

MINUTES

DATE: Wednesday, August 5, 2020

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

TIME: 7:00 p.m.

MINUTES BY: Deputy Recorder: Vonda Cook.

AGENDA ITEM #1 - OPEN THE PLANNING & ZONING REGULAR MEETING.

Chairman Daymon Stephens called the meeting to order at 7:00 p.m.

AGENDA ITEM #2 - ROLL CALL.

Daymon Stephens, Alina Pringle, Heather Strong, David Riet, Jane Lancaster.

Staff Present:

Deputy Recorder: Vonda Cook.

Others Present:

Mayor Brad Gurney, Thom Belchak [Left meeting after agenda item # 3].

AGENDA ITEM #3 - SWEAR IN COMMISSIONERS DAYMON STEPHENS, DAVID RIET, JANE LANCASTER.

Vonda administered the Oath of Office to new commissioners Daymon Stephens, David Riet and Jane Lancaster.

AGENDA ITEM #4 - DISCUSS AND VOTE ON CHAIRPERSON AND CO-CHAIR.

Chairman Stephens stated that they needed to elect a new chairman for the Planning Commission. He stated that Commissioner Riet had about 10 years of experience on the Planning Commission and he stated that he would like to nominate Commissioner Riet as the new chairman. Commissioner Lancaster said she would like to nominate Commissioner Pringle as chairman. Co chair Pringle stated that she thought she had a good grasp on what was going on and said she would like to see more communication with the Town Council. She said she would serve as chairman or co-chairman. Commissioner Strong said Co chair Pringle would do a good job and then she seconded the motion. Commissioner Riet stated that he would be happy to serve as chairman or co-chairman. Chairman Stephens called for a vote on the new chairman. Co-chair Pringle was voted in as the new Planning Commission chairperson. The vote was unanimous.

Commissioner Lancaster made a motion to nominate Commissioner Riet as Co-chairman. Chair Pringle seconded the motion. Motion passed unanimously.

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Chairman Stephens turned the meeting over to Chair Pringle who thanked Commissioner Stephens for his 12 years of service. All Commissioners concurred.

AGENDA ITEM #5 - DISCUSS CHANGES IN PLANNING & ZONING.

Mayor Gurney said they needed to change some things in P&Z. He said the Commission needed to change the schedule for choosing new commissioners. He said beginning with this year, each commissioner will serve 5 year terms instead of 4 and they will be staggered so that each year one commissioner's term would expire. He said all terms would begin on July 1 and end on June 30 of their respective term. Mayor Gurney said that it would be the Mayor's responsibility to notice the Town when an upcoming seat is about to expire and anyone, including the outgoing commissioner can send a letter of application to the Town if they are interested in the position. The letters will be assessed by the Mayor and Town Council and a new Commissioner will be chosen before June 30 of that year so that the new commissioner can be in place on July 1st .

He also said that in order to implement the new procedure, they would have to assign each of the now seated commissioners with a new number of years that they will serve so that it puts them on the new schedule. It was decided that they would draw the placements out of a hat. The results were as follows:

Term expires:

2021 - Dave Riet

2022 - Heather Strong

2023 - Daymon Stephens

2024 - Alina Pringle

2025 - Jane Lancaster

Thom left the meeting.

AGENDA ITEM #6 - APPROVE PLANNING & ZONING REGULAR MINUTES MAY 6, 2020.

Commissioner Lancaster moved to approve the meeting minutes for May 6, 2020 with heading and spelling changes. Heather seconded it. Motion passed unanimously.

AGENDA ITEM #7 - APPROVE PLANNING & ZONING REGULAR MINUTES JUNE 3, 2020.

Commissioner Strong moved to approve the meeting minutes for June 3, 2020 as written. Commissioner Lancaster seconded it. Motion passed unanimously.

AGENDA ITEM #8 - APPROVE PLANNING & ZONING WORK MINUTES JUNE 10, 2020.

Commissioner Lancaster moved to approve the meeting minutes for June 10, 2020 with changes to agenda item #6 - take out "pg. 18". Commissioner Riet seconded it. Motion passed unanimously.

AGENDA ITEM #9 - APPROVE PLANNING & ZONING REGULAR/PUBLIC HEARING MINUTES JULY 1, 2020.

Tabled.

AGENDA ITEM #10 - APPROVE PLANNING & ZONING WORK MEETING MINUTES JULY 8, 2020.

Tabled.

AGENDA ITEM #11 - DISCUSSION SOLAR MEETING PLAN FOR WEDNESDAY AUGUST 19TH.

Mayor Gurney said they will have a meeting with the solar farm people on August 19. The Commission discussed whether they would rather have houses or a solar farm on that property. Commissioner Stephens asked what the life expectancy of the solar farm would be. Mayor Gurney said it would be 30 years. Commissioner Stephens said he would rather have houses.

