

MINUTES

DATE: Wednesday, May 6, 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 time of meeting began at 7:05 p.m.

AGENDA ITEM #2 - ROLL CALL.

Daymon Stephens, Alina Pringle, Heather Strong, David Reit

Staff Present:

Recorder: Stephanie Shelley

Others Present:

Mayor Brad Gurney

Terry Nelson

Helly Kunz-Nelson

AGENDA ITEM #3 - SWEAR IN THE NEW PLANNING & ZONING COMMISSIONER.

Chairman Stephens stated that the Watsons declined to be on Planning & Zoning.

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

Chairman Stephens stated that Terry & Helly Nelson have purchased property in the subdivision on the Bolinder property (Parcel number 59:065:0056).

Terry Nelson informed the Commissioners that they will be moving their excavation company to the parcel 59:065:0056. He is working with Josh at Gilson engineering. He is looking at putting up a pipe fence and would like to add some gravel to the road? So they can drive into the property right now. He would like to have a building and work out of the yard.

Chairman Stephens informed the Nelsons that this is the first subdivided lot and also the first in the Light Industrial Zone. He told them there could be some hiccups as they go through the process. Chairman Stephens told them that the Commissioners are working on the Light Industrial Zone right now and there could be some changes made before they are finished with the process. Chairman Stephens talked about the frontage coming off of the Allen Ranch Road. Chairman Stephens verified with Mayor Gurney that the road width is at 106 width.

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Chairman Stephens asked if the road was measured from the center of the road. Mayor Gurney stated that the Town has not surveyed Allen Ranch Road.

Chairman Stephens stated that as he read over the property description it looks like it did not start from any distance from an actual marker but a fence line.

Mr. Nelson stated that Josh from Gilson Engineering has done some research and the property line shows a 7 foot discrepancy. He asked who owned the Cemetery and Chairman Stephens stated that the State of Utah owns it. Chairman Stephens stated that this is not a Town matter and he [Mr. Nelson] will have to work it out with the State. He asked if it has been recorded and Terry said it has been, but it needs to be fixed.

Chairman Stephens stated that Mr. Nelson needs to get with the Town Engineer (McNeil Engineering). He also suggested that Josh Madsen will need to work with Kent Withers on how wide the road will need to be. He also pointed out that the road will have to be deeded back to the Town. He said that as of right now the road is 106 ft. wide but the Town is looking at possibly a 90 ft. wide road.

Chairman Stephens stated that the Allen Ranch Road needs to be wide enough for all the big truck traffic. Chairman Stephens stated that Mr. Nelson needs to figure out the property lines before any approval can take place.

Mayor Gurney stated that he will give Josh Madsen's phone number to Kent Withers.

Mr. Nelson stated that he would like to park all of his vehicles inside the building. He said he wants the property to look nice.

Mayor Gurney stated that there is a limit on how many vehicles you can have on the property before they will need to be behind a privacy fence.

Helly Kunz-Nelson requested a list of vehicles or other equipment that would need to be kept behind a privacy fence.

Mayor Gurney stated that he will send the list to them.

Mayor Gurney stated that buildings for agriculture and agriculture equipment have more exemptions than anything else.

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Chairman Stephens stated that the Town needs to look toward the future as the valley is growing. The Town needs to lay out how they want things to look for the future.

Mayor Gurney told Mr. Nelson that the Town will need to have [legal] descriptions for both parcel 1 and 2. And they also have to have the deed for the road dedication. He explained that when Kent Withers signs off on those then the Town should be good.

Chairman Stephens stated that the bigger part of this subdivision needs to have the survey laid out as well. Mayor Gurney stated that the description needs to be done as well. Chairman Stephens stated ultimately that it is David Bolinder that is subdividing it. Mr. Nelson stated that Mr. Bolinder is having them pay for it. Chairman Stephens stated that it is David's subdivision. Chairman Stephens stated that everything needs to be tied up together, before they can go any further.

Chairman Stephens it looks like that after this all gets completed what they have brought to the Commission does fit with the Light Industrial.

Helly Kunz-Nelson asked for an address for the property. Chairman Stephens stated that will come when they come in for a business license.

Commissioner Pringle told the Nelsons that there have been many changes and to ask Mayor Gurney to send them what is coming up.

Chairman Stephens told the Nelsons that if they have any questions to let the Town know.

Mayor Gurney stated that parcel 59:109:0001, owned by Jim Simmons, has been divided into 43, 9 acre lots. Mayor said that it is landlocked right now and Jim is working on getting a road to the property.

