

MINUTES

DATE: Wednesday, September 4, 2019

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

TIME: 7:00 p.m.

MINUTES BY: Recorder: Stephanie Shelley

PLANNING & ZONING COMMISSION MEMBERS PRESENT

Daymon Stephens, Alina Pringle, Heather Strong

Excused Commissioners: Darwin Bundy, Pete Savage

STAFF PRESENT

Recorder: Stephanie Shelley

VISITORS PRESENT

Mayor Brad Gurney, Sonny Greenwood, Scott Prestwich, Bryce Dallimaie, Jerry Bradshaw

AGENDA ITEM #1 - OPEN THE PLANNING & ZONING REGULAR MEETING

Chairman Daymon Stephens stated time of meeting began at 7:07 pm

AGENDA ITEM #2 - ROLL CALL

Commissioners present were Daymon Stephens, Alina Pringle and Heather Strong.

Commissioners who were absent and excused were Darwin Bundy and Pete Savage.

AGENDA ITEM #3 - JAREN HANCOCK WOULD LIKE TO VACATE THE ROAD

Agenda item #3 was tabled because Jaren Hancock was not present. at the time.

AGENDA ITEM #4 - DISCUSSION AND APPROVAL SITE PLAN FOR SCOTT PRESTWICH

The Planning Commissioners held a discussion and reviewed Scott Prestwich's site plan.

Scott Prestwich brought the Special Warranty Deed for Water Rights. The Commissioners informed Scott they would need to have the Deed for Road Dedication (thirty-three feet) to the Town before a building permit will be issued. They will need to see the fire suppression stamp on the plans.

The Commissioners held a discussion about 16000 West regarding easements and possible issues with Eagle Mountain since the road runs along our Town boundary.

Planning Commissioners would like to see Scott's site plan again with corrections. Chairman Stephens told Scott if he can get that all done before the next Planning & Zoning work session he will be added to the Agenda.

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Chairman Stephens asked if Kent Withers has done the survey for the road easement and road dedication. Mayor Gurney said he has. They want to make sure the easement will be in the correct location.

Mayor Gurney will contact Councilman Thomas (Water Director) about the water rights deed.

AGENDA ITEM # 5 - DISCUSSION AND APPROVAL SITE PLAN FOR JERRY BRADSHAW

Commissioners reviewed Jerry Bradshaws site plan. Jerry has split the building in half at the request of the Fire Marshall. Fire Trucks will have better access. The Commissioners informed Jerry that he will need an engineering stamp for the fire hydrant.

Mayor Gurney stated that the 1st building will have a final inspection by the end of the month. Jerry will not receive an occupancy permit until other parts of the new buildings are completed. (asphalt, etc.)

Mayor Gurney stated that the site plan has not received the engineering stamp. Jerry will also need an engineering water stamp for water run off.

Commissioners informed Jerry he cannot have outside storage because the code does not allow it.

Mayor Gurney stated that Jerry has received a copy of the Lighting Ordinance. The Commissioners wanted to make sure Jerry follows the ordinance for the outside lights.

The Commissioners discussed with Jerry the Landscaping Ordinance and the Commercial Overlay Ordinance.

Commissioners discussed the landscaping of lots on his parcel. Jerry plans on using an 8 inch water line. Mayor Gurney stated that he can move it into the road because of existing trees. The Commissioners need to have all the original building information on the new site plan. Commissioners told Jerry he needs to have the propane tanks on the site plan. Mayor Gurney will check to see what the distance the propane tank needs to be from the building and the property line. Jerry was informed that his site plan needs to include an electrical plan and water plan. Anything he plans on putting into the building needs to be on the site plan, or it can not get put into the building.

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The Commissioners would like to revisit Jerry's site plan at either the Work Session meeting or the Regular meeting. They told Jerry they want everything completed on the site plan before they will look at it again. Mayor Gurney will not bring forth the site plan unless it is ready for approval, and has all engineering stamps that are required.

AGENDA ITEM #3 - JAREN HANCOCK WOULD LIKE TO VACATE THE ROAD

Jaren Hancock was not present at the meeting. Mayor Gurney informed the Planning & Zoning Commission about an 1872 road system the US Government put into place. Fairfield Town calls these phantom roads. These roads were dedicated by the US Government that are not being used as roads.

The phantom road that Jaron Hancock would like vacated runs between him and Tyler Thomas property.

Mayor Gurney stated that the State of Utah wants all roads in the Town of Fairfield to be deeded to the Town. The State of Utah does have a process for vacating roads.

Chairman Stephens stated that the Town of Fairfield needs to have a process and a criteria for which phantom roads to vacate.

Chairman Stephens asked if the roads in Town have been surveyed. Mayor Gurney stated that Kent Wirther has surveyed the roads. He is working on a plat map of the Town roads to turn into Utah County.

Chairman Stephens said there are no issues with vacating the road between Jaren Hancock and Tyler Thomas. Chairman Stephens would like to have a process to vacate phantom roads in place before any decision is made vacating phantom roads.

Mayor Gurney stated that the Town will need to add this to the General Plan of the Town. The Town will need to decide which phantom roads to vacate.

Chairman Stephens made a motion that the Planning and Zoning recommendation to the Town Council is that no phantom roads within the city be vacated until which time we put together a procedure and list of criteria to be met for the vacating of a road.

Commissioner Strong seconded the motion. The motion passed unanimously.

**AGENDA ITEM # 6 - APPROVE PLANNING & ZONING REGULAR MEETING MINUTES
AUGUST 7, 2019**

Commissioner Pringle motioned for the August 7, 2019 minutes be tabled until next month's regular meeting. Chairman Stephens seconded the motion. The motion passed unanimously.

AGENDA ITEM # 7- REVIEW AND DISCUSS LIGHT INDUSTRIAL ORDINANCE

Commissioners did not have adequate time to review. They have moved this to the September work session.

AGENDA ITEM # 8 - DISCUSS OLD BUSINESS

Chairman Stephens asked how the action items from the last few meetings were coming along. Mayor Gurney is still investigating the old water line still being used. Commissioner Bundy who was excused today was making a plan for the issue.

Commissioner Bundy, who was excused, is working on a visit to the solar farm.

AGENDA ITEM # 9 - DISCUSS NEW BUSINESS

Commissioner Pringle was contacted by a group about using Terry's (Messersmith) track. They would be filming stunts for Youtube. Commissioner Pringle asked what's the difference between personal and business use. Do they need a permit or pay some kind of fee?

Mayor Gurney stated they need to stay within the Nuisance Ordinance, but they can do what they want since the owner gave them permission and it is not a business. He continued by stating that Youtube is not regulated by the government so they do not have a business license. He said as long as they stay within the noise ordinance there is nothing for us to do.

Mayor Gurney stated that he will make sure from now on anyone who comes before Planning and Zoning for a building permit will have everything ready to go. If they do not have everything uploaded the Friday before the meeting they will have to wait until the next meeting to be put on the agenda.

Chairman Stephens asked that the Commissioners to go through the Light Industrial Ordinance before the next meeting.

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AGENDA ITEM # 10 - ACTION ITEMS

Action items were discussed in Agenda Item #8.

AGENDA ITEM # 11- ADJOURN THE PLANNING & ZONING REGULAR MEETING

Motion made by Chairman Stephens to end the meeting. Commissioner Strong seconded the motion. The motion passed unanimously. End time 9:00 pm.

December 4, 2019

Stephanie Shelley

Minutes Approval Date

Town Recorder Stephanie Shelley