

Approved Meeting Minutes
Fairfield Planning & Zoning Commission
Regular Meeting
May 8, 2019

DATE: Wednesday, May 8, 2019

LOCATION: Fairfield Town Office 17872 W 1540 N Fairfield, Utah

TIME: 7:00 p.m.

MINUTES BY: Recorder: Stephanie Shelley

AGENDA ITEM #1

OPEN THE PLANNING & ZONING REGULAR MEETING

AGENDA ITEM #2 ROLL CALL

PLANNING & ZONING COMMISSION MEMBERS PRESENT

Heather Strong, Darwin Bundy, Pete Savage, Daymon Stephens, Alina Pringle arrived 7:06 pm
Chairman Daymon Stephens stated time of meeting began at 7:04 pm

STAFF PRESENT

Recorder: Stephanie Shelley

OTHERS PRESENT

Ross Klvacek, Mark Pringle, Michelle Klvacek, Mayor Brad Gurney

AGENDA ITEM #3 APPROVE JANUARY 9, 2019, JANUARY 23, 2019, MARCH 27, 2019

PLANNING & ZONING REGULAR MEETING MINUTES

- Approve minutes January 9, 2019
 - Chairman Stephens 2nd Commissioner Bundy
- Approve Minutes January 23 2019
 - Chairman Stephens 2nd Commissioner Bundy
- Approve minutes March 27 2019
 - Chairman Stephens 2nd Commissioner Pringle
- Minutes approved

AGENDA ITEM #4 DISCUSSION AND APPROVAL ROSS KLVACEK PLOT PLAN

Commissioner Pringle explained that the Klvacek's are putting hangar in, but they are leasing the land on which the hangar is being built. Commissioners asked does this include the Fire Marshal Stipulations? Yes.

Chairman Stephens stated that the Planning & Zoning only approving this specific plot plan for Hangar #21 as shown on the site plan. All others still need to be on Site Plan Approved by the Planning and Zoning

Mayor Gurney stated they need to have the Fire Marshal stamp of approval on these plot plans.

Chairman Stephens made a motion that site plan for Ross Klvacek be approved with Fire Marshal approval second by Commissioner Bundy.

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Motion passed passed unanimously with Commissioner Pringle abstain due to a conflict of interest.

Chairman Stephens was assigned to building permit application.

AGENDA ITEM #5 PLANNING & ZONING PRIORITIES

1. Road Ordinance
2. Nuisance Ordinance (Sound test)
3. Soil Ordinance
4. Design standards (How on Roads and Water)
5. Subdivision Ordinance
6. Land Use
7. Airpark Zone

Planning and Zoning also plan on addressing the following

- Special event permit (not given a number)
- Temporary permit (not given a number)
- Master plan (not given a number)

- Discussion on Airpark Zone
 - Mark & Alina Pringle are frustrated on how long this is taking to rezone the Airpark
 - The economy is strong
 - They have been waiting since 2017
 - They have tried to talk to the Town since 2004
- Mayor said that when they bought the property it was zoned for something else
 - The Town is not under any obligation to rezone an area for someone
 - The Town has done more in the last 2 to 3 years than in the past 10 years
 - Once standards are in place, agrees with the Council not a bad idea to allow houses in the future Airpark Zone

Daymon pointed out: Land use standards should have been done 12 years ago. Working on getting it done now

Daymon pointed out that the zone plan presented by Alina only benefits the Airpark

- Discussion on Airpark continued

AGENDA ITEM #6 FIBER OPTICS

This has gone to the Lawyers

AGENDA ITEM #7 SOLAR UPDATE

Mayor Gurney will be sending out two google documents with research that the members have found with sources, and any questions that they may have.

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AGENDA ITEM #9 SOUND TEST DATE

The Commissioners decided to hold the Sound test on Wednesday May 15th at 6pm. It will be held at the Airpark, then they will meet back at the Town Hall to hold a work session.

AGENDA ITEM #8 DISCUSS ROAD ORDINANCE

Planning & Zoning Commissionaires discussed and reviewed the Road Ordinance. Commissionaires Chairman Stephens said did not think the parties who originally installed the utility should have to pay for repairs or relocating said utility caused by work done on Fairfield Town roads.

Chairman Stephens and Commissionaire Pringle wanted it removed. Commission members Savage, Bundy, and Strong wanted to leave it in. Commission decided to leave it in.

AGENDA ITEM #10 DISCUSS OLD BUSINESS

Planning Commission reviewed the building permit application process on iWorQ

AGENDA ITEM #11 DISCUSS NEW BUSINESS

Mayor Gurney informed the Commision Members that there is a rumor that the sod farm at the end of Town was sold, possibly to Amazon.

Mayor Gurney reminded them about the Town dinner to be held on May 19th at 4pm.

Mayor Gurney informed the Commision on the dumpster that will be placed around Town.

Mayor Gurney told them that the declaration of candidacy period for the up and coming Town election will be from June 3 - June 7 2019.

AGENDA ITEM #12 ACTION ITEMS

Mayor Gurney told the Commissionaires that he will be email out a google doc where they can add the research they find with sources about the Solar Farm. There will also be a doc that will have questions they can ask about the Solar Farm.

Chairman Stephens ask the COMmissionaires to review the rest of the Road Ordinance so they can finish discussing it at there next work meeting.

AGENDA ITEM #13 ADJOURN THE PLANNING & ZONING REGULAR MEETING

Motion made to end by Chairman Stephens to end the meeting. Commissionaire Savage 2nd end time 9:09 pm.

____ June 5, 2019 _____
Minutes Approval Date

Stephanie Shelley
Town Recorder Stephanie Shelley