

Date: June 25, 2019

Time : 7:00 p.m.

Place: Town Office, 17872 West 1540 North, Fairfield, Utah

Minutes By: Vonda Cook

Agenda Item #1 - Open the Planning & Zoning Work Meeting.

Chairman Stephens called the meeting to order and 7:07 p.m.

Agenda Item #2 - Roll Call.

Commission Members Present:

Chairman Daymon Stephens, Alina Pringle, Darwin Bundy, Pete Savage, Heather Strong

Town Employees Present:

Vonda Cook, Deputy Recorder

Visitors:

Mayor Brad Gurney

Agenda Item #3 - Discussion on Road Ordinance.

The Commission discussed various revisions they wanted to recommend for the Roads Ordinance.

Chairman Stephens made the changes as they were discussed.

Agenda Item #4 - Discussion on Nuisance Ordinance.

Mayor Gurney said the only thing left to address in the Nuisance Ordinance was noise.

Commissioner Bundy said he talked to a city prosecutor and a judge and they said that if a complaint goes to Court, the decision will be based on the competency of the person taking the reading.

He said it is all about the training.

Commissioner Pringle asked Mayor Gurney if they could do something about containment of the trash at the dump. She said other dumps are nice and clean and don't have garbage flying everywhere. Mayor Gurney said that part of the problem with their dump was the wind that picks the garbage up and carries it over the fence. He said he would talk to them about it.

Mayor Gurney asked Commissioner Bundy at what point is the reading for noise supposed to be taken from. Commissioner Bundy said he believed the reading was supposed to be taken from the complainants property line. Discussion followed as to whether the reading should be taken from the complainants property line or the "noise makers" property line.

The Commission also discussed what rights the Town had to trespass on private property to take a reading. Commissioner Bundy said in Lehi, he can go on someone's property anytime there is a complaint.

Chairman Stephens called for an informal vote. Chairman Stephens and Commissioner Bundy voted to take readings from the property line of person making the noise. Commissioners Pringle, Savage and Strong voted to take reading from the complainant property line.

The Commission clarified that all complaints have to be in writing.

Agenda Item #5 - Discussion on Soil Ordinance.

The Commission discussed whether they want to require testing for anything other than arsenic.

Chairman Stephens said he was told that the dirt being hauled out of the Facebook construction site is contaminated with arsenic.

Chairman Stephens also said that the person who tests his well every year said the well on the sod farm tests heavy with arsenic. Commissioner Bundy suggested they test for hazardous compounds.

Chairman Stephens said that could get expensive. Commissioner Pringle suggested they should just test for arsenic. Chairman Stephens said they could test for heavy metals and that would cover anything that came out of the mine.

Mayor Gurney asked when the Commission thinks testing should be done. Chairman Stephens said it should be done whenever the property changes to residential. Mayor Gurney asked who should do the testing. Commissioner Savage suggested the Town follow Park City since they do this all the time. Commissioner Bundy volunteered to call Eureka and see how they do it because they are small and have no money.

Mayor Gurney stated that homeowners need to report to the County if they fail the soil test. Chairman Stephens said they need to have a certificate of compliance or something and it needs to be written on the deed that there is arsenic on the property. Chairman Stephens asked Vonda to contact the county and see what the process would be to disclose such information to the County and get it printed on the deed.

The Commission will discuss the Soil Ordinance more at the next meeting.

Agenda Item #6 - Discuss Old Business.

There was no old business.

Agenda Item #7 - Discussion on New Business.

Mayor Gurney said that he will be taking over management of the building department. He said there will be no more assignments for the Planning Commission.

Mayor Gurney also said someone wants to put a marijuana farm in Fairfield. Commissioner Bundy said they may change their minds when they see what water and power will cost them.

Mayor Gurney said the airpark wants to change the zoning for storage units and he asked the Commissioners if they want to add the storage units to the current light industrial or add to the one that is being written. Commission agreed to have it added to the new one. The Mayor will send the new document out and everyone can look at it.

Agenda Item #8 - Adjourn the Planning & Zoning Regular Meeting.

Chairman Stephens made a motion to adjourn the meeting. Commissioner Bundy seconded it. Motion passed unanimously. Meeting adjourned at 9:00 p.m.

Minutes Approved July 10, 2019