

The following are the approved minutes of Centerfield City's Planning & Zoning meeting, held February 23, 2023 in the Centerfield City Hall. Those in attendance: Jon Hansen, Brandon Childs, Albert Park, and Christi Garff. Absent Courtney Lund and Mayor Travis Leatherwood.

Commissioner Childs called the meeting to order at 7:32 PM.

Minutes

Board Member Hansen moved to approve the minutes of January 26, 2023. Seconded by Board Member Garff. Carries 4-0.

Subdivision Plats- Horizon Farms- Kasey Petersen/Jason Edwards

Jason Edwards is in attendance to discuss the Horizon Farms Subdivision. Code states a fire hydrant needs to be within 500 feet to the dwelling. The current fire hydrant would barely go into the lot. Board Members would like to look into the code a little bit further. Board Member Park will talk with Tommy Peterson, the fire marshal. Concrete thickness for frontage will be six inches. All homes will be faced south, Jason & Kasey plan on building the four homes.

Board Members have an issue with the road on 400 west, not lining up. Rex Friant is going to survey the roads to make sure Centerfield's roads lineup. Brandon Jensen from Sunrise Engineering had the land surveyed and has certified survey markers in place. Brandon recommends you go with the center line and split the difference, as a standard practice. Board Member Garff mentioned in the ordinance it states the roads need to match up. Rex will be surveying from the south boundary of Centerfield City to the north boundary of Centerfield City on the west side of the City's boundary. Mayor Leatherwood mentioned to Commissioner Childs, there is a possibility of having a special meeting to move the plat forward if needed. Jason is asking for pending approval once the fire hydrant issue is resolved and the survey on the road.

Board Member Hansen made a motion to recommend the Horizon Farms Subdivision. With clarification on if a second fire hydrant is necessary and the possibility of a change on the road to the east of the subdivision. Seconded by Board Member Park. Carries 4-0.

Building Permits- 275 North Main LLC- Logan Moffet & Eric Stringham

Weston Giles is in attendance to discuss the 19 building permits 275 North Main LLC are seeking. Weston manages the trailer park and is employed by Logan Moffet. Phase 1 (old part) asking for 1 permit. Phase 2 (new part) asking for 18 permits. Question from the board is whether or not the irrigation line was moved. Home's cannot be set on top of the main irrigation line. According to Weston, irrigation water has not been stubbed to Phase 2. There is one spigot in the phase (2). Recommendation would be to cap it, due to the fact the park only has two shares of irrigation. Weston believes a new fire hydrant was installed as part of the infrastructure work. If permits are given they have one year to occupy.

Commissioner Childs makes a motion to recommend building permits for phase 1 slip #15 for 275 north main, Phase 2 slips #1-19, minus slip 17, which has already been given a permit, with

the condition that the secondary water line has been moved prior to any permits approved. Seconded by Board Member Park. Carries 4-0.

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 Titles 4 and 5 was discussed in detail.

Commissioner Childs moved to adjourn the meeting at 9:13 PM. Seconded by Board Member Garff. Carries 4-0.

Lacey Belnap Lacey Belnap, City Recorder

Travis Leatherwood Travis Leatherwood, Mayor

3/30/2023 Approval Date