
- Consensus: this approach allows the project to proceed while safeguarding the City.

Decision

• Motion Approved (5–0):

- The city will issue a building permit for 369 Storage Units **contingent upon the developer providing a letter of credit (bond) valued at \$50,000 (5 shares of water).**
- The bond will remain in effect until the xeriscaping ordinance is finalized and effective.
- Upon adoption, bond will be adjusted or released in accordance with new ordinance requirements.

Additional Notes

- Developer to coordinate with **Planning & Zoning** on signage and setbacks.
- Must also verify clearance with **Rocky Mountain Power** prior to sign installation.
- Landscaping requirements (if any) will be addressed under the forthcoming xeriscaping ordinance.

They will not be using any water, culinary or irrigation, so they really don't want to have to turn in those shares. Options for them at this time are they can wait until a xeriscape ordinance is passed, or ask the city council for a variance.

Kelly is asking for a variance to not turn in the shares. They are willing to have their lawyers write up a legal document and if the ordinance doesn't pass, then they will turn in the shares.

Councilman Christensen made a motion to grant a variance to not require any irrigation shares for Mike Crane's building permit at 320 south main. Motion dies for a lack of a second.

Councilman Hammond would like a development agreement put in place. Councilwoman Fisher would like a share or two turned in depending on what the xeriscape ordinance requires. Councilman Hansen would like to discuss with the city attorney and see a development agreement. Discussion was had that maybe a letter of credit could be turned in for the cost of five irrigation shares. Will be adjusted or released upon passage of a xeriscape/zeroscape ordinance.

Councilman Hansen made a motion to move forward with the building permit under the conditions of a letter of credit to be drawn for \$50,000 at 320 South Main for 369 Storage. Seconded by Councilman Hammond. Carries 5-0.

Mike had a few questions on a sign, unfortunately those questions are geared more towards planning and zoning.

Beautification Committee- Park Bathroom Murals

Brittney is representing the beautification committee to discuss the park bathroom mural. They have had a couple local artists put together some renderings. Destry Nay and Kaylie Estes have sent in renderings, Destry's bid is \$5,200, Kaylie's bid is \$5,500. They use speciality paint and put a clear coat on top to protect the murals from fading. The beautification committee met and they are recommending Destry Nay's mural to city council. A few suggestions were made. Councilwoman Fisher will send suggestions to Destry and will email out the changes.

Councilwoman Fisher made a motion to approve the bid from Destry Nay for a bid of \$5,200. Seconded by Councilman Christensen. Carries 5-0.

Xeriscape/Zeroscape Ordinance Discussion

Mayor Leatherwood pulled up the draft ordinance the council is working on. A lengthy discussion was had. The following is a summary of what was discussed.

Purpose

- Allow residents to build **without turning in an irrigation water share** if they choose xeriscaping standards.
 - Encourage **water conservation** and sustainable landscaping while preserving aesthetics.
 - Option remains: if residents **turn in a water share**, they can landscape traditionally.
- #### **Applicability**
- Applies to **new construction** and significant renovations.
 - Lot size changed from **0.25–5 acres → 0.25–1 acre**.
 - Larger lots (above 1 acre) generally won't qualify because they are more likely to need irrigation for pasture or livestock.

Residential Standards

- **Front yards:** Minimum 50% must be xeriscaped.
 - **Sides:** No turf; xeriscaping with minimal plants only.
 - **Backyards:** Xeriscaping encouraged; turf restricted by percentage.
 - **Turf limits:** Insert square footage and percentage restrictions (similar to "Brittany's example" with max turf per lot size).
- Irrigation systems:** Must be automatic and include rain/moisture sensors (or equivalent smart technology).

Commercial Standards

- **Street frontage:** At least 60% xeriscaped with native or drought-tolerant plants.
- **Parking lots & buffers:** Turf prohibited; xeriscape required.
- **Irrigation:** Drip/low-flow required. Spray irrigation prohibited within 24" of hard surfaces.

