

Unapproved Meeting Minutes
Fairfield Planning Commission
Public Hearing/Regular Meeting
July 13, 2022

MINUTES

DATE: Wednesday, July 13, 2022

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

TIME: 7:00 p.m.

MINUTES BY: Stephanie Shelley, Recorder

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

Chairwoman Alina Pringle called the meeting to order at 7:02 pm.

AGENDA ITEM #2 - ROLL CALL.

Alina Pringle, Daymon Stephens, Heather Strong, David Riet, Jane Lancaster

Staff Present: Stephanie Shelley, Recorder

Others Present: Mayor Brad Gurney, Charma Winters, Travis McKinney, Dagan McKinney, Keylee McKinney, Kyle Wilkson, Ryan Durrant, Natalie McKinney, Vern Carson, Hollie McKinney

Present on Zoom: Adrienne, Dean Martin, Jesse Wright, Colleen, Ronnie, Laurel Cannon Alder, iPad(2), Ipad(2)

AGENDA ITEM #3 - SWEAR IN HEATHER STRONG AS PLANNING COMMISSIONER.

Stephanie Shelley (Town Recorder) swore in Heather Strong for the Planning Commissioner.

AGENDA ITEM #4 - THE COMMISSIONERS WILL VOTE FOR THE NEW PLANNING COMMISSION CHAIR AND VICE-CHAIR.

Commissioner Strong nominated Alina Pringle for Chair of the Planning Commission. Commissioner Lancaster seconded the nomination.

Commissioner Strong - Yes

Commissioner Stephens - Yes

Commissioner Riet - Yes

Commissioner Lancaster - Yes

Commissioner Pringle - Abstained

Commissioner Stephens nominated Heather Strong for Vice -Chair. Commissioner Riet seconded the nomination.

Commissioner Strong - Yes

Commissioner Stephens - Yes

Commissioner Riet - Yes

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Commissioner Lancaster - Yes

Commissioner Pringle - Yes

AGENDA ITEM #5 - OPEN THE PUBLIC HEARING ON CHANGING A PORTION OF THE AR-1 ZONE TO THE AR-5

ZONE. Time has been set aside for the public to express their concerns and comments at the public hearing. Those wishing to speak are encouraged to show respect for those who serve the Town. Comments should focus on issues concerning the Public Hearing. (Please limit your comments to 2 minutes or less.)

Chairwoman Pringle opened the Public Hearing on changing a portion of the AR-1 Zone to the AR-5 Zone.

Commissioner Stephens briefly reviewed the Zoning Map and how it was initially put together with the center of town having the smaller zones and the zones graduating in size outward towards the Town boundaries. Initially, anything behind the phantom road was supposed to be zoned five acres, but somehow, when the map was printed after it was passed, the 5-acre zone was not on it. No one noticed the error.

Chairwoman Pringle stated that she had gone back through minutes and previous maps and could not find a map.

Travis McKinney has 3 ½ acres. If they were to change it to a 5-acre zone, he would not be able to do anything with his property. He would like it to stay in the 1-acre zone. Commissioner Stephens stated that some of the properties were grandfathered in and would not be affected by this change.

Mayor Gurney asked if they voted for a 1-acre or a 5-acre zone. Travis would like it to stay in a 1-acre zone.

Cameron Winters stated that her property is under contract as being in the AR1 Zone. She said this would affect the sale of their property and she also pointed out that she did not ask for a zone change, so she is unhappy with this.

Travis McKinney said that his understanding was that his property was in the AR1 Zone and that he has three buildable lots.

Chairwoman Pringle read a letter submitted before the meeting by the Winters. (Letter attached to the minutes)

Mace McKinney said that he was a part of the Planning and Zoning in 2004 and all the lots along that area were supposed to be AR5.

AGENDA ITEM #6 - CLOSE THE PUBLIC HEARING ON CHANGING A PORTION OF THE AR-1 ZONE TO THE AR-5 ZONE.

Chairwoman Pringle closed the Public Hearing.

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AGENDA ITEM # 7 - VOTE WHETHER TO SEND 'CHANGING A PORTION OF THE AR-1 ZONE TO AR-5 ZONE' TO THE TOWN COUNCIL WITH A POSITIVE OR NEGATIVE RECOMMENDATION.

The Commissioners discussed changing the lots in question from the AR-1 Zone to the AR-5 Zone. The Commissioners decided that since none of the property owners asked for the change that they should leave it as it currently is.

Chairwoman Pringle asked for a motion to send to the Town Council. None of the Commissioners asked for a motion. The Zone will stay as it is currently on the map.

AGENDA ITEM #8 - DISCUSS AND REVIEW DURRANT SUBDIVISION.

