

AGENDA

DATE: Wednesday, April 1, 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 the meeting began at 7:08 pm.

AGENDA ITEM #2 - ROLL CALL.

Daymon Stephens, Alina Pringle, Heather Strong, David Riet

Staff Present:

Recorder: Stephanie Shelley

Others Present:

Mayor Brad Gurney

AGENDA ITEM #3- REVIEW AND APPROVE SITE PLAN FOR NORTH POINT LANDFILL.

Mayor Gurney brought North Points site plan for their 8,000 double wall steel fuel tank they want to install. The Mayor informed the Commissioners that the Fire Marshal has approved their plan.

Chairman Stephens asked who is inspecting the build. Mayor Gurney said it would be the Fire Marshal.

Commissioner Riet stated that where you have fire codes you will have environmental codes.

Chairman Stephens asked if the State even knows that North Point is installing a fuel tank.

Mayor Gurney stated that they are aware of it. He said that the State inspects the Landfills.

Commissioner Riet stated that he assumes that the consulting firm that drew up the plans knows what it is doing. Mayor Gurney stated that the Town's job is to make sure that the setbacks are drawn up correctly.

Chairman Stephens noted that the site plan does have containment of spillage, 3 block lay out, 2 to 4 block layout, 2 foot course 1,2,3 and 4 and an 8 foot wall that goes around the tank. Plan shield 8,000 double wall tank, 3 inch crushed concrete, and precast concrete pad. Chairman Stephens after looking over the site plan he said it does answer his questions.

Approved Meeting Minutes
Fairfield Planning & Zoning Commission
Regular Meeting
April 1, 2020

Mayor Gurney said he would be worried if the Fire Chief had not signed off on the plans but he said that since Fire Marshal Chase Matthews full time job is dealing with the fire code and he has reviewed it, he is not concerned about it.

Chairman Stephens asked if Sunrise will be doing the inspections. Mayor Gurney stated that he is not sure who will be doing the inspections. Mayor Gurney will call Sunrise to find out from them who will or could do the inspections.

Commissioner Riet did not see on the plans where the spillage will be contained. He asked what containment measures are in place if it gets punctured. Mayor Gurney stated that it goes back to the environmental side of it. Commissioner Riet said he does not think the Fire Marshal will be looking at the environmental aspect of the build.

Chairman Stephens would like to have the Fire Marshal come and talk to them about the fire code for fuel tanks.

Commissioner Riet asked where the spillage will be contained and what the EPA standards are for a fuel tank. Mayor Gurney stated that the State of Utah regulates and inspects all the landfills.

Chairman Stephens asked if the State even knew that they were putting one in. Mayor Gurney stated that they are aware of the plan to install the tank. Chairman Stephens would like to see the set backs, and the property lines on the site plan. He would also like to know what the State of Utah and EPA guidelines are for the fuel tank.

Commissioner Reit would like to know where the spillage will go if the tank is punctured. Mayor Gurney stated that goes back to the EPA guidelines. Commissioner Reit said that the Fire Marshal will not look at the EPA guidelines for a fuel tank.

Commissioner Strong stated that the Fire Marshal will go back out and inspect the fuel tank.

Chairman Stephens stated that there are no property lines or setbacks on the plan and he said they need to be shown. Commissioner Pringle would also like to see the property lines and the setbacks for the tank on the plan.

Mayor Gurney stated that the setbacks for propane are five feet from the property line.

Approved Meeting Minutes
Fairfield Planning & Zoning Commission
Regular Meeting
April 1, 2020

Commissioner Riet would like to see an area around the tank that is clear of flammable materials such as sagebrush or weeds. That could cause a fire hazard with the fuel, if there was a range fire.

Chairman Stephens would also like to see setbacks on the plan. He would like the Fire Marshal to come in and talk about the regulations for the fire code and the tank.

Chairman Stephens also would like to see setbacks for fuel tanks in the Light Industrial Ordinance.

Commissioner Riet will be good with the plans if Sunrise signs off on them.

The Commissioners were talking over each other.

Mayor Gurney stated that the Town can not hold people to standards they do not have in place so the Town follows the Fire Marshal recommendations. He said the Town can also hire a professional person to do the building permit site plan. Mayor Gurney said once the site plan is approved by the Fire Marshall and Town building department then he is not sure where else the Town can go.

The Commissioners were talking over each other.

Commissioner Pringle would like to see the setbacks and property lines shown on the site plan. She said they also need to correct their address. Commissioner Pringle stated that the rear set back is 15' from the property line.

Chairman Stephens stated that North Point needs to include the setbacks and property lines on the site plan. The Commissioners would also like to see any containment regulations that may or may not apply. Mayor Gurney stated that he is not certain where to find those regulations.

Chairman Stephens stated that is why the Town is going to ask Sunrise and the Fire Marshal.

Mayor Gurney asked what the Town should do if Sunrise and the Fire Marshall can't answer their questions. Chairman Stephens stated that he will call the EPA. Chairman Stephens said he is hoping that those questions will be answered by Sunrise and the Fire Marshal. Commissioner Riet stated that he is not sure they can answer all the questions. Mayor Gurney stated that the EPA might have different standards for landfills.

