

MINUTES

DATE: Wednesday, July 7, 2021

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 COMMISSION REGULAR MEETING.

Chairwoman Alina Pringle stated the time of the meeting began at 7:02 pm.

AGENDA ITEM #2- ROLL CALL.

Alina Pringle, Daymon Stephens, David Reit, Jane Lancaster, Heather Strong (arrived at 7:06 pm)

Staff Present:

Recorder: Stephanie Shelley

Others Present:

Mayor Brad Gurney

Others Present Via Zoom:

iPad

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 present to comment.

Agenda item #4 - SWEARING-IN COMMISSIONER DAVID RIET.

Stephanie Shelley, Town Recorder, swore in David Riet to the office of Planning Commission.

Agenda item #5 - VOTE ON CHAIR AND CO-CHAIR COMMISSIONER.

They continued until Commissioner Strong could arrive.

Agenda item #6 - REVIEW CONCEPT PLAN FOR HEATHER STRONG SUBDIVISION.

They continued until Commissioner Strong could arrive.

Agenda item #7- DISCUSS THE PROCESS OF APPLICATIONS AND IWORQS.

Mayor Gurney showed the Commissioners how to log into IWORQ's and look up a request. They discussed how and when they would like to receive the request. The Commissioners would like to see it as it comes in so they can look at it when they have time.

Agenda item #5- VOTE ON CHAIR AND CO-CHAIR COMMISSIONER.

Commissioner Lancaster made a motion to keep the Chair and Co-Chair the same as they are. Commissioner Stephens seconded the motion. The motion passed unanimously.

Commissioner Strong - Yes

Commissioner Lancaster - Yes

Commissioner Riet - Yes

Commissioner Stephens - Yes

Chairwoman Pringle - Yes

Agenda item #6- REVIEW CONCEPT PLAN FOR HEATHER STRONG SUBDIVISION.

The Commissioners looked over the concept plan for Heather Strong's subdivision. They reviewed the checklist as they looked over the plat. The Commissioners agreed that the plat map needs to show that lot #2 is a non-buildable lot.

Commissioner Lancaster moved with the changes that we recommended that changes propane, power, elevations and needs to say a non-buildable lot on lot #2. With those changes that we move it on to the Town Council. Commissioner Stephens seconded the motion.

Commissioner Strong - abstained

Commissioner Lancaster - Yes

Commissioner Riet - Yes

Commissioner Stephens - Yes

Chairwoman Pringle - Yes

Agenda item #8- VOTE TO APPROVE PLANNING & ZONING REGULAR MEETING MINUTES APRIL 7, 2021.

It was tabled for a future meeting.

Agenda item #9- VOTE TO APPROVE PLANNING & ZONING WORK SESSION MINUTES MAY 19, 2021.

Commissioner Stephens motion to approve the minute's May 19, 2021.

Commissioner Lancaster seconded the motion. The motion was unanimously approved.

Agenda item #10- VOTE TO APPROVE PLANNING & ZONING REGULAR MEETING MINUTES JUNE 2, 2021.

Commissioner Lancaster motion to approve the minutes on June 2, 2021.

Commissioner Stephens seconded the motion. The motion was unanimously approved.

Agenda item #11- REVIEW AND EDIT TITLE 10.

Chairwoman Pringle talked to the Commissioners about taking out the chapters in Title 10 that they are still working on and sending the ones they agree on to the Town Council. They would continue to work on those chapters that need more work.

Chairwoman Pringle that they should start to work on the General Plan and also continue working on completing Title 10. She said that if they can send at least ten survey questions to the Town every month or week, they can build a base to work off of for the General Plan.

The Commissioners reviewed and edited Title 10.

Agenda item #12- DISCUSS GENERAL PLAN

Chairwoman Pringle shared a google doc with the Commissioners and asked them to either add or comment on the survey questions for the General Plan.

Agenda item #13- DISCUSS OLD BUSINESS

Mayor Gurney has not heard back from the Nelson's yet. (screen fencing around the property)

Commissioner Stephens stated that the Kranendocks informed him about the smell coming from Black's property. They said they are dumping manure onto their property. Commissioner Stephens went out to the property and witnessed the dumping. He stated that the manure is in piles, and they are not spreading them out. He said the smell is awful. The Black's have also brought in a mobile home trailer onto the property. The Commissioners discussed the situation. Mayor Gurney will look into the situation.

Mayor Gurney stated that the Ault's lawyer contacted him about the equipment on their property. They are willing to work with the Town on this issue.

Mayor Gurney stated that the Town Council is waiting for Enyo's response to clarify information given in the last meeting by Elanie Monson concerning the solar farm.

Agenda item #14- DISCUSS NEW BUSINESS

Chairwoman Pringle informed the Commission that the Cresthill development is under contract. They are looking into mixed commercial/residential development.

Chairwoman Pringle reported that the Town Council is looking into hiring a consultant to do the General Plan.

Agenda item #15- ACTION ITEMS

The Commissioners would like an update on the Nelson property.

Mayor Gurney will contact the Blacks about the smell on their property.

Chairwoman Pringle will contact Dannon yogurt on the smell and birds coming from that property. (north of Lancasters property)

Commissioner Strong will look into title insurance and landscaping in the ordinance.

AGENDA ITEM #16- ADJOURN THE PLANNING COMMISSION REGULAR MEETING

Motion made by Commissioner Lancaster to end the meeting. Commissioner Riet seconded the motion. Meeting end time 9:32 pm.

September 1, 2021

Stephanie Shelley

Minutes Approval Date

Town Recorder Stephanie Shelley