

MINUTES

DATE: Wednesday, December 1, 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 called the meeting to order at 7:02 pm.

AGENDA ITEM #2 - ROLL CALL.

Commissioners Present: Chairwoman Alina Pringle, David Riet, Heather Strong (Zoom)

Excused Commissioners: Daymon Stephens, Jane Lancaster

Staff Present: Recorder Stephanie Shelley

Others Present: Mayor Brad Gurney, Theodore and Tiffany 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.)

There were no public comments.

AGENDA ITEM #4 - REVIEW AND DISCUSS KRANEDONK'S RE-ZONE CHANGE APPLICATION.

The Kranendonks petitioned the Commission to rezone their property from AR40 to AR5. They would not want to sell their acreage. They would like it broken down into 5-acre parcels. They said they would like to have an elderly family member living close to them so they could help them. They said it is very difficult to get a loan to build a home on a lot larger than 5 acres, and they said they would also like to see more homes in the area.

They informed the Commission that they have one neighbor interested in sharing a road between the properties.

Chairwoman Pringle brought up the ADU (Accessory Dwelling Unit) and asked them if they would be interested in something like that. It might work for your situation to allow a family member to move there. The Commissioners talked about ADU's. This is something they need to look at possibly putting in the General Plan.

Mayor Gurney reminded the Commissioners that this is a rezoning application, not a subdivision application, which is two different concepts.

The Commissioners discussed different options that might work in the area. Commissioner Strong informed the Kranendonks that they could get some of their property zoned for the green belt to help lower their taxes.

The Kranendonks also told the Commission that they would like to see the road they live on paved.

Chairwoman Pringle said that as the Commissioners work on the General Plan, they need to consider what would work best in that area. She asked the Kranendonks to talk to the other property owners in that area and see what they would like to have in that area of Fairfield. She told them that once they come up with a plan, they should present it to the Commissioners at a regular Planning Commission meeting.

AGENDA ITEM #5 - DISCUSS DETAILS FOR A PUBLIC HEARING TITLE 10.

Chairwoman Pringle asked Mayor Gurney when the postcard publicizing the public hearing would be sent out. Mayor Gurney said early next week.

AGENDA ITEM #6 - REVIEW THE 2022 PLANNING COMMISSION MEETING DATES.

The Commissioners discussed having the work sessions published on the yearly schedule. They decided not to publish a schedule so they could have more flexibility in scheduling the sessions.

AGENDA ITEM #7 - CODE ENFORCEMENT FOLLOW-UP MAYOR GURNEY.

The Commissioners discussed how to enforce the Code. They discussed their concerns about the properties owned by the Nelsons and the Aults. The Commissioners discussed having the Mayor send out another letter to them.

The Commissioners agreed that they would also like the Nelsons to install privacy screen fencing all the way around the Nelsons property. They also discussed developing a standard for fencing that would be included in the new Code.

Mayor Gurney agreed to call the owners again.

AGENDA ITEM #8 - VOTE TO APPROVE PLANNING & ZONING REGULAR MEETING MINUTES NOVEMBER 3, 2021.

Commissioner Riet motioned to approve the minutes on November 3, 2021.

Chairwomen Pringle seconded the motion. The motion passed unanimously approved.

AGENDA ITEM #9 - REVIEW AND EDIT TITLE 10 - LANDSCAPING FOCUS.

The Commissioners worked on the Landscape portion of Title 10.

AGENDA ITEM #10 - DISCUSS GENERAL PLAN - MISSION STATEMENT.

Chairwoman Pringle asked the Commissioners to work on a mission statement to help guide them as they work on the General Plan.

AGENDA ITEM #11 - DISCUSS HISTORICAL OVERLAY IDEAS FOR NEW OVERLAY ZONE.

The Commissioners reviewed preliminary maps showing possible locations for the Historic Overlay Zone. Discussion followed.

Chairwoman Pringle showed the Commissioners what the State has planned for roads throughout Fairfield. She said the Town needs to work with MAG on a road plan and that the roads need to be in a master road plan.

AGENDA ITEM #12 - DISCUSS COMMERCIAL OVERLAY ZONE - LOCATION, IMPORTANCE, RELOCATING, TRAFFIC CONCERNS.

Chairwoman Pringle wants the following items added to the next Planning Commission agenda:

- What kind of Commercial area is in Town.
- Where the Commercial area should be located.

AGENDA ITEM #13 - DISCUSS OLD BUSINESS.

There was no old business.

AGENDA ITEM #14 - DISCUSS NEW BUSINESS.

Mayor Gurney reminded everyone that the Town Christmas Event would be held on Saturday, December 4th.

AGENDA ITEM #15 - ACTION ITEMS.

Chairwoman Pringle would like the Commissioners to work on the following items before the next meeting:

- Do a final review of Title 10 before Public Hearing.
- Mission statement suggestions.
- Historic Overlay and Zone location suggestions.
- Commercial Zone location suggestions.

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

Motion made by Commissioner Riet to end the meeting. Commissioner Strong seconded the motion. Meeting adjourned at 9:05 pm.

January 5, 2022

Stephanie Shelley

Minutes Approval Date

Town Recorder Stephanie Shelley