

MINUTES

DATE: Wednesday, June 10, 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 SESSION.

Chairman Daymon Stephens stated time of meeting began at 6:36 pm.

AGENDA ITEM #2- ROLL CALL

Daymon Stephens, David Reit, Jane Lancaster, Alina Pringle (arrived at 6:46 pm)

Excused Commissioners:

Heather Strong

Staff Present:

Recorder Stephanie Shelley

Others Present:

Mayor Brad Gurney

AGENDA ITEM #3- DISCUSS FAIRFIELD TOWNS GENERAL PLAN

Mayor Gurney asked the Commissioners if they would like to discuss the General Plan at the Public Hearing on July 1st. Chairman Stephens stated that it will be a good way to get feedback from the Town and then inform them of what is going on.

Chairman Stephens stated that the Town should entertain the idea of 1 acre lots on the northern border of Town.

Mayor Gurney stated that the owner of some property on the northern border is having it surveyed. The owners are either going to sell or look into developing the land.

Commissioners held a discussion on what they could do to keep that property from being annexed. They discussed one acre lots as a possible solution. The Commissioners do not want to lose any more property to Eagle Mountain.

Chairman Stephens stated that they still would need to get water. Mayor Gurney stated that the Town can easily extend the water line down to the property. They will still need to provide water shares. They also discussed sewer lines.

The Commissioners continued to discuss ways to entice those of that property that is being surveyed to stay in Fairfield. It was decided to approach the owners and see what they have in mind, then go from there.

Chairman Stephens stated that many Town residents do not want to see more housing developments. The Town needs to explain to residents that we could keep losing land if we do not work with property owners.

Mayor Gurney stated that Eagle Mountain called him last week and asked about Jim Simmons and his property. They want him to annex into them.

AGENDA ITEM #4- DISCUSS ZONE CHANGE

The Commissioners discussed the zone change on the east side of Fairfield. The temporary name is Commercial Light Industrial Zone 1. Mayor Gurney stated that this will be temporary until the Town Code is completed.

Commissioner Pringle said she would like to see one acre lots or smaller lots for the Light Industrial Zone. Mayor Gurney informed the Commissioners that the Town Council are looking at larger than one acre lots. Chairman Stephens stated that the Commission will come back and discuss one acre lots in the Light Industrial Zone at a future date.

Mayor Gurney stated that they need to come up with a name for this zone.

AGENDA ITEM #5- DISCUSS TITLE 10. CHAPTER 3.700 SOLAR POWER PLANT CODE ORDINANCE.

Mayor Gurney stated that once the Commissioners go through this ordinance that he will be sending it to a lawyer that has knowledge of solar companies to make sure we have covered everything and ask if the Town needs to add anything else.

Chairman Stephens stated that he likes the idea of it going to a lawyer and having them review it.

The Commissioners concluded their discussion of this ordinance and are ready for it to go to the next step in the process.

Mayor Gurney stated that when they discuss this at the Public Hearing, they need to explain to the residents why the Town wants to do this. They need to explain that it is a way of securing our borders and hopefully the landowners won't annex into Eagle Mountain.

AGENDA ITEM #6- DISCUSS AND REVIEW TITLE 10.

The Commissioners discussed and reviewed Title 10.

AGENDA ITEM #7- DISCUSS OLD BUSINESS.

Nothing discussed.

AGENDA ITEM #8- DISCUSS NEW BUSINESS.

Chairman Stephens brought up the trailer that Kranendonks have placed on their property to live in while they are building. He said they need to be reminded that the trailer can not stay once they have finished their home.

Chairman Stephens stated that the Lovendahls have some lights that do not meet code. He said they also have a structure on their property that was not on their site plan.

Mayor Gurney stated that he will contact them about the lights and the structure.

Commissioner Pringle stated that the dust and garbage from North Point Landfill is horrible. Mayor Gurney stated that we have no control over that landfill since the county controls it. He said it is up to the county to enforce the regulations.

Chairman Stephens stated that the dust from Pole Line Road by Tyson is ridiculous. He asked who they should call to complain about the problem.. Mayor Gurney stated that he will find the number to call. Mayor Gurney also said that the more people that call the more likely they will take care of it.

AGENDA ITEM #9 - ACTION ITEMS

Chairman Stephens reminded everyone to continue to review Title 10. Will need to review solar documents.

Chairman Stephens stated that they will be moving forward with the Public Hearing on July 1st. Mayor Gurney stated that he will get the notices out and will add the General Plan discussion.

Chairman Stephens stated that we need to make the Town residences aware that if we change the zoning it may help protect our Town boundaries. Chairman Stephens also stated that we do not want to make the lots so small that a big developer would be interested but make them small enough that the landowner could subdivide and sell them off. Chairman Stephens stated that the Town will need to decide to either grow and change zoning to protect the Towns borders or stay as we are and risk having property owners annex out until all that's left is the old Fairfield.

Approved Meeting Minutes
Fairfield Planning & Zoning Commission
Work Session
June 10, 2020

Mayor Gurney stated that Fairfield needs to decide if it wants to be smaller or have more density.

AGENDA ITEM #10 - ADJOURN THE PLANNING & ZONING WORK SESSION.

Motion made by Chairman Stephens to end the meeting. Commissioner Pringle seconded the motion. Meeting end time 8:48 pm.

August 5, 2020

Stephanie Shelley

Minutes Approval Date

Town Recorder Stephanie Shelley