

Approved Meeting Minutes
Fairfield Planning Commission
Regular Meeting
June 1, 2022

Date: Wednesday, June 1, 2022

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

Time: 7:00 p.m.

Minutes taken by: Vonda Cook, Deputy Recorder

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

Chairwoman Pringle called the meeting to order at 7:11 p.m.

AGENDA ITEM #2 - ROLL CALL.

Planning Commission Members Present: Chairwoman Alina Pringle, Jane Lancaster, Heather Strong. (Commissioner Dave Riet joined the meeting late on Zoom.)

Staff Present: Vonda Cook - Deputy Recorder

Others Present: Thom, Mayor Brad Gurney, Mark Pringle

Present Via Zoom: Commissioner Dave Riet

AGENDA ITEM #3 - REVIEW AND EDIT AIRPARK ZONE ORDINANCE.

Chairwoman Pringle declared that she had a conflict of interest in this agenda item and asked the Commissioners if they were ok with her chairing this section of the meeting. The Commissioners present agreed to Chairwoman Pringle chairing this section.

Chairwoman Pringle presented updates to the proposed airpark ordinance. Discussion followed.

AGENDA ITEM #4 - VOTE TO SEND AIRPARK ZONE APPLICATION WITH AIRPARK ORDINANCE TO TOWN COUNCIL WITH A POSITIVE OR NEGATIVE RECOMMENDATION.

Commissioner Strong made a motion to send the airpark zone ordinance to Town Council with them looking over the density restriction (J.2) with a positive recommendation. Commissioner Lancaster seconded it. Motion passed with 3 yes votes (Commissioners Riet, Strong and Lancaster) and one abstention (Commissioner Pringle).

AGENDA ITEM #5 - REVIEW AND EDIT THE PLANNING COMMISSION PRIORITY LIST.

The Commission discussed updating their present priority list. Chairwoman Pringle asked Mayor Gurney if the Town had updated the Town zoning map. Mayor Gurney said they had but it wasn't printed yet.

The Commission discussed how some priorities have changed and came up with the following revision:

1. Changing specific lots from the AR1 zone to the AR5 zone.
2. Road Master Plan.

3. Revise the General Plan.
4. Create an Accessory Dwelling Unit (ADU) ordinance.
5. Title 11-Rural Density.
6. Create Biosolids -land application ordinance.
7. Create an RV ordinance.

Mayor Gurney suggested to the Commission that they come up with some "what ifs" so they can be more prepared to address specific requests. He gave a fictitious example of someone wanting to put Facebook on the church ranch property.

AGENDA ITEM #6 - VOTE TO APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES ON MAY 4, 2022.

Commissioner Lancaster moved to table the minutes. Chairwoman Pringle seconded. Motion passed unanimously.

AGENDA ITEM #7 - VOTE TO APPROVE PLANNING COMMISSION WORK MEETING MINUTES ON MAY 18, 2022.

Commissioner Lancaster made a motion to vote to approve the May 18 minutes. Chairwoman Pringle seconded it. Motion passed unanimously.

AGENDA ITEM #8 - DISCUSS REZONE OF AR1 TO AR5.

The Commission discussed the pros and cons of rezoning specific AR1 lots to AR5. They discussed holding a public hearing on July 13 and postponing their regular meeting until July 13.

Commissioner Strong made a motion to have a public hearing to discuss the rezone from AR1 to AR5 on July 13. Commissioner Lancaster seconded the motion. Commissioners Pringle, Strong and Lancaster voted "yes" and Commissioner Riet voted "no". Motion passed with a vote of 3 to 1.

AGENDA ITEM #9 - DISCUSS SPRING PROTECTION OVERLAY ZONE.

The Commission discussed the Fairfield Spring Source Protection Plan update (April 2020) and how to proceed. Mayor Gurney suggested they put it on the Town zoning map and have a link to the report. The Commission will review the plan and decide if they want to make any changes.

AGENDA ITEM #10 - DISCUSS GENERAL PLAN - FORMULATE A PLAN TO COMPLETE.

The Commission discussed how they could speed up the completion of the General Plan. Chairwoman Pringle said she had been unable to reach McKenzie (survey). They discussed hiring Rural Community Consultants and also enlisting the help of MAG to complete the project. Chairman Pringle will call RCC and get a quote from them and let Mayor Gurney know what it is so that the price can be included in the upcoming budget.

The Commission also discussed doing another survey.

AGENDA ITEM #11 - DISCUSS OLD BUSINESS.

Mayor Gurney reported that the Durrants have asked to be on the agenda for their subdivision.

Chairwoman Pringle said that either she or Commissioner Lancaster would go to Town Council meeting and present the Planning Commission's report on the CVWR.

Chairwoman Pringle asked for the Commission's thoughts on code enforcement and planning. Mayor Gurney said he suggested they keep code enforcement in house for the time being. He also said that a professional planner is not needed yet.

AGENDA ITEM #12 - DISCUSS NEW BUSINESS.

Commissioner Lancaster asked about the status of the Cresthill development. Mayor Gurney said they had asked to be on the agenda a couple of times but they never showed up.

The Commission discussed having a work session. It was decided to not have one.

AGENDA ITEM #13 - PUBLIC COMMENT PERIOD (2 MINUTES 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.

Thom thanked the Commission for running a good meeting.

AGENDA ITEM #14 - ACTION ITEMS.

Chairwoman Pringle - Will get a copy of the survey.

Contact Rural Community Consultants and MAG about help with the General Plan to help speed up the process.

Commissioner Strong - Put together a survey concerning zone changes that would change some 1 acre lots to 5 acre lots.

Stephanie - Commissioners would like Stephanie to post the following on the Town website:
Updated priority list.
Public notice for public hearing.
Spring protection study.

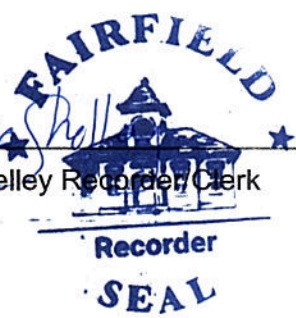
AGENDA ITEM #15 - ADJOURN THE PLANNING COMMISSION REGULAR MEETING.

Commissioner Lancaster motioned to adjourn the regular meeting. Commissioner Strong seconded the motion. Motion passed unanimously.

Meeting was adjourned at 9:05 p.m.

September 7, 2022

Date Approved


Stephanie Shelley Recorder/Clerk

Recorder
SEAL

