

MINUTES

DATE: Wednesday, August 25, 2021

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

TIME: 7:00 p.m.

MINUTES BY: Recorder: Vonda Cook

AGENDA ITEM #1 - OPEN THE PLANNING COMMISSION REGULAR MEETING.

Chairwoman Alina Pringle called the meeting to order at 7:06 p.m.

AGENDA ITEM #2 - ROLL CALL.

Commissioners Present: Chairwoman Alina Pringle, Daymon Stephens, David Reit, Jane Lancaster

Commissioners Excused: Heather Strong

Staff Present: Vonda Cook, Deputy Recorder

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.)

Chairwoman Pringle stated that she had left the public comment period on the work meeting agenda because she liked the idea that the public can comment on something if they want to.

Commissioner Stephens commented that work meetings were for work and not the place for public comment. He stated that the Planning Commission meeting they held at the first of the month was where people could give public comments. Chairwoman Pringle said that she would take it off the work meeting agendas if it got out of hand.

There were no other comments.

AGENDA ITEM #4 - DISCUSS GENERAL PLAN.

Chairwoman Pringle reported that she had a meeting with Bob Allen from Mountainland Association of Governments to discuss Fairfield's General Plan. She reported that Mr. Allen said that BYU was starting a class that was willing to update the Town's General Plan if Fairfield would like them to. MAG would also be involved. She said they would also help with

any ordinances the Town needed to be written, and the service would be free. The Commissioners liked the idea. A discussion was held as to what they would like BYU to do. They all agreed that they needed help on Chapter 11, "Rural Density," writing an ADU ordinance and the surveys for the general plan and any other research the Town may need. They discussed having MAG help them with the general plan.

The Commissioners also discussed making sure that MAG and BYU understand Fairfield's lifestyle and that it is different from Provo, etc.

Chairwoman Pringle said they would start meeting with MAG, and she asked the Commissioners to each think about what "rural" means to them and then emailed their thoughts to Stephanie. She also asked them to express their idea of the negative aspects of growth. (roads, traffic, etc.)

The Commissioners discussed the pros and cons of larger lots, their affordability, and "rural community" versus "rural feel." Mayor Gurney pointed out that with what's going on in the valley, Fairfield isn't "rural" anymore. They also discussed water and sewer possibilities in Fairfield. Mayor Gurney said Fairfield's two water tanks would supply water for about 350 homes.

AGENDA ITEM #5 - REVIEW AND EDIT TITLE 10.

The Commissioners continued to edit Title 10. They made changes up to page 35.

AGENDA ITEM #6 - DISCUSS NEW BUSINESS.

Mayor Gurney reported that Kole Black wants to build a house in Fairfield and live in a trailer while they build. Mayor Gurney said Kole wants to start building in 8-9 months, and he estimates it will take them about 5-6 years to complete. He will be on the agenda for the next Planning Commission.

Chairwoman Pringle said she had no objections as long as he wasn't bothering anyone. Commissioner Stephens said the trailer would be an eyesore and hurts appraisal values. He cited an example in the town of a trailer that never got moved out and is now a "storage shed" and is sometimes occupied. He said he would rather see them build living quarters over a garage or something while they complete the rest of the house.

Commissioner Lancaster wanted to know how long inspections are good for.

Mayor Gurney reported that there is nothing in Fairfield's ordinance or code limiting the number of pigs a person may have on his property or do they disallow pig farms. He said they need to address these issues in the code.

Mayor Gurney also reported that Mace and Natalie McKinney would be on the next Planning Commission meeting agenda seeking approval for their subdivision.

Chairwoman Pringle reported that Mr. Mier was sending a new plan with the revised landscaping as was suggested in the previous meeting.

Mayor Gurney suggested that maybe they need to make some changes to the landscape ordinance.

Chairwoman Pringle reported that they will be meeting with Nate Reeves, engineer for the 320-acre parcel proposed for development.

Chairwoman Pringle asked Mayor Gurney if there was an update on the Nelson property. Mayor Gurney said that he sent them a letter but hasn't heard back from them. He said he would send another letter.

AGENDA ITEM #7 - ACTION ITEMS.

General Plan.

Title 10.

Research corner lot requirements. [Title 10.7.10]

AGENDA ITEM #8 - ADJOURN THE MEETING.

Motion made by Commissioner Lancaster to adjourn the meeting. Commissioner Reit seconded the motion. Meeting adjourned at 9:15 pm.

October 6, 2021

Stephanie Shelley

Minutes Approval Date

Town Recorder Stephanie Shelley