

Minutes

DATE: Wednesday, November 4, 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 called the meeting to order at the stated at 7:00 p.m.

AGENDA ITEM #2- ROLL CALL.

Alina Pringle, Daymon Stephens, David Riet, Jane Lancaster, Heather Strong (Zoom link)

Staff Present:

Recorder: Stephanie Shelley

Others Present:

Mayor Brad Gurney, Heidi Brunner (Zoom Link),

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 made a comment in person on Zoom.

AGENDA ITEM #4 - REVIEW SITE PLAN FOR JIM SIMMONS.

It was tabled until Mayor Gurney arrived.

AGENDA ITEM #5 - DISCUSS AND APPROVE LIGHT INDUSTRIAL EAST ORDINANCE TO FORWARD TO TOWN COUNCIL.

It was tabled until later in the meeting.

AGENDA ITEM #6 - DISCUSS AND APPROVE LIGHT INDUSTRIAL WEST ORDINANCE TO FORWARD TO TOWN COUNCIL.

Chairwoman Pringle would like to have pylon signs added to the ordinance based on a Public Hearing request. The Commissioners discussed the pros and cons of adding this type of sign to the ordinance. They decided to add this as a conditional use.

Commissioner Stephens made a motion to forward the Light Industrial West Ordinance to the Town Council. Commissioner Riet seconded the motion. It was unanimously approved.

AGENDA ITEM #4 - REVIEW SITE PLAN FOR JIM SIMMONS.

Mayor Gurney stated that no one was present to represent the Jim Simmons property.

Mayor Gurney stated that Planning & Zoning needs to decide how they would like the roads to be in Fairfield. Commissioner Stephens noted that it is not the property owner's responsibility. Mayor Gurney stated that the Commissioners need to determine where the roads need to be. He also said they need to decide if they want to have a secure east border or do they want to let landowners annex into Eagle Mountain.

Commissioner Stephens asked the Mayor if the Town was willing to take people's property to put roads in. Mayor Gurney stated that the Town needs to have a reason to seize property. He said it needs to benefit the Town in some way.

Commissioner Stephens asked which landowner(s) Jim Simmons had approached for the road. He also wondered if Jim or the Town should be negotiating a roadway into his property. Mayor Gurney stated that it is in Jim's hands to negotiate the roads at this time.

AGENDA ITEM #5 - DISCUSS AND APPROVE LIGHT INDUSTRIAL EAST ORDINANCE TO FORWARD TO TOWN COUNCIL.

Chairwoman Pringle asked the Commissioners if they should take out solar in the Light Industrial East Ordinance. After discussion with Commissioners, they decided to leave the solar in the Ordinance.

The Commissioners also discussed the frontage in the Ordinance, and all Commissioners agreed to leave the frontage as written.

Commissioner Lancaster made a motion to forward the Light Industrial East Ordinance to the Town Council. Commissioner Strong seconded the motion. It was unanimously approved.

AGENDA ITEM #7- DISCUSS AND APPROVE SUBDIVISION ORDINANCE TO FORWARD TO TOWN COUNCIL.

The Commissioners decided to address this agenda item later in the meeting.

AGENDA ITEM #8 - DISCUSS AND APPROVE SOLAR ORDINANCE TO FORWARD TO TOWN COUNCIL.

The Commissioners discussed the Solar Ordinance. They held a lengthy discussion and decided to table this for a future meeting.

AGENDA ITEM #9 - DISCUSS AND APPROVE NEW ZONING MAP TO FORWARD TO TOWN COUNCIL.

Chairwoman Pringle stated that this one was forwarded to the Town Council at the Public Hearing.

AGENDA ITEM #7- DISCUSS AND APPROVE SUBDIVISION ORDINANCE TO FORWARD TO TOWN COUNCIL

Commissioner Strong made a motion to forward the Subdivision Ordinance to the Town Council. Chairwoman Pringle seconded the motion. It was unanimously approved.

AGENDA ITEM #10 - DISCUSS AND APPROVE SOIL ORDINANCE TO FORWARD TO TOWN COUNCIL.

Commissioner Stephens made a motion to forward the Soil Ordinance to the Town Council. Commissioner Riet seconded the motion. It was unanimously approved.

AGENDA ITEM #11 - DISCUSS GENERAL PLAN - MAYOR BRAD GURNEY.

