

MINUTES

DATE: Wednesday, June 2, 2021

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

TIME: 7:00 p.m.

MINUTES BY: Stephanie Shelley

AGENDA ITEM #1- OPEN THE PLANNING COMMISSION REGULAR MEETING

Chairwoman Alina Pringle stated time of the meeting began at 7:05 pm.

AGENDA ITEM #2- ROLL CALL

Alina Pringle, Daymon Stephens, David Reit, Jane Lancaster

Excused Commissioners:

Heather Strong

Staff Present:

Recorder: Stephanie Shelley

Others Present:

Mayor Brad Gurney, Jay Wolf, Barbara Wolf, Shawn Argyle, Mark Fietkav, Theodore Kranendonk

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 made had any comments.

AGENDA ITEM #4- PRELIMINARY SITE PLAN FOR BARBARA AND STEPHEN WOLF - LIGHT INDUSTRIAL WEST - FIREWORKS STORAGE FACILITY.

Barbara and Stephen Wolf presented their plan of what they would like to see at the parcel they are looking to buy on the Bolinder Subdivision. They talked about their Class C fireworks storage and sales business.

The Commissioners asked a variety of questions to the Wolfs. The Wolfs informed the Commissioners of the following information. That they are looking at getting water rights. That they are looking at storage at this time and the sale of fireworks later down the road. They have also been in contact with the State Fire Marshall so they will know what Codes they will need to follow. They are also not in the same Class of Fireworks as Lantis. They will need to buy a water truck. They will be having fencing around their property.

The Commissioners wanted the Wolfs to be aware of the following information. The Wolfs will need to have fire suppression. They need to know about the water issues for their site. They will need to follow the standards set in the Light Industrial West, Lighting Ordinance, and Soil Ordinance. The Commissioners would like to know the traffic that would be accessing their business. They will need to follow recommendations given by the Fire Marshal.

Commissioners Stephens wanted the Wolfs to also be aware that the Commission also looks for the future of the building use on the parcel not just what the current owner would like.

AGENDA ITEM #5- CONCEPT PLAN: SERBERUS LAND & HOLDINGS - LIGHT INDUSTRIAL WEST - RV PARK, RV STORAGE, CONSTRUCTION STORAGE

Shawn Argyle and Mark Fietkav are looking at purchasing a parcel across from Bolinder Subdivision. They came to the Commission to see if the Commissioners would be okay with them doing an RV Park.

Shawn Argyle and Mark Fietkav talked about the RV Park they would like. They showed a site plan of what it would look like. They told the Commissioners that at this time there is a shortage of areas for construction workers to live in. They are close to 5-mile pass for people to come and stay somewhere they travel out to ride. They told the Commissioners an example of a place in Park City only allows a certain age of RV in their park.

The Commissioners talked about long-term RV Park usage comes with junk. They need to have water, plan for sewer. The Commissioners do like the idea of an RV Park. If this was to go forward they would like it to be for the short-term stays and not the long term. If they would like to pursue an RV Park they would need to apply for a re-zone. Any enforcement of regulations would be done by the Mayor.

The Commissioners need to get information on the blast zone of Lantis. If they can have trailer park there. The Commissioners need to address the no information in the Ordinance regarding RV Parks. They also need to look at the future of roads in that area.

AGENDA ITEM #6- VOTE TO APPROVE PLANNING & ZONING REGULAR MEETING MINUTES APRIL 7, 2021

Chairwoman Pringle motion to continue the April 7, 2021 minutes.

Commissioner Stephens seconded the motion. The motion was unanimously approved.

**AGENDA ITEM #7- VOTE TO APPROVE PLANNING & ZONING REGULAR MEETING MINUTES
MAY 5, 2021**

Commissioner Lancaster motion to approve the May 5, 2021 minutes.

Commissioner Stephens seconded the motion. Unanimously approved

AGENDA ITEM #8- OPEN PUBLIC MEETING TRAINING.

Recorder Stephanie Shelley held the training to those Commissioners who are present on the Open Public Meeting Training Act.

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.)

Kranendonk asked the Planning Commission how he can rezone his property from an AR40 to an AR5. The Commissioners informed Kranendock that he needs to fill out a rezoning application.

AGENDA ITEM #9- REVIEW AND DISCUSS AND EDIT SOLAR ORDINANCE - FOCUS: PHASED PROJECTS, 37.80(G) NEPA, VIEWSHEDS, FUTURE SCHEDULE

Steve Jones updated the Solar Ordinance this afternoon after talking with Larry Jenkins and Adrienne Bell. Since it was a new document it was in Word format. The Commissioners asked Steve to have one document in the Google doc format. The Commissioners had Stephanie Shelley send a new document to Steve to have the current ordinance and Stephanie will have ownership and Steve will have editing rights. Everyone else will have commenting rights including Adrienne Bell.

AGENDA ITEM #10- REVIEW AND DISCUSS TITLE 10: FOCUS SECTION 10.11.325(E) COMMERCIAL OVERLAY ZONE, SECTION 10.15.150(M) PRELIMINARY PLAT REQUIREMENTS FOR SUBDIVISIONS, SECTION 10.17.110(3)(a) CARETAKER DWELLING EXEMPTION, SECTION 10.7.255 ACCESSORY DWELLING UNITS, CHAPTER 19 LANDSCAPE REQUIREMENTS.

The Commissioners talked about sending out what they agree upon and take out what needs to be worked on.

Chairwoman Pringle asked the Commissioner to go through the areas in question and make comments on what they would like to see.

The Commissioner held a brief discussion on fencing. They will hold a more in-depth discussion at a future meeting.

AGENDA ITEM #11- DISCUSS OLD BUSINESS

Mayor Gurney sent a letter to Ault and Nelson's regarding that their properties are not in compliance with the Nuisance Ordinance. Ault's attorney contacted the Mayor and they are willing to work with the Town. Mayor Gurney asked the Commissioners what they would like to see there. He will also ask the Council the same thing. The Commissioners stated that when you look at an AG yard it has a building, lean-tos that are maintained. Agriculture machines that are in usable condition.

Mayor Gurney has not heard anything from the Nelsons.

AGENDA ITEM #12- DISCUSS NEW BUSINESS

Chairwoman Pringle informed the Commissioners that the Airpark held a Fly-in event that had 250 people attend. The Airpark would like to do more with the Town.

AGENDA ITEM #13 - ACTION ITEMS

The Commissioners would like to invite Ken Lantis to a future meeting to present the blast zone information.

Chairwoman Pringle will ask the Town Council if they would like to include an RV Park in the town.

The Commissioners need to review and comment on Title 10.

AGENDA ITEM #14- ADJOURN THE PLANNING COMMISSION REGULAR MEETING

Motion made by Commissioner Stephens to end the meeting. Commissioner Pringle seconded the motion. Meeting end time 9:14 pm.

July 7, 2021

Stephanie Shelley

Minutes Approval Date

Town Recorder Stephanie Shelley