

MINUTES

DATE: Wednesday, December 9, 2020

LOCATION: Fairfield Town Office, 103 East Main Street, Fairfield, Utah

TIME: 7:00 p.m.

MINUTES BY: Recorder: Stephanie Shelley

AGENDA ITEM #1-OPEN THE PLANNING & ZONING REGULAR MEETING.

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

AGENDA ITEM #2- ROLL CALL.

Alina Pringle, Daymon Stephens, Heather Strong, David Reit, Jane Lancaster (Zoom 7:48 pm).

Staff Present:

Recorder: Stephanie Shelley

Others Present:

Mayor Brad Gurney

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 Comments from in-person or Zoom attendees.

AGENDA ITEM #4- APPROVE PLANNING & ZONING SPECIAL MEETING MINUTES AUGUST 19, 2020.

Commissioner Stephens made a motion to table the minutes.

Commissioner Riet seconded the motion. It was unanimously approved.

AGENDA ITEM #5- APPROVE PLANNING & ZONING REGULAR MEETING MINUTES SEPTEMBER 23, 2020.

Commissioner Riet made a motion to approve the minutes.

Commissioner Strong seconded the motion. It was unanimously approved.

AGENDA ITEM #6- APPROVE PLANNING & ZONING JOINT WORK MEETING MINUTES SEPTEMBER 30, 2020.

Chairwoman Pringle motioned to move the September 30, 2020 minutes for approval at the Town Council. Commissioner Strong seconded the motion. They were unanimously approved.

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

Tabled

**AGENDA ITEM #8- APPROVE PLANNING & ZONING PUBLIC HEARING MINUTES
OCTOBER 14, 2020.**

Tabled

**AGENDA ITEM #9- APPROVER PLANNING & ZONING REGULAR MINUTES NOVEMBER 4,
2020.**

Tabled

AGENDA ITEM #10- DISCUSS LIGHT INDUSTRIAL EAST ZONE.

Chairwoman Pringle informed the Commissioners that all the ordinances they sent to the Town Council were approved.

Mayor Gurney and the Planning Commissioners discussed ways they can think more about planning and less about legislating. For example, Mayor Gurney called James Simons on the phone about where he would like roads placed on Jim Simmon's property. Mayor also would like the Commissioners to look at the impact of traffic and economic development before making changes to a zone.

AGENDA ITEM #12- DISCUSS ROADS.

Chairwoman Pringle opened up the following website that shows what the State of Utah is proposing for future roads and where they will affect Fairfield. The Commissioners agreed that as they work on the General Plan, the Town wants to dictate where roads should be and not where property owners would like to place them.

<https://uplan.maps.arcgis.com/apps/MapSeries/index.html?appid=3539ee13f5b84dcf84252d43fe9b467f>

Mayor Gurney and the Commissioners discussed changing the road width in Fairfield from 55 ft. to 56 ft., which is the general standard width for roads. The Commissioners agreed that the standard road width should be changed to 56 ft.

AGENDA ITEM #11- DISCUSS RESIDENTIAL ACCESSORY BUILDINGS.

The Commissioners discussed residential accessory buildings. Mayor Gurney talked about the TTIF program. (Tax increment financing is a public financing method that is used as a subsidy for

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redevelopment, infrastructure, and other community-improvement projects in many countries, including the United States)

The Commissioners talked about low-income housing. They discussed allowing apartments over a residential garage or in-law apartments.

AGENDA ITEM #13- DISCUSS PLANNING EXPERTISE.

Chairwoman Pringle suggested that each Commissioner should think about becoming an expert on a specific topic. The Commissioners proposed that each Commissioner take time to think about what areas they would be experts in. They will discuss it in a future meeting.

AGENDA ITEM #14- REVIEW AND DISCUSS TITLE 10.

Continue at a future meeting.

AGENDA ITEM #15- DISCUSS DATE FOR ALL DAY WORK SESSION IN JANUARY.

The Commissioners planned a special work session for January 20th starting at noon.

AGENDA ITEM #16- DISCUSS OLD BUSINESS.

Chairwoman Pringle reported that she has met with Dwight Payne from Eagle Mountains' Environmental Department regarding the dumping of whey on the property that borders Fairfield on the north end of Town and the excessive number of birds gathered there. Mr. Payne was unaware of the dumping. Chairwoman Pringle noted that Payne contacted the landowner, and they would till the land to help with the smell, but they do not plan to stop spreading whey to fertilize the agricultural land.

Mayor Gurney stated that David Bolinder would be coming in a few weeks to request his property to be subdivided.

Commissioner Stephens stated that Nelson's property, located in Light Industrial West Zone, needs to have slats put in their fence.

Commissioner Riet stated that he had emailed someone who has expertise in the technology of solar farms. He has not heard back from him yet.

AGENDA ITEM #17- DISCUSS NEW BUSINESS.

Nothing discussed.

AGENDA ITEM #18 - ACTION ITEMS.

Chairwoman Pringle stated that she would contact Ryan Robinson from Rural Community to see when they need to have all their comments completed for Title 10.

The Commissioners were asked to continue making comments in Title 10 to prepare for their all-day work session in January.

AGENDA ITEM #19- ADJOURN THE PLANNING & ZONING REGULAR MEETING.

Motion made by Commissioner Strong to end the meeting. Commissioner Riet seconded the motion. Meeting end time 9:13 pm.

April 7, 2021

Stephanie Shelley

Minutes Approval Date

Town Recorder Stephanie Shelley