

The following are the approved minutes of Centerfield City's Planning & Zoning meeting held September 22, 2022 in the Centerfield City Hall. Those in attendance: Jon Hansen, Brandon Childs, and Albert Park.

Commissioner Childs called the meeting to order at 7:46 PM

Minutes

Boardmember Hansen moved to approve the minutes of August 25, 2022. Seconded by Commissioner Childs. Carries 3-0.

Unfinished Business

Discussion on having the planning and zoning meetings the last Thursday of the month rather than on the 4th Thursday of the to help with past confusion.

Commissioner Childs made a motion to change the planning and zoning meetings to the last Thursday of the month. Seconded by Boardmember Hansen. Carries 3-0.

Growth Summit

Commissioner Childs learned if an issue/person is not on the agenda, don't talk about it, even if they show up to the meeting. Requirement of 24 hours prior notice on the agenda to be transparent to the public. Other topics of interest are two classifications for sizes of subdivisions, requiring different things if needed/wanted. May be difficult to get certain types of insurance for different things, i.e police departments and recreation departments, due to liability. Gunnison Valley Recreation has their own liability insurance. Ordinances need to be in place ahead of time, rather than when someone comes in and then wants to create an ordinance.

Xeriscape Ordinance

Council wants the planning & zoning board to look into an xeriscape ordinance. There are a lot of lots that don't have water and will sit vacant forever if the city doesn't do something about allowing building without. The state of Utah is doing a reimbursement program for individuals who are taking out grass and doing xeriscape. Boardmember Hansen would like to see a small portion of grass, maybe a 20'X20'. He would also like to see a contract in place stating the lot is "zoned" as xeriscape. So when it is sold it is also stated that it has to stay that way. Boardmember Hansen would like to discuss it with city attorney Kevin Daniels.

Boardmember Hansen made a motion to table the xeriscape ordinance discussion. Seconded by Commissioner Childs. Carries 3-0.

High Density Housing Zones

Boardmember Hansen would like the planning and zoning board to look into where high density housing should be zoned, in return look at what infrastructure lines need to be upgraded to support that. R1 is for single family homes, R2 medium is for 6-10 homes per acre, R3 high density is for apartment complexes, condos. Kim Beck and Jeff Beck, each have about 8 acres

of land around 250 north 200 west. According to Kim, they deemed property to the city for roads and in return were granted permission that they could do duplexes on this land. They haven't built them because of the market. Kim intends to approach the city council to build duplexes. Intent is to sell some and rent some.

Boardmember Hansen mentioned a couple places the city council has discussed for high density zones. There are two blocks down 400 north around 100 east to 400 east. 400 north down 100 west to 300 west, and 400 south 100 west to 300 west. It was mentioned to consider parking at high density zones and have covenants that there is no parking on streets, parking must be in stalls. Boardmember Hansen would not like to have high density zones along main street.

Commissioner Childs amended his previous motion to have the planning and zoning meetings start in October 2022 for the last Thursday of the month. Seconded by Boardmember Park. Carries 3-0.

Boardmember Hansen moved to adjourn the meeting at 8:21 PM. Seconded by Commissioner Childs. Carries 3-0.

Lacey Belnap Lacey Belnap, City Recorder

Travis Leatherwood Travis Leatherwood, Mayor

October 27, 2022 Approval Date