

AGENDA

DATE: Wednesday, April 15, 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 WORK MEETING.

Chairman Daymon Stephens stated time of meeting began at 7:04 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.

Mayor Gurney stated that the new Fire Chief looked over the plans that Fire Marshal Chase had approved before he left and signed off on it. The setbacks are at 16 feet. Sunrise will do the final inspection.

Chairman Stephens stated that he does not have a problem with the site plan as long as the Town has confirmed they are following the EPA guidelines, separate containment and making sure the tank can't get run over.

Mayor Gurney stated that if anything does happen at the Landfill it will be an environmental clean up.

Commissioner Riet stated that as long as those who have signed off on the site plan feel good about it, and do a final inspection he does not see a problem with the site plan. Chairman Stephens stated that once the Town has done their due diligence, making sure what they put in there will not cause an environmental problem.

Commissioner Riet made a motion to approve the site plan for North Point Fuel Tank. Commissioner Strong seconded the motion. Motion unanimously approved.

AGENDA ITEM #4 - DISCUSS ROAD WIDTH

Mayor Gurney stated that the Allen Ranch Road is 106 feet wide. He thinks this might be excessive for this road. Some people would have to dedicate up to half acre of property for the easements.

Chairman Stephens stated that the Commision needs to think about the future of the road. He said he does like the idea of five lanes.

Mayor Gurney said that the Town owns some of the easements along the road.

Chairman Stephens stated that the road should not be more than 90 feet wide maximum.

Commissioner Riet stated that the Town does not know the future of the road.

Mayor Gurney said this road could become a fairway to a future Town on the west side of Fairfield. He also stated that we should put this on a future agenda.

AGENDA ITEM #5- DISCUSS WEST END OF TOWN PROPERTY

Mayor Gurney stated that the parcel numbers 59:109:0004 and 59:109:0003 are under contract. They asked Mayor Gurney how the Town feels about having a solar farm on those parcels.

Chairman Stephens asked those present how many solar farms they would like to see in Fairfield. He said that it does provide a buffer for the Town border.

Mayor Gurney stated they can annex out if the Town does not let them put the solar farm in.

Chairman Stephens stated that if we do not charge them a lot of fees like Eagle Mountain, they could stay here.

Mayor Gurney stated that there will be no impact on the Town. They do not need water, the Fire department etc. and it will protect the border of Fairfield.

Chairman Stephens stated that since Jim Simmons wants to put a light industrial in parcel number 59:109:0001 the Town should just make the area Light Industrial Zone to coincide with the tech campus zone in Eagle Mountain.

Mayor Gurney stated that companies like Facebook and Amazon are completely green.

Chairman Stephens stated that this solar farm is in a better position then the other company who is looking into putting one on the Church of Jesus Christ of Latter Day-Saints property on the south side of Town where it is more in the middle of the area.

AGENDA ITEM #6 - REVIEW AND DISCUSS SUBDIVISION ORDINANCE

The Commissioners started from the beginning of the Subdivision Ordinance. Mayor Gurney added some new line items to the Ordinance.

Mayor Gurney asked the Commissioners how they felt about eliminating the 40 acre zones. He explained that one reason to eliminate them is that it is almost impossible to get mortgages for 40 acre parcels. He also said that no one will farm that area and no one has farmed it in the last 40 years. Chairman Stephens stated that someone could farm the land.

Mayor Gurney stated if the Town replaces the 40 acre zone with a 10 acre zone more people will be able to build houses and it would protect the border of Fairfield.

Chairman Stephens stated that he does not see a reason to have the 40 acre zone anymore. He said that in a 10 acre zone people will still be able to have septic, wells and roads and that this falls within the master plan.

Chairman Stephens asked if the Road Department can use a grid system when setting up the roads throughout Town.

Mayor Gurney stated that the Planning & Zoning Commission decides where the roads go through Town. The Commissioners will need to make sure that the roads connect to other roads in Town and that there are no dead ends. He said it is not the Road Departments decision as to where the roads will go and then went on to explain that it is the Road Departments job to maintain the roads.

Chairman Stephens stated that the 40 acres serves no purpose for the Town anymore.

Chairman Stephens ended the review of the Subdivision Ordinance on section 10.15.160.

AGENDA ITEM #7- CHAPTER ONE OF LAND USE TITLE

Mayor Gurney stated that he sent out a digital copy of the Land Use chapter to the Commissioners. Chairman Stephens tabled the Chapter One of Land Use Title until their next meeting.

AGENDA ITEM #8- DISCUSS OLD BUSINESS

Chairman Stephens will get in touch with the Kipp & Linda Watterson's to see if one of them would like to be on the Planning & Zoning.

Commissioner Pringle asked the Mayor what was discussed in the Town Council meeting on the Museum. Mayor Gurney stated that the Town Council did not want to go into debt with the Town Office/Museum building. They will be looking at doing a \$500,000 bond with \$300,000 coming from Utah County Commissioners and \$200,000 from the Town. He will be looking into contractors in the next few weeks. He is hoping to have the Town Office/ Museum building started by July of 2020.

Commissioner Pringle asked if that will be enough to do everything the Mayor would like to do with the project. Mayor Gurney stated that it isn't but the Town Council does not feel comfortable going into debt for the Museum.

Chairman Stephens asked Mayor Gurney if he had looked into getting grants. Mayor Gurney stated that for the last four years he has been looking for grants. He said he even went to the Legislature to ask for money, but was unsuccessful. The building will have a 4400 square foot Museum, 500 square foot Town Office, 500 square foot Conference room, with a 1300 multi-purpose/food area. He will be looking into adding a second floor above the offices.

AGENDA ITEM #9- DISCUSS NEW BUSINESS

Nothing discussed.

AGENDA ITEM #10- ACTION ITEMS

Chairman Stephens will contact the Wattersons.

Chairman Stephens asked the Commissioners to go through the Subdivision Ordinance and begin reviewing the Title 10 Land Use.

Mayor Gurney stated that the faster the Town Council and Planning & Zoning go through these Codes the faster the Town can get them passed, and then he will send them to the Codifiers.

Approved Meeting Minutes
Fairfield Planning & Zoning Commission
Work Meeting
April 15, 2020

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

Motion made by Commissioner Pringle to end the meeting. Commissioner Riet seconded the motion. The motion passed unanimously. Meeting end time 9:08 pm.

May 6, 2020

Stephanie Shelley

Minutes Approval Date

Town Recorder Stephanie Shelley