

Approved Meeting Minutes
Fairfield Planning & Zoning Commission
Work Meeting
July 8, 2020
7:00 p.m.

Date: July 8, 2020

Location: 17872 West 1540 North, Fairfield Utah

Time: 7:00 p.m.

Minutes by: Deputy Recorder - Vonda Cook

Agenda Item #1 - Open the Planning & Zoning Work Session.

Co-chair Alina Pringle called the meeting to order at 7:08 p.m.

Agenda Item #2 - Roll Call.

Planning Commission Members Present:

Alina Pringle - Co-chair, Jane Lancaster, Heather Strong, Dave Riet.

Town Employees Present:

Vonda Cook - Deputy Recorder

Visitors:

Mayor Brad Gurney, Thom Belchak (came at the very end of the meeting).

Agenda Item #3 - Short Discussion on General Plan by the Mayor.

The Commission discussed the Solar Zone. Mayor Gurney pointed out that it is not an overlay but a zone.

Mayor Gurney told the Commission that the Town needs to update the General Plan soon. He said it should be done before the ordinances, but because the Town is a little bit behind, they want to try to do both at the same time. He said there are developers ready to develop property in Fairfield and they need to be ready.

Co-chair Pringle asked if the Town needed to do another survey to see what the residents would like to see happen in Fairfield regarding the solar farm, etc. Mayor Gurney said yes. He said they were planning to do one in the next month or so.

Commissioner Riet suggested they try to match Eagle Mountains zoning on their borders where possible. Mayor Gurney said that might help. He said the Town has to decide what are reasonable zoning restrictions and what is not. He explained that restricting [property]rights has to be reasonable and they have to decide what is reasonable for Fairfield. Commissioner Riet said that water, or the lack thereof, might be a deterrent to growth. The Commission decided that they each need to come with their ideas of what would work and then they can take from each one to come up with a plan.

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Co-chair Pringle said they need to get the general plan done. Commissioner Lancaster suggested they seek professional help in writing the general plan.

Mayor Gurney also talked about how people have a right to make use of their property and how the Town's job is to make sure they can do that, but, at the same time, establish regulations through ordinances to make growth orderly and sustainable and protect the Town as a whole. The Commissioners spent considerable time discussing various zoning scenarios that may help the Town to achieve a balance between property rights and manageable growth.

Agenda Item #4 - Finalize Recommendations for Zone Changes to be Forwarded to the Town Council.

Commissioner Riet said he thought they were all in agreement to make the forty (40) acre zone smaller. Co-chair Pringle said they may have to write a description for the new zone. Mayor Gurney said he would be sending out the new Light Industrial Code for the Commissioners to review soon.

Co-chair Pringle tabled agenda item #4 until the next meeting.

Agenda Item #5 - Discuss and Review Title 10.

The Commissioners reviewed and made corrections/revisions to Title 10, ending with 10.3.20 - Resident. They will resume their review at the next meeting at that point.

Agenda Item #6 - Discuss Old Business.

Mayor Gurney said that Dave Riet and Daymon Stephens need to be sworn in at the next Planning Commission meeting provided they are approved by the Town Council at the next Town Council meeting.

Mayor Gurney told the Commissioners that they also need to vote in a new chairman at their next meeting.

Mayor Gurney told the Commission that he hoped they didn't think he was trying to take over Planning & Zoning or anything like that. He explained that it is imperative that the code gets done as soon as possible and after that he said he probably won't come to all of their meetings and they will be on their own. Commissioner Riet said that the Commissioners act as a buffer for the Town Council so they aren't just dictating law. He said it creates a separation of powers. None of the Commissioners expressed concern over the Mayor coming to their meetings. Commissioner Riet also suggested that the Planning Commission and the Town Council meet together to see what everyone's vision [for the Town] is. Everyone agreed that this was a good idea.

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Agenda Item #7 - Discuss New Business.

Co-chair Pringle asked if it would be feasible to form a committee to work on the Light Industrial East Zone. Mayor Gurney said it is the Planning and Zoning Commissions job to write it.

(Thom Belchack arrived at the meeting).

Agenda Item #8 - Action Items.

1. Review Title 10 starting with 10.3.20- Residential Accessory Structure.
2. Talk to neighbors to get their opinion on what type of zoning the Town should adopt.
3. Research other Towns to see why Cedar Fort and Fairfield are the only two towns in Utah County that still have five acre lots and what is a reasonable lot size for Fairfield.

Agenda Item #9 - Adjourn the Planning & Zoning Regular [work session] Meeting.

Commission Strong made a motion to adjourn the meeting. Commissioner Lancaster seconded it. Motion passed unanimously. Meeting adjourned at 9:11 p.m.

October 7, 2020

Stephanie Shelley

Minutes Approval Date

Town Recorder Stephanie Shelley