Materials

- Allowed: drought-tolerant plants, gravel, rock, bark mulch.
- Turf: limited, with strict percentage/square-footage caps.

- Concrete/asphalt: only for access/utilities, not as primary landscaping.

Enforcement

- Landscaping plan must be **approved before construction**.
- Compliance required **within 12 months** of occupancy.
- Possible enforcement tools: letters of credit, tiered water rates, fines.
Concern: enforcement for resale homes (future owners tearing out xeriscape and planting turf).

Additional Options/Considerations

- **Smart sprinkler technology** (digital sprinklers) was discussed.
 - Could allow more turf if using high-efficiency systems.
 - The city is hesitant to mandate a specific brand but may allow “digital or high-efficiency irrigation systems approved by council” as an **Option B** for compliance.
- Possible **rebate/incentive program** in the future for residents who voluntarily convert to xeriscaping.
- Demos of the sprinkler system may be scheduled (not as a sales pitch, but as an educational demo).

Key Takeaways

1. **Water shares:** Not required if property uses xeriscaping standards.
2. **Lot sizes:** Capped at 1 acre for xeriscaping allowance.
3. **Front yard rule:** 50% xeriscaped minimum.
4. **Turf restrictions:** Percentage and square-footage caps; no turf on sides.
5. **Irrigation:** Smart or efficient systems required.
6. **Commercial:** 60% xeriscape minimum along frontage; turf prohibited in parking lots.
Enforcement: Plans approved up front; compliance within 12 months.
7. **Flexibility:** Explore Option B with digital sprinklers; possible rebates down the road.

Chief Jed Hansen- Gunnison Valley Fire Department Report

Zach Jensen Assistant fire Chief from the Gunnison Valley Fire Department is in attendance to give a monthly report. Will be purchasing new extrication equipment for the cost of \$15,000. The original cost would have been \$30,000. Getting a new brush truck through an agreement with Sanpete County. Due to this, the funds for the extrication equipment will be coming from the department's PTIF account.

Zach also gave an update from the Gunnison Irrigation Company, as the president. The automated canal system has greatly benefited everyone. The delivery of water has been more accurate than ever before and has also helped with shrinkage management. Zach mentioned it is challenging to maintain water levels in the reservoirs and there is a constant need for adjustments and this new system has helped tremendously. Zach also highlighted the importance of accurate water delivery to prevent overuse and ensure fair distribution.

General Plan/Annexation Discussion

Mayor Leatherwood would like to move this topic to the October 1, 2025 meeting.

Councilman Christensen made a motion to move the general plan/annexation discussion to the October 1, 2025 meeting. Seconded by Councilman Stewart. Carries 5-0.

GVHS Theatre Donation

No show

Unfinished Business/Report of Council Members

Mayor Leatherwood-

Mayor Leatherwood had Ryan Smith reach out and wanted to know if the council wants to do the Christmas tree lighting again. Would like to add a couple new ideas: a children's choir, and a Santa visit.

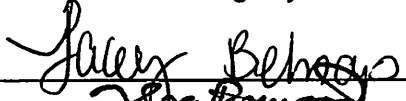
Brittney Fisher-

Councilwoman Fisher commented that Jonah & Stewart are working on putting benches in at the park. There are currently 17 vendors signed up to participate at the Harvest Moon Festival. They are renting a train from Mayfield to use for the celebration. Only have 2 entries for the parade.

Ryan Stewart-

Councilman Stewart thanked Jonah Christensen for patching the roads. Recorder Belnap mentioned to Councilman Stewart about the 2 cul-de-sacs that were recently top coated.

Councilman Stewart made a motion to adjourn the meeting. Seconded by Councilman Hansen. Carries 5-0. Meeting adjourned at 9:01 PM.

 _____ Lacey Belnap, City Recorder
 _____ Travis Leatherwood, Mayor
_____ Approval Date