

MINUTES

DATE: Wednesday, September 23, 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 7:08 pm

AGENDA ITEM #2 - ROLL CALL.

Alina Pringle, Heather Strong, David Reit, Daymon Stephens

Excused Commissioners: Jane Lancaster

Staff Present:

Recorder: Stephanie Shelley

Others Present:

Mayor Brad Gurney, Mark Pringle, Ted Morton

AGENDA ITEM #3 - PUBLIC COMMENT PERIOD (2 MINUTE LIMIT PER PERSON) Time has been set aside for the public to express their ideas, concerns, and comments on items not scheduled as public hearings on the Agenda. Those wishing to speak are encouraged to show respect for those who serve the Town. Comments should focus on issues concerning the Town. Those wishing to speak should have signed in before the beginning of the meeting. (Please limit your comments to 2 minutes or less.)

No one was here to comment.

AGENDA ITEM #4 - REVIEW PRELIMINARY SITE PLAN FOR WEST DESERT AIRPARK - MARK PRINGLE & TED MORTON.

Chairwoman Pringle stated that she has a conflict of interest for this agenda item.

Ted Morton presented the site plan original and the update version of the site plan. He stated that they are looking to add 8 more hangers in the future. Ted asked the Commissioners what if any opinion they would have for their site plan. Ted also stated that they would like to add flag poles that are 35 feet tall. Needs to know if they need a building permit for that. Commissioner Stephens stated that if they are in the zone they did not need to have one.

Commissioner Stephens stated that it looks like you are wanting to put 8 more hangers to the north. Ted stated that is correct and it would be for those wanting the space.

Approved Meeting Minutes
Fairfield Planning & Zoning Commission
Regular Meeting
September 23 , 2020

Commissioner Stephens asked if they are selling them or leasing. Ted Morton stated that they will be subleased.

Chairwoman Pringle asked if they bring in a site plan with 8 hangers and ask for 2 building permits. Then come back a few months later and ask for more permits do they need a new site plan. Since the site plan was already approved. Commissioner Stephens stated that you will still be with the current regulations and not the ones that were previous.

Commissioner Riet asked if there is a building permit for each one. Mayor Gurney explained once the site plan is approved then it will be the Building Department that issues the permits.

Commissioner Stephens stated that he does not see any sewer or water only electrical is that correct. Mark Pringle stated that the only way to have a water line they would need to have more hydrants.

Commissioner Stephens stated that as long as it conforms with the current zone that it is good.

AGENDA ITEM #5 - DISCUSS GENERAL PLAN AND MEETING AND SOLAR SURVEY QUESTIONS.

The Commissioners discussed the Solar Survey questions.

Chairwoman Pringle asked Mayor Gurney to put together postcards to send out to the Town

AGENDA ITEM #6 - DISCUSS MOVING FORWARD WITH CONSULTANTS.

Chairwoman Pringle asked the Commissioners are okay with the Consultants fix line by line.

Commissioner Strong stated yes

Commissioner Riet stated that as long as intent does not change.

Commissioner Stephens stated that as long as intent does not change

Mayor Gurney stated that anything he or Vonda Cook does will not change the intent. Any intent that might change the Commissioners will be notified.

AGENDA ITEM #5 - DISCUSS GENERAL PLAN AND MEETING AND SOLAR SURVEY QUESTIONS.

Chairwomen Pringle asked Mayor Gurney about the September 30th joint meeting with the Town what would be discussed. Mayor Gurney stated that 1) Start working on the General Plan 2) Jim Simmons property 3) Any ideas for the North end of Town.

Approved Meeting Minutes
Fairfield Planning & Zoning Commission
Regular Meeting
September 23 , 2020

Commissioner Stephens has the Town looked at asking about the property between the Church and BLM to annex into Fairfield. Mayor Gurney stated that no one has talked to them. They need to approach us about annexing into Fairfield.

Chairwoman Pringle asked if anyone has heard from residents what they would like to see. Commissioner Riet stated that he has not talked to anyone recently and wants everything to stay the same.

Mayor Gurney stated at the next meeting 1) infrastructure 2) Fairfeild is 26 square miles and only 149 landowners. Commissioners Stephens stated that it is about 3 property owners that own the majority of Fairfield.

Mayor Gurney stated that he wants the Commissioners to decide what they would like Fairfield to look like in 100 years.

AGENDA ITEM #9 - DISCUSS PUBLIC HEARING AND VOTE ON INCLUSION FOR THE PUBLIC HEARING.

Chairwoman Pringle stated that Mayor Gurney mentioned that the State is looking at closing schools and gathering in public. She asked if they should postpone the Public Hearing.

The Commissioners decided to hold the Public Hearing on October 14th.

AGENDA ITEM #7 - DISCUSS LIGHT INDUSTRIAL WEST ORDINANCE.

Commissioners talked about frontage for 1 acre lots.

The Commissioners held a vote on how big the frontage should be:

Commissioner Strong - 150

Commissioner Riet - 180

Commissioner Stephens - 180

Chairwoman Pringle - 150

This was a tie vote.

The Commissioners compromised on 165 feet.

Chairwoman Pringle - 165

Commissioner Strong - 165

Commissioner Riet - 165

Commissioner Strong - 165

AGENDA ITEM #8 - DISCUSS LIGHT INDUSTRIAL EAST- 1 ORDINANCE.

The Commissioner went and reviewed some of the areas in the Ordinance.

AGENDA ITEM #9 - DISCUSS PUBLIC HEARING AND VOTE ON INCLUSION FOR THE PUBLIC HEARING.

Commissioner Strong motion to hold a Public Hearing Light Industrial East Zone.

Commissioner Riet seconded the motion. Unanimously approved.

Commissioner Stephens motion to hold a Public Hearing for the Light Industrial West Zone.

Commissioner Riet seconded the motion. Unanimously approved.

Commissioner Stephens motion to hold a Public Hearing for the Solar Ordinance.

Commissioner Strong seconded the motion. Unanimously approved.

AGENDA ITEM #10 - REVIEW & DISCUSS TITLE 10.

Nothing discussed.

AGENDA ITEM #11 - DISCUSS OLD BUSINESS.

The Commissioners discussed having the definitions for the Code either in one chapter or in each chapter. They decided to keep it all in one chapter.

AGENDA ITEM #12 - DISCUSS NEW BUSINESS.

Mayor Gurney stated that someone called about possible buying parcel 59:061:0049. It is a 7.28 acres strip. He would either like to build a home or a business. This could be a non-conformed lot where he could build. Mayor Gurney will look into this in more detail.

AGENDA ITEM #13 - ACTION ITEMS.

Chairwoman reminded them the Commissioners have a meeting next week on September 30th and a Meeting on October 7th.

AGENDA ITEM #14 - ADJOURN THE PLANNING & ZONING REGULAR MEETING.

Motion made by Commissioner Strong to end the meeting. Commissioner Stephens seconded the motion. Meeting end time 9:11 pm.

December 9, 2020

Stephanie Shelley

Minutes Approval Date

Town Recorder Stephanie Shelley

Approved Meeting Minutes
Fairfield Planning & Zoning Commission
Regular Meeting
September 23 , 2020