

The following are the approved minutes of Centerfield City's Planning & Zoning meeting, held January 26, 2023 in the Centerfield City Hall. Those in attendance: Mayor Travis Leatherwood, Jon Hansen, Brandon Childs, Albert Park, Courtney Lund, and Christi Garff.

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

Minutes

Board Member Hansen moved to approve the minutes of December 1, 2022. Seconded by Commissioner Childs. Carries 5-0.

Building Permit- Kasey Petersen

Kasey Petersen and Jason Edwards are in attendance to ask for recommendation to the city council for approval of a building permit. Lot is .72 of an acre. Property has 205.61 feet of frontage, on 100 south. Plan to put the house on the west side of the lot for the possibility of a lot split in the future. Address is roughly 320 east 100 south. Question on the setback of the side property, 15 feet on side, 25 feet on front of property. Trying to do everything according to what the city requires. Application fee in the form of a check is required to turn in an application, along with a site plan, and plat map. Two shares of irrigation water are required to be turned in based on the size of the lot. If the lot is ever split, will the two shares cover? Based on the current ordinance, it would be covered. Questions arose from Edwards on why impact fee studies have taken so long, Unfortunately everything takes longer than expected. City had to wait for the water master plan and general plan before impact fee studies could move forward. Kasey believes the date an application is turned in, sets the legal date for fees.

Board Member Lund made a motion to recommend a building permit for Kasey Petersen and Jason Edwards for a home at 100 south 320 east. Seconded by Board Member Park. Carries 5-0

Subdivision Concept Plan- Kasey Petersen

Kasey Petersen is in attendance to discuss a subdivision concept plan on 200 North roughly 400 west. Four half acre building lots, with an opening in the middle of 66 feet if they expand in the future and need to put in a road. No plans for any other phases as of now. Discussion on the possible road and the city masterplan. Code states no half blocks east to west, but north to south is okay. Might need to add a fire hydrant on the west side. Subdivision's require street lights and sidewalks. Code stating subdivision requirements is 11.40.030. Kasey is presenting a concept plan. Will come back with any changes on a preliminary plat map to planning and zoning. Final plat to planning and zoning. Once the final plat is approved through planning and zoning, Kasey will need to meet with the city council for final approval. When final approval is signed off on the myler plat, a certificate with the addresses and in Centerfield's name will be required for the irrigation water. Water will be tied to the property. Mayor Leatherwood suggested Kasey review ordinance 11.10.030 as well. Kasey would like the sidewalk to be on the frontage of the road. Typically sidewalks are put in on the city property. Four feet of sidewalk, then utility easement, then 22 feet for half side of road, repeat for the other half. Along

with the signing of the mylar plat, a performance bond or letter of credit of 100% is required for a subdivision. Upon completion of the project, 75% is released, 25% is kept for one year.

Commissioner Childs made a motion to accept the concept plan for 200 north 400 west, Horizon Farms Subdivision Phase 1 with the reminder to Kasey to go over code 11.40.030 subdivision requirements. Seconded by Board Member Lund. Carrie's 5-0.

Review & Discussion of City Code Updates from Rural Community Consultants

Planning and zoning board went over several items brought up by the Rural Community Consultants. A review of Title 3 was discussed in detail.

Board Member Hansen moved to adjourn the meeting at 9:45 PM. Seconded by Board Member Garff. Carries 5-0.

Lacey Belnap Lacey Belnap, City Recorder
Travis Leatherwood Travis Leatherwood, Mayor

February 23, 2023 Approval Date