

MINUTES

DATE: Wednesday, September 1, 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 called the meeting to order at 7:00 pm.

AGENDA ITEM #2 - ROLL CALL.

Commissioners Present: Chairwoman Alina Pringle, Daymon Stephens, David Reit, Jane Lancaster (via Zoom 7:10 pm/in-person 7:30 pm), Heather Strong arrived at 7:16 pm.

Staff Present: Recorder: Stephanie Shelley.

Others Present: Natalie McKinney, Mace McKinney, Kole Black, Krista Black, Theodore Kranendock, Devin Meier, Justin Meier.

Via Zoom: Jan Lancaster, Chans (Carson)

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.)

There were no public comments.

AGENDA ITEM #4 - REVIEW AND VOTE TO APPROVE SITE PLAN FOR NATALIE & MACE MCKINNEY SUBDIVISION.

Natalie McKinney presented a mylar of the subdivision to the Commissioners. While reviewing the mylar, Commissioner Stephens voiced his concerns about how the property lines are drawn in.

McKinney stated that they used the recorded property lines as recorded with Utah County.

Commissioner Stephens still voiced his concerns. Chairwoman Pringle stated that they would wait until Commissioners Lancaster and Strong are present in the meeting to continue to discuss the McKinney Subdivision. She moved this agenda item to later in the meeting.

AGENDA ITEM #5 - REVIEW AND VOTE TO APPROVE THE SITE PLAN FOR DEVIN MEIER.

Devin Meier showed the Commissioners the stamped engineered site plans. The Meiers pointed out that they have moved the landscape to the outside of the fence.

Commissioner Stephens asked what the plan would be for fire suppression. Devin Meier stated that they are doing a fire tank. They stated that they would be willing to share the cost of bringing the

waterline down the road to their property. The Commissioners reminded Devin that they would need a third party to sign off on the fire suppression.

Commissioner Stephens made a motion to move the Site Plan for Devin Meir to the Town Council. Commissioner Strong seconded the motion. The motion was unanimously approved.

**AGENDA ITEM #4 - REVIEW AND VOTE TO APPROVE SITE PLAN FOR NATALIE & MACE
McKINNEY SUBDIVISION. (continued)**

Chairwoman Pringle stated that Commissioners Lancaster and Strong were now present and they would continue the discussion on the McKinney Subdivision.

Commissioner Stephens continued voicing his concerns over the mylar. He stated that the mylar was incorrect since it shows a fence that is no longer there. The McKinneys stated that they went off the survey lines that are recorded with Utah County. He continued voicing his concerns and stated that he is taking legal action regarding the matter.

The Commissioners reviewed the mylar. The Commissioners determined that the mylar met all of the Town requirements.

Commissioner Riet made a motion to approve the subdivision for M&N McKinney as presented tonight to move it on to Town Council. Commissioner Strong seconded the motion. Chairwoman Pringle made a second motion that copies Davids, however, that the plan that goes to Town Councils includes the existing infrastructure as per our current ordinance. Commissioner Lancaster seconded the motion.

*Chairwoman Pringle - aye
Commissioner Lancaster - aye
Commissioner Strong - aye
Commissioner Stephen - aye
Commissioner Riet - aye*

AGENDA ITEM #6 - DISCUSSION WITH KOLE BLACK PROPERTY AND BUILDING PERMIT.

The Blacks asked the Commissioners if they could live in a mobile home on their property while they build their homes. The Commissioners told the Blacks that they need to have a building permit in order to live in a mobile home. The Commissioners told them that they have to fill out applicable applications for a zone change, building permits, etc.

AGENDA ITEM #7 - VOTE TO APPROVE PLANNING & ZONING REGULAR MEETING MINUTES ON FEBRUARY 17, 2021.

Commissioner Strong made a motion to approve the minutes for February 17, 2021.