Mayor Gurney talked to the Commissioners about meeting with the Town Council to work on the General Plan.

Mayor Gurney suggested that the Commissioners and Council Members should look at how Woodland Hill planned their Town. He also suggested that the Town follows the General Plan and develop a brand for the Town.

Mayor Gurney stated that you could not concentrate on the General Plan until the codebook is completed.

Chairwoman Pringle talked about the Town Survey that was sent out. (see attached grid)

AGENDA ITEM #12 - DISCUSS SOLAR RESEARCH.

Chairwoman Pringle asked the Commissioners if they want to bring people in (residents who have researched solar) or hire consultants to research them. After much discussion, the Commissioners decided to look for experts to come in and talk to them.

AGENDA ITEM #13 - APPROVE PLANNING & ZONING SPECIAL MEETING MINUTES AUGUST 19, 2020.

It was continued until a future meeting.

**AGENDA ITEM #14 - APPROVE PLANNING & ZONING WORK MEETING MINUTES
AUGUST 26, 2020.**

Chairwoman Pringle made a motion to approve the minutes.

Commissioner Stephens seconded the motion. Motion passed with four yes and one abstained.

Stephens - yes

Riet - Yes

Pringle - Yes

Strong - yes

Lancaster - abstain.

**AGENDA ITEM #15 - APPROVE PLANNING & ZONING REGULAR MEETING MINUTES
SEPTEMBER 23, 2020.**

It was continued until a future meeting.

**AGENDA ITEM #16 - APPROVE PLANNING & ZONING JOINT WORK MEETING MINUTES
SEPTEMBER 30, 2020.**

It was continued until a future meeting.

**AGENDA ITEM #17 - APPROVE PLANNING & ZONING REGULAR MEETING MINUTES
OCTOBER 7, 2020.**

It was continued until a future meeting.

**AGENDA ITEM #18 - APPROVE PLANNING & ZONING PUBLIC HEARING MINUTES
OCTOBER 14, 2020.**

It was continued until a future meeting.

AGENDA ITEM #19 - DISCUSS MOVING FORWARD WITH THE CODE BOOK.

Chairwoman Pringle suggested they hold an all-day work session to get Title 10 completed. The Commissioners will hold the meeting in January 2021.

Mayor Gurney stated that it would go a lot faster if the Commissioners would read through Title 10 and make their comments on Google Docs before the meeting.

Chairwoman Pringle asked if they should have the consultants go through it first. Mayor Gurney stated that he would have the consultants go through Title 10 by December 1st, so they each have time to go through it before their meeting in January.

AGENDA ITEM #15 - DISCUSS OLD BUSINESS.

Chairwoman Pringle reported that in the Town Code, Chapter 3, states that a residence has to be at least one mile from a landfill.

AGENDA ITEM #16 - DISCUSS NEW BUSINESS.

Commissioner Stephens stated that he is very concerned about all the dust that is in Cedar Valley. He also noted that the garbage along the roads' side is horrible and something needs to be done.

Mayor Gurney asked the Commissioners to please send any pictures of the dust, etc., to him. He said he would be meeting with Eagle Mountain City's Mayor, and he will bring up the dust issue then. He also stated that in regards to the North Point landfill, the Town has no control over it since the County governs it. However, he said he would contact the Intermountain Landfill and talk to them about it. Mayor Gurney suggested that if everyone calls UDOT about the big trucks, they will come out and investigate.

AGENDA ITEM #17 - ACTION ITEMS.

Chairwoman Pringle asked who they should contact to talk to them about solar. The Commissioners decided to ask Heidi Brunner, the solar companies, and city/county/residents where a solar farm is located.

Commissioner Stephens said he would also like to know how much the county/town workforce costs and the cost of overseeing the solar farms.

Mayor Gurney said he would ask the consultants for names of people that might know the answers to these questions. Chairwoman Pringle asked Heidi Brunner to provide a list of those she has talked to about the solar farms.

The Commissioners decided not to hold a work session in November.

AGENDA ITEM #18 - ADJOURN THE PLANNING & ZONING REGULAR MEETING.

Motion made by Commissioner Lancaster to end the meeting. Chairwoman Pringle seconded the motion. The Meeting end time 9:34 pm. It was unanimously approved.

February 3, 2021

Stephanie Shelley

Minutes Approval Date

Town Recorder Stephanie Shelley