Mayor Gurney stated that the lady who he has been talking to the Town about parcels 59:109:0004 and 59:109:0003 would like to come in next month and talk to the Commission about their plans.

Commissioner Pringle stated that the 43 - 9 acre lots are going to be Light Industrial and whatever the Town allows in Light Industrial. Chairman Stephens stated that the Town should just make those parcels their own Zone.

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Mayor Gurney stated that they need to come in with a master plan and show the Town where the roads will be going through.

Commissioner Riet asked if there has been any discussions on where the roads will be. Mayor Gurney stated that there are a few options for them to come in through. The Commissioners looked at the map of the area and possible areas where they could come through.

Mayor Gurney stated that Jim Simmons has or will be dedicating 200 feet for the 6 lane highway that will eventually go through his property. Chairman Stephens asked if the road has been dedicated yet? Mayor Gurney was not sure if they have dedicated it or have set the property aside for the future.

Chairman Stephens would like to see those roads tied into Fairfield's planned roads. He also said they would like to see the roads match up or line up with other cities so the roads could be used.

Mayor Gurney stated that he has had more phone calls about that corner of Fairfield than he has for anything else for the Town.

Chairman Stephens stated that he would like to work with them instead of having them walk away from Fairfield and annex into Eagle Mountain.

Mayor Gurney stated that there are many issues that will be coming up that the Town will need to set down and work through them.

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

Commissioner Pringle made a motion to approve the January 22, 2020 Regular meeting minutes.

Commissioner Riet seconded the motion. The motion passed unanimously.

AGENDA ITEM #6 - APPROVE PLANNING & ZONING WORK MEETING MINUTES FOR MARCH 19, 2020.

Commissioner Riet made a motion to approve the March 19, 2020 work session meeting minutes.

Commissioner Pringle seconded the motion. The motion passed unanimously.

AGENDA ITEM #7- APPROVE PLANNING & ZONING REGULAR MEETING MINUTES FOR APRIL 1, 2020.

Commissioner Pringle made a motion to approve the April 1, 2020 regular meeting minutes. Commissioner Strong seconded the motion. The motion passed unanimously

AGENDA ITEM #8 - APPROVE PLANNING & ZONING WORK MEETING MINUTES FOR APRIL 15, 2020.

Chairman Stephens made a motion to approve the April 15, 2020 work session meeting minutes.

Commissioner Strong seconded the motion. The motion passed unanimously.

AGENDA ITEM #9 - UTAH OPEN & PUBLIC MEETINGS TRAINING.

The Commissioners had their yearly training for the open public meetings act. They discussed various topics in the Utah Code Ann. 52-4-101.

AGENDA ITEM #10 - REVIEW AND DISCUSS SUBDIVISION ORDINANCE.

Commissioners discussed and continued to review the Subdivision Ordinance and stopped at 10.15.170.

Commissioner Strong asked if people [land owners] who were close to having the one (1) acre [requirement], could ask the Town for a variance. Mayor Gurney replied that it would have to be very close in order to get one.

The Commissioners discussed different options or ways that the one acre lot or other larger lots could be affected by the Zones they are in.

Mayor Gurney stated that the Commissioners should come up with a plan to follow when different situations arise.

AGENDA ITEM #11 - REVIEW AND DISCUSS TITLE 10.

Chairman Stephens tabled Title 10 until next work session.

AGENDA ITEM #12 - DISCUSS OLD BUSINESS.

Chairman Stephens is still talking to people about being on the Planning & Zoning Commission. He has talked to Jane Lancaster, she will let him know.

Mayor Gurney stated that the Commissioners need to get through the Ordinances and Title 10 faster. He stated that they could hold more meetings a month. He also stated that if the Commissioners go through and make comments on them it will go faster. Chairman Stephens does not see a problem with holding more meetings during the month. Mayor Gurney does not want to rush through them and miss something.

AGENDA ITEM #13- DISCUSS NEW BUSINESS.

Nothing discussed.

AGENDA ITEM #14 - ACTION ITEMS.

Chairman Stephens will continue to look for someone to fill the open position on the Planning Commission.

AGENDA ITEM #15- ADJOURN THE PLANNING & ZONING REGULAR MEETING.

Chairman Stephens made a motion to end the meeting. Commissioner Pringle seconded the motion. The motion passed unanimously Meeting end time 9:06 pm.

August 5, 2020

Stephanie Shelley

Minutes Approval Date

Town Recorder Stephanie Shelley