

**Fairfield Planning Commission  
Work Session  
September 25, 2019**

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

**DATE:** Wednesday, September 25, 2019

**TIME:** 7:00 p.m.

**MINUTES BY:** Vonda Cook

**STAFF PRESENT:** Vonda Cook- Deputy Recorder

**VISITORS PRESENT:** Jerry Bradshaw, Bryce Dallimore, Mayor Brad Gurney

**AGENDA ITEM #1 - OPEN THE PLANNING AND ZONING WORK SESSION**

Chairman Stephens called Planning & Zoning work session meeting to order at 7:03 p.m.

**AGENDA ITEM #2 - ROLL CALL**

Planning Commissioners Present:

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

Pete Savage arrived at 7:18 p.m.

**AGENDA ITEM #3 - REVIEW AND APPROVE SITE PLAN JERRY BRADSHAW**

Chairman Stephens called to move Agenda Item #3 further down the agenda because Jerry Bradshaw wasn't there yet. The Commission agreed.

**AGENDA ITEM #4 - REVIEW AND APPROVE SITE PLAN FOR SCOTT PRESTWICH**

Mayor Gurney said Kent didn't get the Prestwich plans to him for this meeting but he said he will have them for the regular Planning Commission meeting next week. He said they are going to dedicate a 33 ft. road and a 20 ft. utility easement. The easement will allow them to move the road a little as well.

### **AGENDA ITEM #3 - REVIEW AND APPROVE SITE PLAN JERRY BRADSHAW**

The Commissioners reviewed the plans which had the changes required by the Commission at last months meeting. They discussed the placement of the planters around the building. Chairman Stephens pointed out that if a customer was pulling a trailer or a delivery man was trying to unload material into the bins, there wouldn't be room for them to turn around with the planters where they were. They reminded Jerry that wherever he places them on the plan is where they have to be built and he can not change it after the plan is approved. After a brief discussion, Jerry decided to move the planters to a different spot.

Bryce said that they will make the needed changes and bring the revised plan to the next meeting. He also said they have a landscape plan that they will include for the next meeting.

There was also some discussion about the 26 ft. opening. Jerry said the 2 poles are 25 ft. [apart] because that will be a gate. Mayor Gurney said it still needs to be 26 ft. Bryce asked if he would check with the fire department and let them know it is a gate.

Chairman Stephens asked Jerry about the fence on the north side of the driveway. There was some discussion on whether there was one fence or two. No decision was made.

After the Commission reviewed Jerrys' lighting plan, Commissioner Bundy told Jerry that the lighting was illegal because the lights were set at an angle and they do not conform to the Towns' Lighting Ordinance which states that all lighting has to be at a 90 degree angle and shine straight down. [Commissioner Savage arrived at 7:18 p.m.] Bryce said that the lights were adjustable and they can position them to shine straight down so he thinks they will be compliant. He asked the Commission if the lights will be inspected. He said he doesn't want to have to take them down once they are installed.

Mayor Gurney told him to show the light detail on the plat map.

### **AGENDA ITEM #5- REVIEW AND DISCUSS LIGHT INDUSTRIAL ZONE ORDINANCE**

The Commissioners reviewed and discussed notes they had made on the proposed Light Industrial Zone Ordinance. They will continue with the project at the next meeting.

### **AGENDA ITEM #6 - REVIEW AND DISCUSS SOIL ORDINANCE**

The Soil Ordinance review and discussion will be carried over to the next regular Planning Commission meeting.

### **AGENDA ITEM #7 - DISCUSS OLD BUSINESS**

There was no old business.

## **AGENDA ITEM #8 - DISCUSS NEW BUSINESS**

Mayor Gurney showed the Commission a map of a new road that Eagle Mountain is planning to build a road that will run along part of Fairfield's border. Mayor Gurney said he had a meeting with Mayor Westmoreland, Mayor of Eagle Mountain last week and they are forging ahead with their plans for growth. The Commission had a short discussion on what impact this will have on Fairfield. Mayor Gurney will bring a better map to the regular Planning Commission meeting next Wednesday and they will continue the discussion.

### **ACTION ITEMS-**

*Mayor Gurney* will bring the big map showing the proposed road that will border part of Fairfield.

*Commissioners* will research and make notes on proposed public road bordering Fairfield and Eagle Mountain. [Too many conversations going on at once to hear clearly.]

Finish reading and put together thoughts on Light Industrial Ordinance. [Too many conversations going on at once to hear clearly.]

## **AGENDA #7 ADJOURN THE TOWN COUNCIL WORK SESSION MEETING**

***Commissioner Bundy made a motion to adjourn the meeting. Commissioner Savage seconded the motion. The motion passed unanimously.***

The meeting adjourned at 9:06 p.m.

October 2, 2019

Minutes Approval Date

Stephanie Shelley

Town Recorder Stephanie Shelley