

Approved Meeting Minutes
Fairfield Planning & Zoning Commission
Regular Meeting
August 7, 2019

DATE: Wednesday, August 7, 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

Pete Savage, Daymon Stephens, Alina Pringle, Heather Strong, Darwin Bundy
Chairman Daymon Stephens stated time of meeting began at 7:08pm

STAFF PRESENT

Recorder: Stephanie Shelley

OTHERS PRESENT

Mayor Brad Gurney, Von Lovendahl, Ryan Lovendahl

AGENDA ITEM # 3 REVIEW AND APPROVE SITE PLAN FOR JERRY BRADSHAW

Tabled until later in the meeting.

AGENDA ITEM # 4 REVIEW AND APPROVE SITE PLAN FOR VON & RYAN LOVENDAHL

Mayor Gurney presented the Lovendahl site plan. Lovendahl brought in their arsenic test results for the property. Commissioner's reviewed the paperwork. Commissioner Bundy and Savage committed that they knew the ditch arsenic results would be extremely high. (see the attached arsenic results in the packet).

Mayor Gurney stated that the Lovendahl water shares were already in Fairfield Towns water system.

Lovendahl informed the Commissioners that Utah County will be coming out next week for the septic tank. Commissioners reminded the Lovendahl's they would need the health department certificate for the septic tank, and the water certificate.

Motion made by Chairman Stephens to approve the Lovendahl site plan. Seconded by Commissioner Bundy. All in Favor.

AGENDA ITEM # 3 REVIEW AND APPROVE SITE PLAN FOR JERRY BRADSHAW

Mayor Gurney presented Jerry Bradshaw site plan. Jerry Bradshaw was not present for the meeting. Mayor Gurney pointed out to the Commissioners that Jerry has increased the square footage of the building by 1400 square feet.

Commissioners noted that the following items need to be verified or fixed before they can proceed any further. Need more handicap stalls. They need 2 stalls for every 1000 square feet. Sign needs to be the size as stated in the Ordinance. Lights needs to be correct for the Light Ordinance. The Fire Marshal will need to approve the turn about for the fire trucks, Fire trucks will need access to the property if they have gate installed. Chairman Stephens wanted to know why Jerry decided on three septic tanks. Jerry will need to move fence back with the landscaping. Commissioners asked how will the water from the ditch be getting down to the pond. The site plan needs to show how the water will flow. The pond needs to be for 100 year floodplain.

Commissioners discussed what Jerry has put inside the original building which is in the process of being built. Mayor Gurney brought up a privacy fence that Jerry has to hide the rest of his equipment for his business. Commissioner Bundy asked what is the intent: to shield the dust or debris from the road or the other business?

Chairman Stephens stated there is no approval for this site plan. It will be sent back to Jerry Bradshaw for revision and Planning and Zoning will look at it again at the next regular meeting.

**AGENDA ITEM #5 APPROVE PLANNING & ZONING REGULAR MEETING MINUTES
February 13, 2019**

Commissioner Bundy motioned to approve the minutes as written.

Commissioner Savage 2nd the motion

Unanimously approved

**AGENDA ITEM #6 APPROVE PLANNING & ZONING REGULAR MEETING MINUTES
April 3 2019**

Chairman Stephens motioned to approve the minutes.

Commissioner Darwin 2nd the motion

Commissioner Strong approved

Commissioners Savage and Pringle abstained from vote they were not in attendance of the meeting.

AGENDA ITEM #7 APPROVE PLANNING & ZONING WORK MEETING MINUTES

April 24 2019

Commissioner Savage motioned to approve the minutes.

Chairman Stephens 2nd the motion

Commissioner Strong approved

Commissioners Savage and Pringle abstained from vote. They were not in attendance at the meeting.

AGENDA ITEM # 8 APPROVE PLANNING & ZONING REGULAR MEETING MINUTES

JUNE 5 2019

Commissioner Pringle motioned to approve the minutes.

Commissioner Strong 2nd the motion

Approved by all. Commissioner Bundy abstained from vote. He was not in attendance of the meeting.

AGENDA ITEM # 9 APPROVE PLANNING & ZONING REGULAR MEETING MINUTES

JULY 10, 2019

Chairman Stephens motioned to table the minutes until the next meeting for time to review.

Commissioner Bundy 2nd the motion

Unanimously approved

AGENDA ITEM # 10 APPROVE PLANNING & ZONING WORK MEETING MINUTES

JULY 17, 2019

Chairman Stephens motion to table the minutes until the next meeting for time to review.

Commissioner Bundy 2nd the motion

Unanimously approved

AGENDA ITEM # 11 REVIEW AND DISCUSS LIGHT INDUSTRIAL ZONE ORDINANCE

Commissioners held a discussion on the Light Industrial Zone. They reviewed the caretaker dwelling portion of the zone. They discussed the different aspects of the dwelling such as the square footage of the business. The Commissioners suggested 5,000 square feet. The dwelling would need its own entrance, a minimum of 500 square feet, with sprinklers. Mayor Gurney suggested that the business with caretaker dwellings would need to be hooked up with Town water.

Commissioners stopped at 68.10 B

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AGENDA ITEM # 12 REVIEW AND DISCUSS SOIL ORDINANCE

Tabled until next meeting.

AGENDA ITEM #13 DISCUSS OLD BUSINESS

None

AGENDA ITEM #14 DISCUSS NEW BUSINESS

Commissioner Pringle talked about an event out at the Airpark on August 17th.

Mayor Gurney asked how the Commissioners felt about the Tyson meeting. Commissioner Bundy was impressed by the people who represented Tyson. He researched Tyson and found that they are one of the best companies to work for. Mayor Gurney stated that three different groups from Tyson have come out to the area to meet with different groups.

Commissioner Savage asked if the Town has heard from the solar farm people. Commissioner Bundy mentioned that we need to get in touch with them to set up a visit.

AGENDA ITEM #15 ACTION ITEMS

Mayor Gurney talked with Vern Carson about the water that is still being used that was supposed to be capped off when the new water line was installed. Vern said it was not that big of a deal. Commissioner Bundy said there is water going down and some of the residents are still using it. The water is not being metered, and those using the water are not paying for it. Mayor Gurney will investigate the issue so more. Mayor Gurney asked Commissioner Bundy to come up with an action plan.

Commissioners voted not to hold a work session this month.
Chairman Stephens, Commissioner Bundy, Commissioner Savage voted No to a work session.
Commissioner Pringle voted Yes for a work session.

AGENDA ITEM #16 ADJOURN THE PLANNING & ZONING REGULAR MEETING

Motion made by Commissioner Bundy to end the meeting. Commissioner Savage seconded. End time 9:02 pm.

October 2, 2019

Minutes Approval Date

Stephanie Shelley

Town Recorder Stephanie Shelley