Commissioner Stephens seconded the motion. The motion passed,

Chairwoman Pringle - aye

Commissioner Lancaster - aye

Commissioner Strong - aye

Commissioner Stephen - aye

Commissioner Riet - abstained

AGENDA ITEM #8 - VOTE TO APPROVE PLANNING & ZONING REGULAR MEETING MINUTES ON MARCH 3, 2021.

Commissioner Stephen made a motion to approve the minutes for March 3, 2021.

Commissioner Strong seconded the motion. The motion passed unanimously.

AGENDA ITEM #9 - VOTE TO APPROVE PLANNING & ZONING REGULAR MEETING MINUTES ON APRIL 7, 2021.

Commissioner Lancaster made a motion to approve the minutes for April 7, 2021.

Commissioner Reit seconded the motion. The motion passed unanimously approved.

AGENDA ITEM #10 - VOTE TO APPROVE PLANNING & ZONING REGULAR MEETING MINUTES JULY 7, 2021.

Commissioner Lancaster made a motion to approve the minutes on July 7, 2021.

Commissioner Riet seconded the motion. The motion passed unanimously approved.

AGENDA ITEM #11 - VOTE TO APPROVE PLANNING & ZONING REGULAR MEETING MINUTES AUGUST 4, 2021.

Commissioner Strong made a motion to approve the minutes for August 4, 2021.

Chairwoman Pringle seconded the motion. The motion passed unanimously approved.

Chairwoman Pringle - aye

Commissioner Lancaster - abstained

Commissioner Strong - aye

Commissioner Stephen - aye

Commissioner Riet - aye

AGENDA ITEM #12 - REVIEW AND EDIT TITLE 10.

The Commissioners reviewed and edited Title 10 of the Code. They stopped on page 36.

AGENDA ITEM #13 - DISCUSS GENERAL PLAN.

Chairwoman Pringle asked the Commissioners to review the Vision Statement that is in the General Plan and to comment on it if they think something should be added to it or taken out. She said she would also like them to think about what “Rural” means to them and be prepared for discussion at their next meeting.

AGENDA ITEM #14 - DISCUSS OLD BUSINESS.

Chairwoman Pringle talked about the need for Code Enforcement in Fairfield. Commissioner Stephens feels there is a double standard on who you are and what will be enforced in the Town. The Commissioners held a discussion on Code Enforcement.

AGENDA ITEM #15 - DISCUSS NEW BUSINESS.

The Commissioners held a discussion on the flooding that occurred in Fairfield. They are concerned about the arsenic that could have washed down and settled in Fairfield. They are concerned about illegal dumping going on that could have caused the flooding.

Chairwoman Pringle talked about the possibility of applying for grants for roads and the historic overlay.

Commissioner Stephens brought up a concern about the cement trucks going over to the Burch property (Travis Ramler) at 3 a.m. The Commissioners held a discussion on the concern that he is building more into his building than his permit was for. They believe he has added power and water to the building. He was not to have any power, water, or a cement floor to the building.

Commissioners Stephens voiced his concern about having McNiel Engineer being the Town’s Engineer and Surveyor and allowing those with plats to use them also.

AGENDA ITEM #16 - ACTION ITEMS.

Chairwoman Pringle asked the Commissioners to do the following before their next meeting.

- Decide if the Town should have a different Engineer review plats if it is the same company that works for the Town.
- Continue to review and comment on Title 10.
- Think of what committees the Town should have to help the Town.
- Look into Code Enforcement ideas.

Unapproved Meeting Minutes
Fairfield Planning Commission
Regular Meeting
September 1, 2021

AGENDA ITEM #17- ADJOURN THE PLANNING COMMISSION REGULAR MEETING.

Motion made by Commissioner Stephens to end the meeting. Commissioner Strong seconded the motion. Meeting adjourned at 9:13 pm.

October 6, 2021

Stephanie Shelley

Minutes Approval Date

Town Recorder Stephanie Shelley