

JOINT WORK SESSION - Town Council/Planning Commission

DATE: September 30, 2020

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

TIME: 7:00 p.m.

MINUTES BY: Vonda Cook

AGENDA ITEM #1 - OPEN THE TOWN COUNCIL AND PLANNING & ZONING JOINT WORK SESSION.

Mayor Gurney called the Town Council/Planning Commission joint work session to order at 7:10 p.m.

AGENDA ITEM #2 - ROLL CALL

Town Council Members Present: Mayor Brad Gurney, RL Panek, Hollie McKinney, Jayson Densley

Planning Commission Members Present: Chairman Alina Pringle, Heather Strong, Dave Riet, Jane Lancaster (via telephone)

Excused:

Town Council: Tyler Thomas

Planning Commission: Daymon Stephens

Staff Present:

Vonda Cook - Deputy Recorder

Visitors: None

AGENDA ITEM #3 - APPROVAL FROM TOWN COUNCIL FOR MAYOR GURNEY TO SIGN THE WATER PURCHASE AGREEMENT.

Mayor Gurney said he had some business to take care of with the Town Council concerning the water purchase agreement. He asked if there were any questions [about the agreement].

Councilman Densley asked how many shares they were purchasing. Mayor Gurney said 8.5 shares.

Councilwoman Mckinney asked what it was going to cost. Mayor Gurney said \$12,500.00 per share.

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Commissioner Riet asked who they were purchasing it from. Mayor Gurney said they are purchasing it from a broker.

Councilman Densley asked if there was a time limit for putting the water to use. Mayor Gurney said because they are a municipality, there is no expiration date on the water rights.

Councilman Panek asked if it was just for the Towns' use right now and could they use it for a park or something. Mayor Gurney said yes.

Councilman Panek made a motion that we make a proposal to purchase 8.5 shares as stated in the agreement. Councilman Densley seconded the motion. Motion passed unanimously.

AGENDA ITEM #4- DISCUSS CODE DEFINITIONS.

Mayor Gurney stated that the Town Council and the Planning Commission need to decide if they want to put the definitions for the code into a title all to itself or leave them scattered throughout the code. He said the advisors said it would work either way. There was some discussion and everyone agreed to put all definitions under a definitions title except definitions that are specific to a chapter shall be left in that chapter.

AGENDA ITEM #5 - DISCUSS THE FAIRFIELD GENERAL PLAN.

- a. PROPERTY RIGHTS.** Mayor Gurney began by reminding those present that they can only charge landowners for what they need and the Town will have to cover the rest. He said they need to make sure that the Town can pay for the extra costs. He cited roads as an example. Short discussion followed.
- b. INFRASTRUCTURE.** Mayor Gurney stated that infrastructure is a problem for developers on big lots. They discussed big lots versus small lots.
- c. DENSITY.** Mayor Gurney asked those present what they wanted to see in the General Plan. He asked if they wanted to do "time planning" where you start out with big lots and as time goes on those lots get divided from 1 acre to 1/2 acre then 1/4, etc. or do they want to see "results planning" where you have something like 1/2 acre lots that are well designed. Councilwoman McKinney said she doesn't think anyone in Fairfield wants growth.

Commissioner Lancaster said she thought results planning would be best and then leave the time planning up to the property owners. Chairwoman Pringle said she

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thought the General Plan should be results driven so the Town can direct the growth to areas they want. She suggested they look at cluster housing with open space. Commissioner Strong agreed. Councilman Densley suggested they could include

both

in the General Plan. Commissioner Strong said she thought the Town would be bullied less [by developers] if the Town had a plan in place.

Mayor Gurney asked those present if they wanted a “suburban city” where people will drive everywhere or a “self contained” city where residents can walk to amenities. After discussion they agreed that they want a self contained city.

The Council and Planning Commission talked about the future of Highway 73 and future roads that are planned for the valley. They also discussed putting commercial/retail businesses along the north boundary of Fairfield to draw shoppers from Eagle Mountain.

Councilwoman McKinney told those present that in Prescott Arizona the businesses are spread out through the residential so people can shop close to home.

Councilman Densley asked what the threshold for density was. Mayor Gurney said one acre is required for a septic system unless the developers want to put in a sewer system.

The Council and the Planning Commission discussed what they can require from developers. Mayor Gurney said they cannot require open space, trail or parks from developers. He said they can only trade for density.

The Council and the Planning Commission discussed ways to draw people to Fairfield who want to live here. They discussed what would make Fairfield unique such as:

- allowing motorcycle tracks on their property.
- letting people use the race track that is here in Fairfield.
- using the airpark to draw people to Fairfield.
- having a themed town such as a recreation town and catering to such activities as baseball or having an arena where they could have many kinds of events, etc.
- tourists - come and spend their money and then leave.

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Commissioner Riet pointed out that water is a real problem in Fairfield. He also pointed out that the older residents don't like noise. They all agreed that would be a good question to ask the residents.

The Town Council/Planning Commission also discussed whether to leave the Jim Simmons property as light industrial or change it. After discussion, they agreed to leave it in light industrial.

Mayor Gurney said they also need to be thinking about roads and if they are going to take them or buy them. He also reminded them that infrastructure for larger lots is harder and more expensive for developers.

Mayor Gurney said that at the next meeting they will discuss:

- the master road plan. He will contact Mountainlands and see if they will meet with Fairfield at their next joint meeting and bring any ideas they might have for roads.
- discuss what they want to see on the Cresthill property and the northern border of Fairfield.

AGENDA ITEM #6 - DISCUSSION ON OLD BUSINESS.

There was no old business.

AGENDA ITEM #7 - DISCUSSION ON NEW BUSINESS.

There was no new business.

AGENDA #8 - ADJOURN THE TOWN COUNCIL AND PLANNING & ZONING JOINT WORK SESSION.

Councilwoman McKinney made a motion to adjourn the meeting. Councilman Panek seconded the motion. The motion passed unanimously.

The meeting was adjourned at 8:24 p.m.

Town Council: December 8, 2020

Planning & Zoning: December 9, 2020

Stephanie Shelley

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Date

Recorder Stephanie Shelley