The Commissioners reviewed and discussed the Durrant Subdivision. The only concern they have is the property line with the Hansens. It was recommended that get a lot line agreement with the Hansens and get it recorded simultaneously with the subdivision. The subdivision plat meets current zoning requirements.

AGENDA ITEM #9 - VOTE TO SEND DURRANT'S PRELIMINARY SUBDIVISION PLAT TO THE TOWN COUNCIL FOR APPROVAL.

Commissioner Strong motioned to send the Durrant's preliminary subdivision site plan to the Town Council. Commissioner Stephens seconded the motion.

Commissioner Strong - Yes

Commissioner Stephens - Yes

Commissioner Riet - Yes

Commissioner Lancaster - Yes

Commissioner Pringle - Yes

AGENDA ITEM #10 - DISCUSSION WITH KEYLEE MCKINNEY REGARDING BUILDING IN FAIRFIELD.

The Commissioners reviewed and discussed Keylee McKinney's site plan. The Commissioners agreed that everything looks good except for the water line. Since the water line is being discussed with the Town Council Chairwoman Pringle wanted to know if they could approve this site plan. Commissioner Stephens stated that it should be good to go as long as it is in motion.

Commissioner Stephens voted to approve that (Keylee McKinney's) site plan, as drawn, with the exception of the water line, and at that point, a new site plan has been drawn up with it hooking up to the city water. That needs to be brought back into for the Chairman Alina. Be able to confirm that it is there and sign it off so it can be on the record. Commissioner Lancaster seconded the motion.

Commissioner Strong - Yes

Commissioner Stephens - Yes

Commissioner Riet - Yes

Commissioner Lancaster - Yes

Commissioner Pringle - Yes

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AGENDA ITEM #11 - VOTE TO APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES ON MAY 4, 2022.

This agenda item was tabled.

AGENDA ITEM #12 - VOTE TO APPROVE THE PLANNING COMMISSION REGULAR MEETING MINUTES ON JUNE 1, 2022.

This agenda item was tabled.

AGENDA ITEM #13 - VOTE TO APPROVE THE PLANNING COMMISSION WORK MEETING MINUTES ON JUNE 16, 2022.

Commissioner Lancaster motioned to approve the June 16, 2022 minutes. Commissioner Strong seconded the motion. The motion was unanimously approved.

Commissioner Strong - Yes

Commissioner Stephens - Yes

Commissioner Riet - Yes

Commissioner Lancaster - Yes

Commissioner Pringle - Yes

AGENDA ITEM #14 - REVIEW AND DISCUSS THE GENERAL PLAN.

The Commissioners discussed the Town Council approving money for a planner or someone to help them with the general plan.

a. FOCUS ON MISSION STATEMENT and

Commissioner Lancaster would like it to be a vision statement instead of a mission statement. She noted that there is a difference between them. The vision statement seems to be what they are looking for.

Chairwoman Pringle asked the Commissioners to comment on the survey that Mag has sent out and to look into a vision statement for the next meeting.

b. PROCESS FOR COMPLETION

Nothing discussed.

AGENDA ITEM #15 - VOTE TO SEND THE 'FAIRFIELD SPRING SOURCE PROTECTION PLAN' AREA UPDATE TO THE ZONING MAP TO THE TOWN COUNCIL.

Chairwoman Pringle will ask MAG to put the 'Water Source Protection Plan' on the Zoning map.

AGENDA ITEM #16 - 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

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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 present had a comment.

AGENDA ITEM #17 - DISCUSS OLD BUSINESS.

Chairwoman Pringle reported that she has taken pictures and sent them to Brad regarding the properties with violations.

Chairwoman Pringle stated that Councilwoman McKinney is looking into North Points CUP. She informed the Commission that it is no longer with Utah County and is now under Fairfield Town.

AGENDA ITEM #18 - DISCUSS NEW BUSINESS.

Chairwoman Pringle informed the Commissioners that Cresthill Investments' lawyer was present at the Town Council meeting. They discussed the disconnection from Fairfield.

AGENDA ITEM #19 - ACTION ITEMS.

Chairwoman Pringle asked the Commissioners to work on the following items before their next meeting.

- Review and make comments on the General Plan.
- Councilwoman Pringle will contact MAG regarding the General Plan and the survey.
- Start thinking about the Master Road Plan.
- Think about a Vision Statement.

AGENDA ITEM #20 - ADJOURN THE PLANNING COMMISSION REGULAR MEETING.

A motion was made by Commissioner Strong to adjourn the meeting. Commissioner Stephens seconded the motion. Meeting was adjourned at 9:10 pm.

August 3, 2022

Stephanie Shelley

Minutes Approval Date

Town Recorder Stephanie Shelley