

MINUTES

DATE: Wednesday, May 13, 2020

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

TIME: 6:30 p.m.

MINUTES BY: Recorder: Stephanie Shelley

AGENDA ITEM #1- OPEN THE PLANNING & ZONING WORK SESSION.

Chairman Daymon Stephens stated time of meeting began at 6:33 pm.

AGENDA ITEM #2 - ROLL CALL.

Daymon Stephens, Alina Pringle, Heather Strong, David Reit

Staff Present:

Recorder: Stephanie Shelley

Others Present:

Mayor Brad Gurney

AGENDA ITEM #3 - REVIEW AND DISCUSS SUBDIVISION ORDINANCE.

The Commissioners reviewed and discussed the Subdivision Ordinance.

Chairman Stephens assigned Commissioner Strong to find the State Highway Access Code number.

Chairman Stephens asked the Commissioners to go through the Subdivision Ordinance one more time.

AGENDA ITEM # 4 - REVIEW AND DISCUSS TITLE 10.

Chairman Stephens asked Mayor Gurney what Title 10 is about. Mayor Gurney stated that it is about Land Use.

Commissioners started to review and discuss Title 10.

AGENDA ITEM #5 - DISCUSS OLD BUSINESS.

Chairman Stephens stated that Jane Landcaster said she would join the Commissioners.

Mayor Gurney stated that Kent Withers sent redlines to Willow Lark subdivision.

Mayor Gurney informed the Commissioners that parcels 59:109:0004 and 59:109:0003 are looking at installing a solar farm with the 200 acres. They will be 10 feet off the ground, no

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batteries and they would like to start building in August. They will most likely be coming to next month's meeting. Chairman Stephens wants to make sure the Town looks into the Zoning. Mayor Gurney stated that the company will be sending him information about the company and where they have other solar farms. Chairman Stephens would like to see what the area looks like where they have installed their solar farms. Mayor Gurney stated that once he has the information he will send it out.

Chairman Stephens stated that these parcels 59:109:0004 and 59:109:0003 should have their own Zone. Mayor Gurney stated that those parcels and 59:109:0001 and 59:109:0002 should be their own zone.

Commissioner Riet wanted to know where or how the roads will be going in those parcels. Mayor Gurney stated that they are working on the roads right now. Commissioner Riet wanted to make sure they have access to and connect to Town roads.

Chairman Stephens stated that both the owners should work together on the roads. Mayor Gurney stated that he has given them both each other's contact information.

Mayor Gurney stated that the Town needs to decide where the Town wants the roads to tie in at.

Chairman Stephens stated that it would be nice to have all the codes and ordinances done by August. He does not see that happening at this time.

Chairman Stephens informed the Commissioners that they need to start thinking about policy and procedures for this area now.

Mayor Gurney stated that time frame needs to be and how long the Town should take to get it done.

Chairman Stephens informed the Commissioners that the Town has never done a Zone change before so this will be all new for the Town.

Mayor Gurney stated that the Town needs to decide how the Town will cater to the company. He said the Town does not want to make it so difficult for the companies that they decide to annex out of Fairfield. If they annex out of Fairfield they would still put in what they want and Fairfield would have no say in the matter. He also said that by allowing them to develop it will protect the border of Fairfield in that area.

Commissioner Riet stated that the Town should look at giving them a conditional use permit until the zoning is in place. Mayor Gurney stated that the Town needs to come up with a name for the Zone and then state that the solar farm is only allowed under these conditions. Then when Jim Simmons is ready to go, they can add what he is doing to the Zone.

Commissioner Riet suggested that the Town look at the zoning of the other solar farms and do something similar. Mayor Gurney stated that when he receives the information from the company with those cities or towns that the Town can call them to ask questions about the company and what they might have done differently.

AGENDA ITEM #6 - DISCUSS NEW BUSINESS.

Chairman Stephens stated that the next regular meeting will be on Wednesday, June 3rd. He might not be in attendance so Co-Chair Pringle will be in charge of the meeting.

Mayor Gurney asked the Commissioners to review Title 10 and make any comments so they can get through it more quickly.

AGENDA ITEM #7 - ACTION ITEMS.

Chairman Stephens assigned Commissioner Strong to find the State Highway Access Code number.

AGENDA ITEM #8- ADJOURN THE PLANNING & ZONING REGULAR MEETING

Chairman Stephens made a motion to end the meeting. Commissioner Strong seconded the motion. The motion passed unanimously. Meeting end time 8:59 pm.

July 1, 2020

Stephanie Shelley

Minutes Approval Date

Town Recorder Stephanie Shelley