

Mayfield Town Council Work Meeting
With Planning Commission and Board of Appeals
Wednesday, January 25, 2023
7:00 PM

Councilmen attending:	Mayor Steve Anderson, Jaden James, Mike Bennett
Councilmen excused:	Aaron Peterson, Jake Dyreng
Administration attending:	Amanda Bennett
Others attending:	Dennis Faatz, Doug Bjerregaard, Grant Hansen, Robert Christiansen, Adam Peterson, Andy Peterson
Conducting:	Steve Anderson, Mayor

1. Discussion and Action Items a. Zoning Items to be considered i. Lot Splits ii. Lot Sizes iii. Internal & External Accessory Dwellings (Bunk Houses, Barn-de-miniums) iv. Site Plan Requirements v. Permits Required on all modifications vi. Irrigation requirements for builders and developers	The splitting of lots was discussed. The definition of subdivision was reviewed. There have been parcels in town that have been split, letters went to a couple of property owners regarding this. Dennis is concerned how the town can enforce the requirements. Some items are mandated through the public health department. The Mayor addressed the boards about septic system requirements. Grant explained the permitted uses vs conditional uses and explained what permitted uses with conditions are. He states if the Town would adopt some permitted uses with conditions, it would protect the owner and the town. They don't have to be the same for every lot due to different circumstances. Permitted uses with conditions would go to the planning commission to negotiate what the permitted use and conditions would be. Grant continued by suggesting the Town use the recommendation of the state and go with smaller lot sizes. This would create a more compact infrastructure, more buildings requiring less irrigation. He also reminded the boards that if it's not listed in our ordinances it's not allowed. The process to make changes to our ordinance was discussed. The planning commission approves the changes, then it goes to public hearing after which it goes to the council for final approval. Dennis again concerned about introducing too many variables, sticking to the ordinance we have and enforcing it. The Mayor would like to minimize the burden placed on Grant by updating some items in our zoning ordinance. The planning commission is recognized for being more involved. The boards agreed to adopt an ordinance that requires the following: 1. A zoning permit for lot splits or moving property lines. 2. Establish permitted uses with conditions a. Chickens b. Shipping containers	
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vii. Permitted Uses, Conditional Uses, Permitted Uses with Conditions	c. Bed & Breakfast/Airbnb d. Recreational Vehicles e. Secondary dwellings on one zoning lot f. Storage buildings/Accessory buildings (5' from the property line) Items established in permitted uses with conditions would be approved by a Notice of Conditions to Development which would be recorded and put on the title. Any modifications to the agreement would make the agreement void. Pending zoning permit applications were discussed. Mike mentioned that the county building inspector enforces some of the changes to building plans. Discussion of requiring irrigation water with each lot ensued. Doug (also a member of the irrigation board) indicated that he didn't think the Town could require this.	
2. Unfinished Business	No further business was discussed.	
3. Adjourn	Motion to adjourn at 9:12 PM	Motion: Jaden Second: Mike Vote: Unanimous

Minutes Approval

By: Steve N. Anderson
Steve N. Anderson, Mayor

Date: Feb 8 2023

Attest: A. Bennett
Amanda Bennett, Clerk/Recorder

Date: 2-8-23

