

MINUTES

DATE: Wednesday, October 7, 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.

Chairwoman Alina Pringle stated time of the meeting began at 7:07 pm.

AGENDA ITEM #2- ROLL CALL

Alina Pringle, Heather Strong, David Reit. Jane Lancaster called in at 7:26 pm Left at 7:31 pm.

Excused Commissioners:

Daymon Stephens

Staff Present:

Recorder: Stephanie Shelley

Others Present:

Jeremy Cornia, Devin Meier, Justin Meier, Mark Pringle

AGENDA ITEM # 1 - 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 present to comment.

AGENDA ITEM #3 - DISCUSS AND APPROVE SITE PLAN FOR MICHAEL BIXLER.

Jeremy Cornia brought in his site plan for Michael Bixler's property, who lives in Delaware. On the site plan, it is a traditional rambler with a future barn. They are well within the setbacks for the site plan.

Chairwoman Pringle stated that the site plan has the frontage and setbacks are fine. She said that Jeremy has worked with Mayor Gurney on the site plan and has talked to him about the water well that had tested high for arsenic. Jeremy stated that they would run one more test after they let the well run for a while. If it does test high, they will have to design a reverse osmosis system for the home.

Chairwoman Pringle asked Jeremy if he knows if the arsenic is high in that area for water. Jeremy stated that the inspector noted that both lots to the north of the property tested high for arsenic. Chairwoman Pringle asked if they did a soil test. Jeremy indicated that they did a

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percolation test for the septic tank. They did pass inspection. They did not do a soil test. Chairwoman Pringle stated that she asked since it is in an ordinance they are working on to test soil around the property. Jeremy noted that they did not do the soil test.

Commissioner Strong asked what the yellow lines on the site plan were. Jeremy stated that it is a future fence.

Chairwoman Pringle asked about what was 50 feet from home. Jeremy stated that it is for a barn.

Commissioner Riet asked where the property is located since there is no address. He was shown where it was located on the map. Stephanie Shelley stated that the address had not been given since the Town is changing the address system in Town.

Chairwoman Pringle asked where the road dedication was. She believed it had gone through. Jeremy stated that he talked with Mayor Gurney on the road dedication yesterday. The Mayor needs to send him the documentation so it can be signed and notarized.

Commissioner Riet is good with the setbacks.

Commissioner Strong made a motion that the Site plan is approved with the stipulation that the road dedication is approved with the County and the Mayor. Commissioner Riet seconded the motion. It was unanimously approved.

Commissioners did sign the site plan with the date and signatures.

AGENDA ITEM #4 - DISCUSS PRELIMINARY SITE PLAN FOR DEVIN MEIER STORAGE UNITS FOR LIGHT INDUSTRIAL ZONE WEST.

Devin Meier presented the site plan for storage units in the Light Industrial Zone West. Devin stated that they do not believe this property has been subdivided yet. They currently do not own the property. The current owner should be working with the County and the Town to subdivide the property.

Chairwoman Pringle asked how many acres. Devin stated that it is 8 acres, which are two 4 acre parcels.

Commissioner Riet asked the Meier's with arsenic in the area do you plan to add pavement to the site, which will cap any arsenic. Devin stated that they plan to have it all on the pavement.

AGENDA ITEM #5 - REVIEW AND APPROVE SITE PLAN WEST DESERT AIRPARK MARK PRINGLE.

Chairwoman Pringle stated that she has a conflict of interest with this development. Co-Chair Riet will Chair this Agenda Item. Commissioner Lancaster called into the meeting to make it a quorum for this Agenda Item.

The Commissioners looked over the site plane to verify everything was in order. Mark Pringle pointed out the setbacks on the site plan.

Commissioner Strong made a motion to approve the West Desert Airpark site plan. Co-Chair Riet seconded the motion.

*Commissioner Lancaster Yes
Commission Strong Yes
Co-Chair Riet Yes
Chairwoman Pringle abstained*

**AGENDA ITEM #6 - APPROVE PLANNING & ZONING REGULAR MEETING MINUTES
JULY 1, 2020.**

*Chairwoman Pringle motion to approve the minutes.
Commissioner Riet seconded the motion. Unanimously approved*

**AGENDA ITEM #7- APPROVE PLANNING & ZONING WORK MEETING MINUTES
JULY 8, 2020**

*Commissioner Riet motion to approve the minutes.
Commissioner Strong seconded the motion. Unanimously approved*

**AGENDA ITEM #8- APPROVE PLANNING & ZONING REGULAR MEETING MINUTES
AUGUST 5, 2020**

*Commissioner Strong motion to approve the minutes.
Chairwoman Pringle seconded the motion. Unanimously approved*

**AGENDA ITEM #9- APPROVE JOINT WORK MEETING MINUTES
AUGUST 18, 2020**

*Chairwoman Pringle motion to approve the minutes.
Commissioner Riet seconded the motion. Unanimously approved*

AGENDA ITEM #10- REVIEW AND DISCUSS CHAPTER 10

Chairwoman Pringle moved item to after Agenda Item # 11

AGENDA ITEM #11- REVIEW PUBLIC HEARING AGENDA

The Commissioners reviewed the Public Hearing Agenda. Chairwoman Pringle asked Stephanie Shelley to explain what the process would look like including electronic meetings.

AGENDA ITEM #10- REVIEW AND DISCUSS CHAPTER 10

Commissioners reviewed and discussed Chapter 10 of the Fairfield Town Code. They stopped on page 49.

AGENDA ITEM #12- DISCUSS OLD BUSINESS

Chairwoman Pringle asked Stephanie Shelley for a list of ordinances already forward to the Town Council.

AGENDA ITEM #13- DISCUSS NEW BUSINESS

Chairwoman Pringle talked about the Zoning Map change.

AGENDA ITEM #14 - ACTION ITEMS.

Chairwoman Pringle asked the Commissioners to review the agenda items for the Public Hearing.

AGENDA ITEM #15 - ADJOURN THE PLANNING & ZONING REGULAR MEETING.

Motion made by Chairwoman Pringle to end the meeting. Commissioner Riet seconded the motion. The Meeting end time 8:51 pm.

February 3, 2021

Stephanie Shelley

Minutes Approval Date

Town Recorder Stephanie Shelley