

WORK MEETING

DATE: Wednesday, March 2, 2022

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

TIME: 6:00 p.m.

MINUTES BY: Stephanie Shelley

AGENDA ITEM #1 - OPEN THE PLANNING COMMISSION WORK SESSION MEETING

Mayor Gurney called The Town Council Work Session Meeting to order at 6:04 p.m.

AGENDA ITEM #2 - ROLL CALL

Planning Commissioners Present: Chairwoman Alina Pringle, Heather Strong, David Riet, Jane Lancaster

Excused: Daymon Stephens

Staff Present: Stephanie Shelley- Recorder

Others Present: Mayor Brad Gurney, Vern Carson, Nathan Staker, Robert Staker, James Staker, Bob(Robert) Allen, McKenzie Loo, Mark Pringle, RL Panek, Theodore Kranendonk.

AGENDA ITEM #1 - OPEN THE PLANNING COMMISSION WORK SESSION.

AGENDA ITEM #2 - ROLL CALL.

AGENDA ITEM #3 - DISCUSSION WITH ROBERT ALLEN OF MOUNTIANLAND ASSOCIATION OF GOVERNMENTS GENERAL PLAN.

From the Mountainland Association of Governments, Robert Allen introduced himself and his intern, McKenzie Loo. He said that they helped the Town update its 2011 General Plan. They told the Planning Commission that they had been in contact with a BYU class willing to help update the Town's general plan, and they wanted the Commission's approval before moving forward. The Commissioners agreed to retain the BYU class to help with the current General Plan update.

Discussion followed concerning the process and various ideas they could use to develop the General Plan.

Stephanie Shelley was asked to make the current General Plan available to the Commissioners and MAG and to put it in a Google Doc so they all can make comments, ask questions and work on it.

AGENDA ITEM #4 - ADJOURN THE PLANNING COMMISSION WORK SESSION.

A motion was made by Commissioner Riet to adjourn the meeting. Commissioner Strong seconded the motion. The motion passed unanimously. The meeting was adjourned at 7:06 pm.

Regular Meeting

DATE: Wednesday, March 2, 2022

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

TIME: 7:00 p.m.

MINUTES BY: Stephanie Shelley - Recorder

AGENDA ITEM #5 - OPEN THE PLANNING COMMISSION REGULAR MEETING.

Chairwoman Alina Pringle called the meeting to order at 7:07 pm.

AGENDA ITEM #6 - ROLL CALL.

Chairwoman Alina Pringle, Heather Strong, David Riet, Jane Lancaster

Excused: Commissioner Daymon Stephens

Staff Present: Stephanie Shelley, Recorder

Others Present: Mayor Brad Gurney, Vern Carson, Nathan Staker, Robert Staker, James Staker, Mark Pringle, RL Panek, Theodore Kranendonk.

Others Present on Zoom: Galaxy S21 Ultra 5G

AGENDA ITEM #7 - 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 any comments.

AGENDA ITEM #8 - DISCUSS AND APPROVE CONDITIONAL USE PERMIT - NATHAN STAKER.

Nathan Staker addressed the Commissioners about obtaining a Conditional Use Permit.

Nathan stated that they are a custom classic car and chassis company, and they only build a few cars a year. He explained that customers have to make an appointment for their business, and he said It takes six to eight months to build a car. Nathan further explained that they would have two paint booths. He also noted that seventy-five to eighty percent of their clientele is from out of state.

The Commissioners had a discussion with the Stakers regarding their business. The Commissioners set the following conditions for them to do business in Fairfield.

Chairwoman Pringle made a motion to approve the Conditional Use Permit for Nathan Staker, Resurgence Automotive. Part of those conditions: The Lighting on the building for the business will be as per the Fairfield Town Lighting Ordinance. The applicant will do everything to keep noise at a minimum during business hours, from 8 to 6 pm. That the paint booth will not be located any closer than 100 feet to the property line. Applicant will do everything they can to mitigate venting from paint booth as to not disturb residents, livestock, other property owners. Outdoor storage shall be limited to storage containers that will be painted or colored the same as buildings surrounding. All other outdoor storage will be screened so as not to be seen from the streets or residents' landowners surrounding. All waste chemicals will be disposed of as per environmental State Codes. There will be no garbage, waste, non-registered vehicles visible from the street or surrounding property at any time. The applicant will abide by Chapter 3.3.1(A), which gives the list that she sent to you (she was talking to Nathan). With the inclusion that the parking will be as limited to the stalls that are there for the use of the building, they are using. Commissioner Strong seconded the motion.

