

Unapproved Meeting Minutes  
**Fairfield Planning Commission**  
**Regular Meeting**  
**November 2, 2022**

**MINUTES**

**DATE:** Wednesday, November 2, 2022

**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 time of the meeting began at 7:00 pm.

**AGENDA ITEM #2- ROLL CALL**

Alina Pringle, Heather Strong, David Riet,

Excused Commissioners:

Daymon Stephens, Jane Lancaster

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 one present had a comment.

**AGENDA ITEM #4 - PRELIMINARY DISCUSSION WITH SCOTT PRESWITCH REGARDING ZONE CHANGE.**

Tabled until he arrives.

**AGENDA ITEM #5 - DISCUSSION WITH LANDOWNERS REGARDING THE NORTHEAST CORNER OF FAIRFIELD AND THE GENERAL PLAN.**

Chairwoman Pringle briefly described the northeast corner of Fairfield, why the Planning Commission is looking into this area, and what they could do for the property owners and future development. She sent out a letter to property owners affected in this area. One property owner sent an email since he could not attend the meeting. She read the following email.

Michael Burns

Oct 3, 2022, 12:47 PM

If you could send this to Alina I would be grateful.

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I received your letter regarding Eagle Mountain and their zoning changes along the south border of Fairfield and near land I own which is parcel number 59-059-0006. You requested my thoughts on the current situation and future planning. I had planned to build a home on that land, though I really only wanted a couple of acres. The current zoning of 40 acres per home seems a little silly. Given all the changes across the street I do not think I will build a home on that land. Coupled with the freeway that UDOT has sketched through the area it seems like the best bet for the town is to create a buffer zone between all the commercial and industrial in EM and Fairfield proper. Given the state's mandate for higher density/affordable housing, I think it would be wise to zone that area for commercial and/or higher density housing to provide a cushion between the town and Eagle mountain. It seems like traffic will flow away from the town itself on that side, so I guess I would recommend placing whatever people do not want close to their homes over there. I wish there were a better option, but I am not really sure what to recommend. Please keep me informed on the progress. I will be unable to attend the meeting on Oct 5.

Sincerely,

Mike Burns

801-836-6683

Principal Broker

Whitman Burns Realty

Josh Wagstaff is interested in purchasing the 160 acres in that area. He is interested in developing horse property in that area. He stated that forty-acre lots are not sustainable for running water lines. One or one point three acres keeps animals taken care of easier-to-run water lines. It will keep the look Fairfield is going through.

Bixler bought his property in a rural area. He did not want to build smaller lots. He did not know that Eagle Mountain would be having the sod farm turn into a light industrial area. Mayor Gurney let him know that the Town could not control what Eagle Mountain wanted to do. Bixler would like to disconnect into Eagle Mountain so they could do something with their property. He would like to have a privacy wall put up. Mayor Gurney informed him we could not tell them what to do, and the road was considered the barrier.

Theodore Kranendonk would like to disconnect from Eagle Mountain. So he could do something with his property. He stated that Eagle Mountain would be putting utilities along the road there. Mayor Gurney noted that they would not be able to hook onto Eagle Mountain utilities.

Commissioner Strong informed those present that if they wanted to change their zone, they needed to follow the zone change policy if they wanted to change their zone.

Brent Ault is a lifelong property owner. He never thought Eagle Mountain would have been able to grow like they are in less than thirty years. He has yet to make a plan to change his property from agriculture. His siblings would most likely want high destiny or industrial. He does not enjoy seeing the valley change so much.

Chairwoman Pringle informed those present that Fairfield could not tell Eagle Mountain what to do with their city.

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The Commissioners and those present talked about what areas could be industrial.

**AGENDA ITEM #6 - PRELIMINARY DISCUSSION WITH RL PANEK REGARDING BUILDING A BARN.**

RL Panek brought in a sketch to show the Commissioners where he would be putting a barn. It would be up against one of the corrals.

