

The following are the approved minutes of Centerfield City's Planning & Zoning meeting, held June 23, 2022 in the Centerfield City Hall. Those in attendance: Commissioner Brandon Childs, Mayor Travis Leatherwood, Councilman Jon Hansen, Courtney Lund, and Christi Garff. Absent Albert Park.

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

Minutes

Boardmember Garff moved to approve the minutes of May 26, 2022. Seconded by Boardmember Lund. Carries 4-0.

Unfinished Business

Training attended recommended avoid variance as much as possible and use conditional uses instead. Look into adding an airbnb ordinance. Looking at still getting surveys out. Look at the rules about building within the city's buffer zone.

Work Session- Surveys, Subdivision, Bonds, Water Shares

Surveys

Surveys really need to get sent out. A couple ideas are to put a link on the city's website, the city's Facebook page, a mass email, text and put it in the newspaper. Mayor Leatherwood suggested breaking the city up into six sections, delivering a handout to home's asking for name, cell phone number and email address. Goal is to have surveys out by August 1st.

Subdivisions

Discussion on subdivisions and the current subdivision being built in town. Jon gave a run down of how it has gone so far. Individuals came in October of 2020. Originally 23 lots and three phases. They went from six houses on a block to five, making the lots bigger, less houses on a street. Problems they ran into were culinary water and secondary water. Secondary water they have enough shares to do 19 lots. With the way the current ordinance reads, they actually only had enough irrigation shares to do 6-7 lots based on one share per half acre. Their lots were over ½ acre. Council ended up giving them a variance to install a secondary water meter with each lot and only tie up one share to each lot. Lots are roughly .55. Council went back and forth with the developers for roughly a year over irrigation shares, lot sizes, phases. Approved the plat map. About a month later the council really started looking at the culinary water system and decided they needed to enact a building moratorium. The last two years Centerfield approved building permits for 40 plus homes. Prior to that the city averaged 4-5 homes per year. Not sure how you would have anticipated the impact on infrastructure. What happened in one year normally would have taken at least 4-5 years to do. Moratorium's are a hard thing. A developer has a hard time selling any lots during a moratorium period. The council did a ton of research and took their time. But it was evident that a moratorium would need to be placed. City was in the process of purchasing more water rights, but were stopped. A guy at the state level retired, they didn't replace him for six months. Couldn't do anything without the hearing, moratorium is set to expire a few days after the hearing. City council made the decision to start a new

moratorium that can be lifted at any time. Expiration for the moratorium is December 6, 2022. Current city ordinance states that if you build a new home, you have to purchase your own irrigation shares and tie it to the land. Centerfield does not have excess irrigation water shares. All shares are currently being rented out and used by residents.

New trailers coming into the trailer park, have they been approved for hookups and meters? They run all the utilities to the lots, but only have a building permit for one to be hooked up at this time. The owner would like to set the others up as model homes, to help him pre-sell. They also have a building permit for one in the old phase as well. Permits expire after one year if nothing is connected.

Bonds

Bonds are a part of the subdivision, performance bonds. Boardmember Garff explained what a performance bond is; Developers have to take out a performance bond, stating they will complete the work and be approved by the council. Bond is usually 125% of what the finished cost of the project will be. If they walk away, the city can take that money and finish the project. If the developer does finish the project the city gives the bond back, but can retain a portion of that bond for up to a year to make sure things are done correctly. The state has reissued the requirements stating 100% bond and a retainer of 10%. City council is planning on amending the current ordinance to be compliant with the state code. Mayor Leatherwood wanted to discuss the bonds as part of the checklist he would like to start putting together for subdivisions and building. Current ordinance states infrastructure work has to be inspected, but it doesn't say by who, how, what the specifications are, and that needs to be changed. Councilwoman Huff has looked into what other cities do. A lot of them have the contractor that does the work, and an engineering firm that signs off on it. The ordinance needs to clearly state who is responsible for paying the inspection fees. Also look into making sure there are adequate street lights, fire hydrants, possibly asphalt from gutter to gutter. Boardmember Garff suggested asking for a copy of all inspections upon approval. Commissioner Childs will put together a google doc that the board will have access to, to start building a checklist for developers.

Boardmember Hansen suggested looking into a dryscape ordinance of some type. Individuals would need to sign an agreement with the city saying their yard would be dryscape. If they sell their home, the new individuals would need to agree to that as well or bring in their own share of water. Possibly look into splitting shares once irrigation meters are installed. Commissioner Childs will also create a google doc for a dryscape ordinance.

Mayor Leatherwood asked everyone to dive into the subdivision ordinance and see what's lacking. What needs to be changed or updated? Subdivisions are required to have sidewalks. Individual houses do not.

Centerfield City has applied for the secondary water metering grant through the state. Ben Maret contacted Mayor Leatherwood today with a few questions. The city has applied for a \$1 million grant for secondary meters. Loan would be about \$500,000. Ben gave Mayor

Leatherwood a list of a few things that need to be done and he has made Councilman Sorenson aware of what is needed. One of the things is that the city has to have a signed easement from every property owner to put the meters on their property. Meters need to be either electromagnetic or ultrasonic, and will be read through a cellular system that sends an automatic record of usage to the city.

Boardmember Hansen moved to adjourn the meeting at 8:50 PM. Seconded by Boardmember Lund. Carries 4-0.

Lacey Belnap Lacey Belnap, City Recorder
Travis Leatherwood Travis Leatherwood, Mayor
July 28, 2022 Approval Date

Enclosed