

The following are the approved minutes of Centerfield City's Planning & Zoning meeting, held April 27, 2023 in the Centerfield City Hall. Those in attendance: Mayor Travis Leatherwood, Jon Hansen, Brandon Childs, Albert Park, and Christi Garff. Absent Courtney Lund. Stewart Jensen is in attendance from maintenance.

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

Minutes

Board Member Garff moved to approve the minutes of March 30, 2023. Seconded by Board Member Park. Carries 4-0.

Horizon Farms Subdivision- Kasey Petersen

Kasey Petersen is in attendance to discuss the Horizon Farms Subdivision. Discussion was held on the survey the city had done on the road. Kasey claims the 66' strip of land will remain with the existing parcel. They have no idea what the plans may be for the rest of the property.

Board Member Park made a motion to recommend Horizon Farms Subdivision to the city council. Seconded by Commissioner Childs. Board Member Hansen made a concern on code 11.30.040.E Parts Of Lots: All remnants of lots below minimum size left over after the subdividing of a larger tract must be attached to adjacent lots rather than allowed to remain as unusable parcels. Protection strips shall not be permitted. Kasey claims again that the 66' strip of land will remain with the existing parcel. Carries 4-0.

Kasey clarified what needs to be brought to the city council for Wednesday May 3. Letter of credit and water shares.

Melissa Mangan- Building Permit New Home

Melissa Mangan is in attendance to discuss her building permit in the Danish Meadows Subdivision, lot 1 address 84 North 200 East. Melissa's lot is located on a corner. Discussion was had on setback requirements on a corner lot.

Board Member Hansen made a motion to recommend Melissa Mangan to the city council for a building permit in the Danish Meadows subdivision, lot 1 address 84 North 200 East. Seconded by Board Member Garff. Carries 4-0.

John Lewis- Building Permit Garage

No Show

Joel & Stephanie White- Building Permit Fence

White's are in attendance to discuss a fence permit for their home located at 285 South 260 East. They would like to put in two sides of a white vinyl fence. Will line up with the neighbors existing fence.

Board Member Hansen made a motion to recommend a fence permit for Joel and Stephanie White's home located at 285 South 260 East. Seconded by Board Member Park. Carries 4-0.

David Wright- Building Permit Garage/Car Cover

No Show

Jonah Christensen- Fence Ordinance

Jonah is in attendance to discuss the fence ordinance. Jonah has had someone contact him wondering if there is a concern of why it is set at six feet, they would like a taller fence. Planning and zoning members discussed the safety concerns of a six foot fence or shorter. Planning commission would like to leave the ordinance as is.

Review of Title 8

Board discussed and went over title 8. Several issues were brought up and suggestions were made to the rural community consultants.

Unfinished Business

Mayor Leatherwood made everyone aware of a new state bill that was passed in the most recent legislative session. SB174 passed which says no member of city council can be on planning & zoning for subdivision approval. SB174 will be state mandated by January 1, 2025 that all subdivisions will be approved by planning and zoning only. Subdivisions will come all engineered, no concept plans will be in place. If everything is in place, there will be a 20 day approval process. City will also need to have everything engineered for review of subdivision plans.

Reminder May 22 is the Family Fun Night, and May 23 is the Six County Regional Growth Summit in Richfield. Mayor Leatherwood encouraged all to attend.

Board Member Hansen moved to adjourn the meeting at 9:14 PM. Seconded by Board Member Garfff. Carries 4-0.

Lacey Belnap Lacey Belnap, City Recorder
Travis Leatherwood Travis Leatherwood, Mayor
May 25, 2023 Approval Date