

AGENDA

DATE: Wednesday, March 4, 2020

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

Chairman Daymon Stephens stated time of meeting began at 7:05 pm

AGENDA ITEM #2 - ROLL CALL

PLANNING & ZONING COMMISSION MEMBERS PRESENT

Daymon Stephens, Alina Pringle, Heather Strong, David Riet

Staff Present

Recorder: Stephanie Shelley

Others Present

Mayor Brad Gurney

AGENDA ITEM #3 - SWEAR IN NEW PLANNING & ZONING COMMISSIONER.

Tabled until the next Regular Meeting.

AGENDA ITEM #4 - VOTE FOR A VICE CHAIR FOR PLANNING & ZONING COMMISSION.

Commissioner Strong nominated Commissioner Pringle for Vice-Chair.

Commissioner Riet - Yes

Commissioner Strong - Yes

Chairman Stephens - Yes

Commissioner Pringle - Yes

The Commissioners unanimously approved.

AGENDA ITEM #1 - APPROVE PLANNING & ZONING REGULAR MEETING MINUTES.

JANUARY 22, 2020

Tabled until the April Regular Meeting.

AGENDA ITEM #5 - APPROVE PLANNING & ZONING REGULAR MEETING MINUTES.

FEBRUARY 5, 2020

Commissioner Pringle made a motion to approve the minutes.

Commissioner Strong seconded the motion. Motion was unanimously approved.

AGENDA ITEM #6 - DISCUSSION AND REVIEW SOIL ORDINANCE.

The Commissioners reviewed and discussed the Soil Ordinance. They began on section 5.6.9.1.

The Commissioners discussed that when they first started to put together the Soil Ordinance they had a fact sheet and diagrams to attach to the Soil Ordinance. None of the Commissioners were sure what happened to that information. The Commissioners took information from the Park City Soil Ordinance that had the correct diagrams to use. The following website is where the diagrams were gathered from.

<https://www.parkcity.org/departments/building-and-fire-safety/soil-ordinance>

Commissioner Strong will gather a list of companies authorized to do soil testing.

Mayor Gurney will have the fact sheets and diagram put on to the Town Website once the Ordinance is passed.

AGENDA ITEM #7 - REVIEW AND DISCUSS SUBDIVISION ORDINANCE.

Mayor Gurney has created a new Subdivision Ordinance. The Mayor stated that the old Subdivision Ordinance was never passed. He said he has put together a Subdivision Ordinance that would work for Fairfield.

The Commissioners discussed lot sizes or buildable lot sizes of 1 acre and larger. They pointed out that some lots in town were grandfathered in before some of the Ordinances were passed.

Mayor Gurney informed the Commissioners that section 10.8.3.1 is a State Law and cannot be changed.

The Commissioners discussed the meaning of plats and why they are done. Mayor Gurney stated that the legal description must be written on the plat.

The Commissioners discussed Minor Subdivisions and Flag Lots.

Mayor Gurney asked the Commissioners to review and comment on the Subdivision Ordinance before the next meeting. He asked that they look carefully over section 10.8.18.3.

The Commissioners discussed the lot adjustments.

AGENDA ITEM #8 - DISCUSS OLD BUSINESS

Approved Meeting Minutes
Fairfield Planning & Zoning Commission
Regular Meeting
March 4, 2020

Mayor Gurney asked the Commissioners if they wanted to see Travis Ramblers' site plan again. Chairman Stephens wants to see the road dedication, where the water and power lines are coming in, and where the septic tank and propane tank will be placed. He stated that he wants to make sure everything is in place before they will approve his permit.

Mayor Gurney reviewed the new process for building permits with the Commissioners. He said it starts with a site plan, then goes to the Building Department, then to Sunrise. After the project is completed, Sunrise sends it back to the Building Department to issue an Occupancy Permit.

Commissioner Pringle asked if the Mayor had heard anything from the solar company. Mayor Gurney stated he has not heard anything. Commissioner Pringle stated that a resident in Town did a poll with residents to see if they wanted to see the solar farm come in. She said all residents said no. Commissioner Pringle asked if, as a Planning Commission, they needed to listen more to the residents' wants and desires.

Mayor Gurney stated that the Town cannot listen to public clamor when it comes to zoning and what has already been zoned. He explained that if it has been zoned you can not legally stop it, even with the public clamor and legally you have to approve it. He said it is good to get public feedback but the Town needs to look at the big picture. The Mayor said that the Town needs to educate the people as to why they do what they do and see that they have all the facts and not just rumors about the issue. Chairman Stephens stated that the Commissions' job is to make decisions that will benefit the future and current residents and protect the Town.

Commissioner Pringle asked what is being done about all the equipment being put on the land next to Camp Floyd Cemetery. Mayor Gurney stated that since 90% of it is agricultural equipment, there is nothing much the Town can do. The Mayor also stated that he is looking into what options the Town may have.

AGENDA ITEM #9 - DISCUSS NEW BUSINESS

No new business.

AGENDA ITEM #10- ACTION ITEMS

Commissioner Strong will gather a list of those companies authorized to do soil testing.

Mayor Gurney will have the fact sheets and diagram put on the Town Website once the Soil Ordinance is passed.

Approved Meeting Minutes
Fairfield Planning & Zoning Commission
Regular Meeting
March 4, 2020

Mayor Gurney will call Larry Jenkins about a Hold Harmless Clause to be put in the Towns' Soil Ordinance.

The Commissioners need to review and comment on the Subdivision Ordinance.

Chairman Stephens will continue to look for a Commissioner to fill the vacant spot on the Planning Commission.

Next Work Session will be on Thursday March 19th at 7 pm.

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

Motion made by Commissioner Pringle to adjourn the meeting. Commissioner Strong seconded the motion. Motion passed unanimously.

Meeting end time 9:10 pm.

April 1, 2020

Stephanie Shelley

Minutes Approval Date

Town Recorder Stephanie Shelley