Mayor Gurney said they would get about \$15,000/year from the farm. The commission discussed whether it was worth it or not for that amount. Mayor Gurney pointed out that the traffic would increase significantly as well as the population if they put houses down there.

Chair Pringle asked Commission members if they liked the idea of a solar farm coming into Fairfield. Commissioner Stephens said it wasn't worth it for \$15,000.00 dollars and it was a lot of power. Commissioner Riet commented that he might be for it if there was more benefit to the Town. Commissioner Lancaster said she didn't have a definite opinion on it yet and would like to see other solar farms. Commissioner Strong said she agreed that it was a lot of acreage to tie up. Commissioner Riet said it is dirty power.

AGENDA ITEM #12 - DISCUSS GENERAL PLAN.

Mayor Gurney said the Town Council is going to have the food truck come out soon and they thought it would be a good time to pass out a survey about the general plan to the residence.

Mayor Gurney said residents need to think about design, not density. He wants their input on what they want to see, such as nice landscaping, parks, roads, etc. The Commission discussed

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lot sizes and how they would eventually go down in size and what size they wanted to see now. Commissioner Stephens said Eagle Mountain has maintained their lot sizes. He also agrees that roads, etc. should be planned in advance.

Mayor Gurney said developers don't want 5 acre lots. Commissioner Riet said that if they have 5 acre lots and they get reduced to 1 acre lots, then the roads aren't going to work. Commissioner Lancaster asked if there was an example of a general plan they could look at. Mayor Gurney said they could go to Envision Utah and look at that.

Chair Pringle asked if the P&Z and the Town Council meeting would be together. Mayor Gurney said the Planning Commission would have theirs with the Solar Farm people and then Town Council would have theirs. Commissioner Lancaster said she thought it would be cheaper to mail a survey out to all the residents than to pay for a food truck to come out. Mayor Gurney said it is going to be a long process.

AGENDA ITEM #13 - DISCUSS LETTER OF SUPPORT FOR THE SOLAR FARM IN THE NEW PROPOSED ZONE.

Chair Pringle reviewed a copy of the solar farm letter with the Commissioners. The Commissioners edited the letter to reflect needed changes. The Mayor needed the letter by Friday.

AGENDA ITEM #14 - DISCUSS AND VOTE ON MOVING THE ZONE CHANGE TO TOWN COUNCIL.

Mayor Gurney told the Commissioners to think about what they want in the zone. He said he will send a copy of the zone to the Commissioners. Commissioner Stephens asked if they needed to plan another work meeting to go through the zone. Chair Pringle said they would talk about that at the end of the meeting.

AGENDA ITEM #15 - REVIEW AND DISCUSS TITLE 10.

The Commissioners discuss Title 10, Chapter 2 - Definitions, through page 49.

AGENDA ITEM #16 - DISCUSS OLD BUSINESS.

The Commission discussed the Bolinder property that Terry and Helly Nelson purchased for their excavating company. Mayor Gurney said excavation businesses are not allowed in the current zoning on that property. He said the Nelsons bought the property on the Town's say so and he said the Town needs to fix the error. He also stated that there is still a problem with the subdivision of that property. The Mayor said he had a meeting with the Nelsons tomorrow morning at 11:30 a.m. He said anyone who wants to come to the meeting is welcome. The

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Commissioners agreed that he needs to put in a privacy fence [as per the Nuisance Ordinance]. The Commissioners agreed that they need to change the ordinance and move forward with a public hearing on the matter.

Commissioner Stephens asked what the time frame was for temporary housing while building a home. He said the Kranendonks are not living in a camp trailer, but a regular house trailer and it is hooked up to the water and sewer, etc. Commissioner Stephens said they put time limits on them to encourage them to build their house in a timely manner. Chair Pringle agreed. Mayor Gurney said he will try to go talk to them.

Commissioner Stephens also asked if anyone knew what was going on with the building at the [Mike] Burch place. Mayor Gurney said he will try to go talk to them.

AGENDA ITEM #17- DISCUSS NEW BUSINESS.

The Commissioners agreed to have a work session on the Lt. Industrial East zone on August 26, 2020.

AGENDA ITEM #18 - ACTION ITEMS.

Questions for Survey on General Plan.

General Plan.

Solar Farm.

Lt. Industrial East Zone.

Code 10.5.3.0.

AGENDA ITEM #19 - ADJOURN THE PLANNING & ZONING REGULAR MEETING.

Motion made by Chair Pringle to end the meeting. Commissioner Riet seconded the motion. Meeting adjourned at 9:18 pm.

October 7, 2020

Stephanie Shelley

Minutes Approval Date

Town Recorder Stephanie Shelley