Approved Meeting Minutes
Fairfield Planning & Zoning Commission
Regular Meeting
April 1, 2020

Commissioner Riet stated that he thinks that even if North Point complies with the double wall tank it still does not give a lot of protection for the type of equipment they are running. Mayor Gurney stated that as long as they meet the regulations that they were given at this time they can proceed.

Chairman Stephens made a motion to discuss the North Point fuel tank site plan at the next Work Session meeting. Commissioner Strong seconded the motion. Unanimously approved.

AGENDA ITEM #4- TERRY NELSON & HELLY KUNZ-NELSON

Mayor Gurney stated that Terry Nelson and Helly Kunz-Nelson were not present due to the Covid-19 guidelines in place right now.

Mayor Gurney stated Terr Nelson and Helly Kunz-Nelson want to build a storage building for equipment. He said the problem they have is that the property was illegally subdivided. (They bought the property from David Bolinder.) Since it was illegally subdivided they cannot do anything with the property. They would like to come in and talk to the Commissioners to get the process figured out.

Chairman Stephens stated that he talked to David Bolinder and told him that he needed to subdivide the property before he could sell it.

Chairman Stephens stated that we do not have a minimum lot size (for the light industrial zone). He stated that they just need to have a plan for their parcel.

Mayor Gurney stated that the Town should have a minimum lot size of at least one acre.

Commissioner Pringle clarified that the one acre lot would be in Light Industrial.

Mayor Gurney stated that if right now all they wanted on the parcel was buildings, that would be fine, but if they come back in the future and they want to add water and power to their property they will not be able to. He said Utah County Code states that you cannot have a septic system and wells on lots smaller than 1 acre.

Chairman Stephens stated that until the Town has a sewer system we can not develop into smaller lots.

Approved Meeting Minutes
Fairfield Planning & Zoning Commission
Regular Meeting
April 1, 2020

Chairman Stephens asked how wide the Allen Ranch Road is supposed to be. Mayor Gurney said it is 120 feet, which is a three lane road. He said the Town is working with Cedar Fort, Eagle Mountain and UDOT on the road plan so everything matches up.

**AGENDA ITEM #5- APPROVE PLANNING & ZONING REGULAR MEETING MINUTES
JANUARY 22, 2020.**

Chairman Stephens made a motion to table the minutes until Stephanie Shelley has time to review the audio. Commissioner Pringle seconded the motion. Unanimously approved

**AGENDA ITEM #6- APPROVE PLANNING & ZONING REGULAR MEETING MINUTES
MARCH 4, 2020.**

Chairman Stephens motion to approve the minutes for March 4, 2020. Commissioner Pringle seconded the motion. Unanimously approved.

**AGENDA ITEM #7- APPROVE PLANNING & ZONING WORK MEETING MINUTES MARCH
19, 2020.**

Chairman Stephens made a motion to table the minutes until Stephanie Shelley has time to review the audio. Commissioner Pringle seconded the motion. Unanimously approved.

AGENDA ITEM #8- ORDINANCES MOVING FORWARD MAYOR GURNEY.

Mayor Gurney talked about how he has gone through and reviewed and updated how the Town Ordinances are going to be written and numbered. He has gone back to the original plan using a Town Code. Planning & Zoning will be reviewing Title 10 which is all Land Use since that is what they are responsible for.

Chairman Stephens asked for a clarification of the difference between Title 1 thru 9 and Title 10. Mayor Gurney stated that Title 1 thru 9 does not touch the ground. He said that Title 10 is Land Use. He said the numbering will all be the same and shall follow a format that has titles, chapters and sections. Mayor Gurney told the Commissioners he will get them a copy to review. He asked the Commissioners if they would like a paper copy or digital.

Chairman Stephens: Digital

Commissioner Strong: Digital

Commissioner Riet: Paper and Digital

Commissioner Pringle: Paper and Digital

Mayor Gurney asked when they are going to review Title 10. He said they need to mark in red any application, title or fee that needs to be reviewed.

Mayor Gurney stated that landscape, signs, etc have their own section and chapters are odd numbers only. He said using this numbering system will make it easier to add things as time goes on.

AGENDA ITEM #9 - REVIEW AND DISCUSS SUBDIVISION ORDINANCE.

The Commissioners reviewed and discussed the Subdivision Ordinance. They began on Section 10.8.13.3.

Chairman Stephens made a motion to stop on section 10.8.15.3. They will continue to work on the Subdivision Ordinance at their next work meeting. Commissioner Pringle seconded the motion. Unanimously approved.

AGENDA ITEM #10- DISCUSS OLD BUSINESS.

No Old Business was discussed.

AGENDA ITEM #11- DISCUSS NEW BUSINESS.

Chairman Stephens talked to Kip & Sue Watterson to see if one of them would like to be on the Planning & Zoning Commission. They stated they will discuss the matter and call Chairman Stephens.

The Commissioners scheduled a Work Session on April 15th at 7 pm.

AGENDA ITEM #12 - ACTION ITEMS.

Mayor Gurney asked that the Commissioners work through the Subdivision Ordinance and Land Use Title 10.

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 9:06 pm.

May 6, 2020

Stephanie Shelley

Minutes Approval Date

Town Recorder Stephanie Shelley