Chairwoman Pringle - Yes

Commissioner Strong - Yes

Commissioner Lancaster - Yes

Commissioner Riet - Yes

AGENDA ITEM #9- DISCUSS JERRY BRADSHAW SITE PLAN REVISION APPLICATION.

Jerry Bradshaw was not present at the meeting. Mayor Gurney explained the latest information he had received from Jerry on what he would like to do with his plan. Nothing was approved.

AGENDA ITEM #10- DISCUSS AIRPARK ZONE APPLICATION - MARK AND ALINA PRINGLE.

Chairwoman Pringle turned this agenda item over to Co-Chair Riet due to a conflict of interest.

Alina Pringle presented their re-zone application for an Airpark Zone to the Commissioners.

The Commissioners looked over the site plan for the proposed housing units, roads, landscape, and taxiway.

The Commissioners talked about the pros and cons of having a re-zone for the airpark.

The Commissioners will hold a Public Hearing on the re-zone of the airpark. The Commissioners informed the Pringles that they would be responsible for doing any pamphlets and surveys regarding why they are requesting a re-zone for the airpark.

AGENDA ITEM #11 - MAG PRESENTS ITS RECOMMENDATION TO EXPAND THE REGIONAL HIGHWAY GRID PROJECT.

No one was present to give the presentation.

AGENDA ITEM #12 - VOTE TO APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES ON JANUARY 5, 2022.

It was continued for a future meeting.

AGENDA ITEM #13 - VOTE TO APPROVE PLANNING COMMISSION WORK MEETING MINUTES ON JANUARY 12, 2022.

It was continued for a future meeting.

AGENDA ITEM #14 - VOTE TO APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES ON FEBRUARY 2, 2022.

It was continued for a future meeting.

AGENDA ITEM #15 - VOTE TO APPROVE PLANNING COMMISSION WORK MEETING MINUTES ON FEBRUARY 17, 2022.

It was continued for a future meeting.

AGENDA ITEM #16 - DISCUSS ACCESSORY DWELLING UNIT (ADU) ORDINANCE.

The Commissioners discussed whether utility hook-ups for ADUs should be on the same line as the primary dwelling or have a separate hookup for each dwelling unit.

AGENDA ITEM #17 - DISCUSS BIOSOLIDS - SCHEDULING FIELD TRIPS, PRESENTATIONS.

The Commissioners discussed having the biosolids company come to Fairfield and spread some bio-solids to see the process and the smell that comes with it.

AGENDA ITEM #18 - DISCUSS OLD BUSINESS.

Chairwoman Pringle informed the Commissioners that they would have the corrected Zoning Map at the Public Hearing.

Commissioner Lancaster reported that she looked into other cities to see if they have a Planning Commission newsletter, and she determined that no other cities have one. Commissioner Riet stated that it would be extra work to do a newsletter. The Commissioners decided that they would like to find a better way for the residents to know what they are doing.

AGENDA ITEM #19- DISCUSS NEW BUSINESS.

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Mayor Gurney thanked the Commissioners for all the hard work on the Codebook.
The Commissioners talked about the last meeting and how they were treated by those present.

AGENDA ITEM #20 - ACTION ITEMS.

Review the current General Plan and be prepared with any questions they might have for MAG.

The Commissioners need to have suggestions for a vision statement and what rural means to them.

Chairwoman Pringle will contact CVRW about scheduling a field trip.

Chairwoman Pringle asked Mayor Gurney to contact MAG and ask them to do an updated Zoning Map.
He said he would do that.

AGENDA ITEM #21 - ADJOURN THE PLANNING COMMISSION REGULAR MEETING.

A Motion was made by Commissioner Lancaster to adjourn the meeting. Commissioner Riet seconded the motion. Motion passed unanimously. The meeting was adjourned at 9:09 pm.

May 4, 2022

Stephanie Shelley

Minutes Approval Date

Recorder/Clerk Stephanie Shelley