The Commissioners asked if he plans on having water or power. RL let them know he was not planning to have water or power. The Commissioners told him he needed to fill out a Zone Compliance permit. The Commissioners stated that since this was an agricultural permit, they did not have to say what it could be used for.

**AGENDA ITEM #7 - VOTE TO APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES ON APRIL 6, 2022.**

*Commissioner Strong motion to approve the written minutes for the April 6, 2022, meeting.  
Commissioner Riet seconded the motion. The motion was approved.*

*Chairwoman Pringle - Yes  
Co-Chair Strong - Yes  
Commissioner Riet - Yes*

**AGENDA ITEM #8 - VOTE TO APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES ON AUGUST 3, 2022.**

*Commissioner Strong motion to approve the written minutes for the August 3, 2022, meeting.  
Commissioner Riet seconded the motion. The motion was approved.*

*Chairwoman Pringle - Yes  
Co-Chair Strong - Yes  
Commissioner Riet - Yes*

**AGENDA ITEM #9 - VOTE TO APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES ON SEPTEMBER 7, 2022.**

*Commissioner Strong motion to approve the written minutes for the September 7, 2022, meeting.  
Commissioner Riet seconded the motion. The motion was approved.*

*Chairwoman Pringle - Yes  
Co-Chair Strong - Yes  
Commissioner Riet - Yes*

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**AGENDA ITEM #10 - DISCUSSION GENERAL PLAN**

Chairwoman Pringle will set up a meeting with MAG to review their suggestions for the General Plan.

Commissioner Riet said they need to check what will work best for the North East area of Fairfield. The Town will need to look at lot sizes for Fairfield.

The Commissioners reviewed different parts of the working general plan. They liked the idea of having a timetable of how or when projects would be completed.

Mayor Gurney asked that they consider inviting the health department on how many septic tanks they will allow in the valley. That will determine a timetable for infrastructure. Give them time to pursue grants, agreements, and budgets for projects.

**AGENDA ITEM #11- DISCUSSION ELEVATIONS OF STRUCTURES**

Chairwoman Pringle talked about what the Town should allow for tall buildings. She brought up that the landfills are proposing to raise the evaluation on the landfills.

The Commissioners discussed elevations and tall buildings. Mayor Gurney reminded them that they could not target a business or property owner to make standards for the whole Town. They could talk about the impact of the vista of the area.

Commissioner Riet stated that he does not like the idea of tall buildings. He noted that the soil would not support them. (due to water level)

**AGENDA ITEM #12- DISCUSSION SITE PLAN APPROVAL PROCEDURES**

The Commissioners talked about the need to separate the checklist for a site plan and a building permit.

**AGENDA ITEM #13- DISCUSS OLD BUSINESS**

The item that would have been discussed was moved to a new business.

**AGENDA ITEM #14- DISCUSS NEW BUSINESS**

Mayor Gurney let the Commissioner know they need to have Richards Cameron vacate the road application at their next meeting.

Chairwoman Pringle asked the Commissioners to volunteer to research the following projects.

The soil Ordinance needs to be reworked.

The process of vacating of Roads and research if the State has made the sinks wetlands.

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**AGENDA ITEM #15 - ACTION ITEMS**

The Commissioners will need to make comments and suggestions on the General Plan.

Co-Chair Strong will work on the Soil Ordinance. Stephanie Shelley will send her Earthtec information.

Chairwoman Pringle will work on Vacating of Roads.

Mayor Gurney and Chairwoman Pringle will work on the sinks' possibility of being designated wetlands.

**AGENDA ITEM #16 - ADJOURN THE PLANNING COMMISSION REGULAR MEETING**

*Motion made by Commissioner Strong to end the meeting. Chairwoman Pringle seconded the motion. The meeting end time 9:09 pm.*

**December 7, 2022**

*Stephanie Shelley*

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Minutes Approval Date

Town Recorder Stephanie Shelley