

AGENDA

DATE: Wednesday, January 22, 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 called the meeting to order at 7:03 p.m.

AGENDA ITEM #2 - ROLL CALL

Commissioners Present: Daymon Stephens, Alina Pringle, Heather Strong, David Riet

Staff Present: Recorder: Stephanie Shelley

Others Present: Mayor Brad Gurney, Peter Lawrence, Jaren Hancock

AGENDA ITEM #3- SWEAR IN NEW COMMISSIONER .

Chairman Stephens tabled until later in the meeting.

AGENDA ITEM #4 - DISCUSS SITE PLAN TRAVIS RAMLER.

Mayor Gurney passed out the Site Plan for Travis Ramler's building. Mayor Gurney stated that a few more items will need to be added to the plan. Mayor Gurney will check to see if the road needs to be deeded for an agriculture building.

Mayor Gurney stated we might need them to dedicate the road further up the road to the Town.

Chairman Stephens asked what the purpose was of such a large building. Mayor Gurney stated that right now it will be used for storage. Mayor Gurney said the rumor is that Travis Ramler would like to turn it into a bicycle shop in the future. Mayor stated that the reason this site plan is here today is for the barn to be built and not the shop.

Commissioner Pringle asked that if they turned it into a bicycle shop would they need to dedicate the road when they apply for a business license. She said it is not currently in the Ordinances.

Mayor Gurney stated no it is a part of the home based business. It is not going to be a commercial business that will have 10,000 people showing up to buy bikes.

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Mayor Gurney stated that they are working on getting a survey done by Epic Engineering. They called and had issues about some roads. Since they are building a barn they do not need to have a full site plan.

Chairman Stephens stated that they needed to have setbacks drawn on the site plan. If they have the Soil Ordinance in place before this they will need to have that done. Looking at this is Mike Birch deeding it over to them. Mayor Gurney stated that he is letting them build it on his property.

Mayor Gurney stated that maybe we can see if they would dedicate the road over to the Town.

Chairman Stephens stated that if they run water, septic tank, and/or power to the building, they will need to have those on the site plan.

AGENDA ITEM #3- SWEAR IN NEW COMMISSIONER.

Recorder Stephanie Shelley swore in David Riet as the new Planning & Zoning Commissioner.

AGENDA ITEM #5 - DISCUSS JIM SIMMONS PROPERTY.

Mayor Gurney talked about Jim Simmons property. He said at first, Jim was going to annex out of Fairfield to build a subdivision, but Eagle Mountain told Jim this area is meant for Light Industrial. Mayor Gurney has since talked to Jim and he has decided to change his plans and would like to do Light Industrial.

Mayor Gurney asked the Commissioners how they felt about rezoning Jim's property to Light Industrial. Chairman Stephens said it would help create a tax base for the Town. Mayor Gurney would like to work with Jim.

Commissioner Pringle said she would like to look at his plans.

Commissioner Riet stated we need to look at a new water source at the lower end of the water plain.

**AGENDA ITEM #6 - APPROVE PLANNING & ZONING REGULAR MEETING MINUTES
DECEMBER 4, 2019.**

Chairman Stephens made a motion to approve the December 4, 2019 minutes.

Commissioner Strong seconded the motion. Minutes were approved unanimously.

AGENDA ITEM #7- DISCUSS BRIEFLY FAIRFIELD GENERAL PLAN.

Brief discussion held on the Fairfield General Plan. Mayor Gurney would just like to re-approve the plan we have now since it is overdue and then start working on the new plan that will be due in a few years. The Commissioners would like to review the General Plan before they re-approve the plan.

AGENDA ITEM #8 - REVIEW AND DISCUSS LIGHT INDUSTRIAL ZONE ORDINANCE

Mayor Gurney would like to adopt Eagle Mountain's Adult business Ordinance.

The Commissioners reviewed and discussed the Light Industrial Zone Ordinance. They did look at Chapter 3 in the Soil Ordinance to verify that the Soil Ordinance had the same wording as the section in the Light Industrial.

Chairman Stephens made a motion to send the Soil Ordinance to the Town Council as written, with the exception to the number of the document Light Industrial Zone. Commissioner Strong seconded the motion. Motion was unanimously approved.

AGENDA ITEM #9 - REVIEW AND DISCUSS SOIL ORDINANCE.

Tabled until the next meeting.

AGENDA ITEM #10 - DISCUSS OLD BUSINESS.

No items to discuss.

AGENDA ITEM #11 - DISCUSS NEW BUSINESS

Mayor Gurney reported that he has had many phone calls over the last month regarding building permits.

Chairman Stephens asked who is following through on the agriculture permits. He has noticed many new structures being built right now. Chairman Stephens wants to make sure they are following the building code. Mayor Gurney asked that if you see anything to let him know, and he will go and talk with them.

Chairman Stephens reviewed the dates for this year's Planning & Zoning meetings. He stated he will be gone on February 5th, but he will be in attendance on February 26th. Commissioner Pringle volunteered to be in charge of the February 5th meeting.

AGENDA ITEM #10 - DISCUSS OLD BUSINESS.

Mayor Gurney asked the Commissioners who they should ask to be on the Planning & Zoning. The Commissioners discussed different people. Chairman Stephens will approach some people and see if they would like to be on Planning & Zoning.

AGENDA ITEM #11 - DISCUSS NEW BUSINESS

Mayor Gurney informed the Commissioners that the Town Council has started the process of installing the new Town address system.

Mayor Gurney will send out the electronic version of the Subdivision Ordinance to the Commissioners.

Commissioner Pringle asked if anyone knows what all the trailers and other vehicles are that have been placed out by Camp Floyd Cemetery. None of the Commissioners knew what was going on with that property.

Chairman Stephens asked about all the tankers and fencing going up. Mayor Gurney said it was supposed to be temporary. Chairman Stephens asked about the storage of tanks, and supposedly filling up their equipment with gasoline. He asked if there are any regulations we need to see about this. Mayor Gurney will see if he can find something in our ordinances that address this situation.

AGENDA ITEM #12 - ACTION ITEMS

Nothing discussed.

AGENDA ITEM #13 - ADJOURN THE PLANNING & ZONING REGULAR MEETING

Motion made by Chairman Stephens to end the Regular meeting. Commissioner Riet seconded the motion. Meeting end time 9:15 pm.

May 6, 2020

Stephanie Shelley

Minutes Approval Date

Town Recorder Stephanie Shelley