

MINUTES

DATE: Wednesday, August 26 , 2020

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

TIME: 7:00 p.m.

MINUTES BY: Commissioner Heather Strong

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

Chairman Alina Pringle called the meeting to order at 7:07 p.m.

AGENDA ITEM #2 - ROLL CALL.

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

Excused:

Jane Lancaster

Others Present:

Mayor Brad Gurney

AGENDA ITEM #3 - DISCUSS SOLAR MEETING.

Mayor Gurney stated that the Town hasn't heard back from the solar company yet and it may be awhile before they do. He said he wanted to be clear that the Town fees would be around \$75,000.00-\$80,000.00 and roughly 75% of that would be restricted to the Fair Housing Act.

Chairman Pringle stated that she was under the impression that residential development couldn't be closer than 1.5 miles to the dump. She will research and verify this information.

Chairman Pringle asked for opinions from the Commissioners. Commissioner Stephens stated that his biggest concern was the 30 year term as well as the size of the project which would be between one fifth and one sixth of the Towns' [total] acreage.

Commissioner Riet stated that he didn't see any upside and he noted that the tax depreciation drops to nothing after a certain period of time. Mayor Gurney suggested that the Commissioners do their due diligence and look into everything and report back to the Commission.

Chairman Pringle asked why the Town was concerned about property values if they wanted to stay rural.

Mayor Gurney suggested sending out a survey to find out if the residents want to see solar, housing, commercial buildings, etc. in Fairfield. The Commission agreed to send out two surveys to the Town residents - one regarding solar and the other for the General Plan.

Commissioner Stephens asked that big of a project fit into a community. He said there is not much more room for growth. He also commented that he wasn't sure the Town wants to take up that much space for solar. Mayor Gurney reminded them that in a survey from Utah County, Cedar Valley was the #1 place for growth.

Chairman Pringle said she will have the survey ready to send by next Tuesday (9/1/20) and hopes to have answers back by our next work session.

AGENDA ITEM #4 - MAYOR UPDATE ON CONSULTANTS.

Mayor Gurney received the contract for the consultant firm earlier today. He said that as soon as he reviews and signs it, they will get to work. He said they are knowledgeable on how things should be worded and can help us when we need it. The Mayor stated he would have Stephanie send their contact information to the Commissioners tomorrow. Mayor Gurney said the Town Council has already approved hiring them.

Chairman Pringle asked if the Commissioners should contact the consultants or the Town attorney regarding legal questions. Mayor Gurney stated that they are not a legal firm, but deal with this so often that they probably know the laws as well or better than most lawyers.

AGENDA ITEM #5 - DISCUSS LIGHT INDUSTRIAL EAST ZONE.

Mayor Gurney said he added Solar as a conditional use to the Light Industrial East Zone and took a few other conditional uses out. *Commissioner Stephens made a motion to move the Light Industrial East Zone to Town Council as written. Commissioner Riet seconded it. Motion passed unanimously.*

AGENDA ITEM #6 - DISCUSS LIGHT INDUSTRIAL WEST ZONE.

Commissioner Stephens made a motion to hold a public hearing for the Light Industrial West Zone. Commissioner Strong seconded it. Motion passed unanimously. The Public Hearing was scheduled for October 7th, 2020.

AGENDA ITEM #7- REVIEW AND DISCUSS TITLE 10

The Commissioners reviewed and discussed Title 10 and ended the discussion on the definition of Campground on page 19.

AGENDA ITEM #8 - DISCUSS OLD BUSINESS.

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Chairman Pringle added the definition of Construction Equipment to Title 10.

She reminded the Commissioners to talk to neighbors and residents to see how they feel regarding the Master Plan. Commissioner Stephens stated he thought that the most acceptable way to keep Fairfield as rural as possible would be to mimic The Ranches with 1 acre and 5 acre parcels mixed together. Commissioner Riet stated that he thought most residents [in Fairfield] would want to stay as rural as possible.

AGENDA ITEM #9 - DISCUSS NEW BUSINESS.

Commissioner Strong made a motion to add the Subdivision Ordinance and the Fairfield Map to the Public Hearing. Commissioner Stephens seconded it. Motion passed unanimously.

AGENDA ITEM #10 - ACTION ITEMS.

Questions for Survey on Solar - by Tuesday.

Think about questions for the Survey on General Plan.

Reminder to talk to neighbors and residents to see how they feel regarding our master plan.

AGENDA ITEM #11 - ADJOURN THE PLANNING & ZONING REGULAR MEETING.

Motion made by Chairman Pringle to adjourn the meeting. Commissioner Stephens seconded the motion. Meeting adjourned at 9:11 pm.

November 4, 2020

Stephanie Shelley

Minutes Approval Date

Town Recorder Stephanie Shelley