

Approved Meeting Minutes
Fairfield Planning & Zoning Commission
Regular Meeting
March 13, 2019

DATE: Wednesday, March 13, 2019

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

TIME: 7:00 p.m.

MINUTES BY: Stephanie Shelley

AGENDA ITEM #1

OPEN THE PLANNING & ZONING REGULAR MEETING

AGENDA ITEM #2

ROLL CALL

PLANNING & ZONING COMMISSION MEMBERS PRESENT

Daymon Stephens, Heather Strong, Alina Pringle, Darwin Bundy, Pete Savage arrived 7:16 pm
Commission Chair Stephens stated the time of the meeting will begin at 7:09 pm.

STAFF PRESENT

Recorder: Stephanie Shelley

OTHERS PRESENT

Mayor: Brad Gurney

AGENDA ITEM #4 APPROVE DECEMBER 5, 2018 PLANNING & ZONING REGULAR MEETING MINUTES

Motion to approve the minutes for December 5, 2018. 1st Daymon Stephens 2nd Darwin Bundy

AGENDA ITEM #5 SOLAR FARM WITH DARWIN BUNDY

Tabled until Darwin arrives

AGENDA ITEM #6 REVIEW AND APPROVE JULIE CLOVER'S SITE PLAN

Motioned for Julie Clovers Site Plan to be approved.

1st Heather Strong 2nd Darwin Bundy. All approved of the Plan

- Need to have a separate description of the Road
- Julie Clover will come into the Town Hall to upload her plans to Sunrise

AGENDA ITEM #5 SOLAR FARM WITH DARWIN BUNDY

Darwin went and spoke with Gunnison about the Solar Farm down there.

- Handed out three different packets of information. He spoke of the highlighted portion which is what pertains of the Solar Farm.
- Discovered that it is a private solar farm. Which means no franchise tax.
- The Solar Farm here will be power to sell
- They will have most of the cables go underground
- This solar farm will be 1320 acres. Gunnisons is about 12 acres
- Request from Alina to have setbacks for the Airport. Also check on setbacks
- Need to add Dust abatement into Ordinance for Solar Farm
- Will need to be rezoned

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- Mayor Gurney will set up a google doc. For information to be added **with sources**. So Planning & Zoning and the Town Council can see all the information gathered to make an informed decision.
- Will keep this on the next few Meetings Agendas

AGENDA ITEM #7 REVIEW CURRENT STATUS ON BUILDING PERMITS

- Chans Carson - Ready for insulation inspection from Sunrise
- Lancaster- Ready for 4 way
- Fisher- Building permit issued March 13, 2019
- Kranedonk- waiting to sell part of their parcel before proceeding
- Bradshaw- Daymon has been asked to call and talk to Bradshaw. Making him aware that every time he submits a small portion of his plans to Sunrise he will be charged for the review. He also has only $\frac{1}{3}$ of the red lines finished to be turned in.

AGENDA ITEM #8 NUISANCE ORDINANCE

- Reviewing the Nuisance Ordinance.
- Updating and changing phrases.
- Stop on Page 20 5.1.16.3 Will continue at the Work session on March 27, 2019

AGENDA ITEM #9 DISCUSS OLD BUSINESS

- Mayor Gurney: Mayor of Eagle Mountain would like the Property in Fairfield parcel numbers 59:109:004, 59:109:0003, 59:109:0005 to be annexed to them. The property owner to the west is the one who would like to annex in. They need to get those property owners to agree with the annex.
- Road 16000 North needs to be made to 66 feet. Need to get the property owners to dedicate their property to the Town.

AGENDA ITEM #10 DISCUSS NEW BUSINESS

- Passed out booklet containing: Fairfield Town Roads, Water, Subdivision, and Design Standards.
- Town Ordinances have been caught up to the Land Use: Changing things to move Chapter 7 to Chapter 3. Removing Chapter 3 that is in place now.
- Everything in Red is already covered somewhere else. Green is chapters. Blue is individual zones. Orange not sure.

ACTION ITEM

- Daymon is working with the Attorney in getting questions answered for the Soil Ordinance

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ADJOURN THE PLANNING & ZONING REGULAR MEETING

Work Session will be on March 27, 2019 7 pm. Regular Session will be on April 3, 2019 at 7 pm.

Motion made to end meeting at 8:57 pm. Motion made by 1st Pete 2nd by Daymon
All other items will be discussed at Work Session on March 27, 2019 7 pm.

____ June 5, 2019 _____

Minutes Approval Date

Stephanie Shelley _____

Town Recorder Stephanie Shelley