

Approved Meeting Minutes
Fairfield Planning Commission
Public Hearing / Regular Meeting
April 6, 2022

MINUTES

DATE: Wednesday, April 6, 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 called the meeting to order at 7:07 pm.

AGENDA ITEM #2 - ROLL CALL.

Alina Pringle, Daymon Stephens, Heather Strong, David Riet, Jane Lancaster

Staff Present: Stephanie Shelley, Recorder

Others Present: Mayor Brad Gurney, Peter & Sylvia Lawrence, Rebecca Kalm, Matthew Kalm, Aviana Kalm, Dan Nelson, Jaren Hancock, Vern Carson, Karla Zufelt, Kirk R Shipley, Jared Eastman (Director of Aeronautics), Wayne & Amy Taylor, RL & Holly Panek, Mark Pringle, Cory Pring, KC Morris, Unreadable name, Margene Cressall, Ted Morton, Cossette Morton, Gary & Jan Lawrence, Hollie McKinney, Nicholas Maughan.

Via Zoom: Mascaro, Richard.Cameron, iPad, Brunner

AGENDA ITEM #3 - OPEN THE PLANNING COMMISSION PUBLIC HEARING - ON THE PROPOSED AIRPARK ZONE AND ZONING MAP.

Please show respect for those who serve Fairfield Town. Comments and questions shall be regarding the public hearing agenda items and shall be directed to the Planning Commission Chair, who will direct them appropriately.
(Please limit your comments to 2 minutes)

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

Co-Chair Riet turned 5 minutes over to Mark and Alina Pringle for a presentation on why they would like a Zone change. (presentation is available on the public website)

Commissioner Stephens asked how long the runway would be with this proposal. Someone said it will increase in length from 2600 feet to 5000 feet.

Pete Savage asked if there was a study done to find out if there are people who want to have hanger homes at an airport. Jared said he has three requests for this kind of project right now.

An unknown person asked if they would be allowing Air BNBs. Alina Pringle stated that they did not want that and were willing to put it into a document stating that.

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An unknown person asked if it would make any difference to the FAA if this airpark was changed. Jared informed those present that taking the runway to 5000 feet does not change the status of the airpark.

Pete Savage asked if the Town could change the status of what flies into the airpark. An unknown person replied that it is not on the national register for specs for airplanes, but he said It could not have heavy planes land. He explained that digging down 2 inches and applying asphalt to the runway is not simple. He said St George airport had to dig down 25 feet to have heavy plans land at that airport.

Nick Morris asked how Fairfield benefits from the Airpark.

Mark stated that it would add to Fairfield's tax base. Alina stated that they are looking into opening a cafe/tavern that will also be open to the public. She further explained that the only gated area would be the runway. Nick Morris asked how many Fairfield homes will Alina have if the infrastructure was in place. He also asked if this was re-zoned and who would pay for it. Alina stated the Airpark would pay for it.

Mayor Gurney informed those present that the Town water department loses \$25,000 a year. He said that the Town would need to add 22-30 homes to break even.

Hollie McKinney asked Alina where they would get the water for this project. Alina said they are planning on buying water rights if this is approved.

Jan Lawrence asked if the zoning would stay the same.

Sylvia Lawernce commented that you could have smaller lots when you think about hangers/homes. Mark Pringle said that the homes/hangers need a 50-foot wingspan.

Commissioner Lancaster asked if they have a master plan yet. Alina said they are waiting to see if it will be approved.

Mayor Gurney said they would need to go to 1-acre building lots to provide the percentage to design the flex, and He said that you could only have 20 to 21 house/hangar homes.

Mathew Kalm, the flight instructor/part-owner, explained that they would have 10-13 planes in a pattern at the Spanish Fork Airport, and they would fly in and go to the airpark they fly in and go.

Pete Savage said that the current flight rules for taking off and landing. Mark takes off in the wind. Take off in the south pattern is off to the east. Downwind (east and south), there are a lot of UVU planes

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causing issues in the valley. Pete is not a noise problem; it is will the planes drop out of the air problem. He said the best plan is not to allow planes to fly over the Town.

Alina said there was no guarantee that a plane would not crash.

Mic Maughn (Pleasant View) commented that compared to many other airparks, this one has a better feel. He also noted that moving the runway east would be easier.

Pete Savages ask if it is safer with a longer runway if pilots do not follow the rules.

Vern Carson stated that 22 homes @ 1.25-acre ft. of water would amount to 27 ½ acre-feet of water. He said the Airpark would have difficulty finding that much water in Cedar Valley. He commented that he does not mind hangers being built.

Hollie McKinney asked Mark what could be done to ensure there was no drug trafficking or human trafficking. Mark said they would find somewhere else to go with more people.

Commissioner Riet asked about the proposed length of the runway. Mark stated that 4900 feet of landable area. It will be nothing bigger than a small airport.

Commissioner Stephens said that the FAA does not write the ordinance.

Mark said that the relocation of the runaway would not interfere with other property owners. He noted that Thom would like them to extend the runway towards the Town.

Commissioner Lancaster talked about page 71.

iPad (Jason Densley) kinda agrees with Daymon and would like more to be clarified on the zone.

Commissioner Strong noted that it was a bare minimum; Commissioner Strong did not want to spend five months if the Town was against it.

Alina protection zone to purchase Navigation easement from property owners.

Mayor Gurney pointed out that: 1) A public hearing is held to get public comments
2) The Planning Commission does not approve; they can only recommend suggestions to the Town Council. 3)The Town can't take rights away from property owners. 4) Anyone can request a zone change does not mean they will get it.

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Co-Chair Reit closed the Public Hearing.

Via-Zoom Chat room: From ipad to Everyone 08:19 PM

Airpark Overlay needs to be removed entirely. It's unlawful, to begin with.

Proof of water should be required prior to any subdivision of land and written into the ordinance.

AGENDA ITEM #4 - DISCUSSION AND VOTE TO SEND THE PROPOSED AIRPARK ZONE AND ZONING MAP TO THE TOWN COUNCIL.

Commissioner Stephens made a motion to table the proposed airpark and zone map. Commissioner Strong seconded the motion.

Commissioner Riet Yes

Commissioner Strong Yes

Commissioner Lancaster Yes

Commissioner Stephens Yes

Chairwoman Pringle abstained.

AGENDA ITEM #5 - CLOSE THE PUBLIC HEARING OF THE PROPOSED AIRPARK ZONE AND ZONING MAP.

Co-Chairman Riet closed the Public Hearing.

The Commissioners asked for a recess so those who wanted to leave could do so without interrupting the meeting.

Stephanie informed the Commissioners that they could not discuss agenda items while the meeting was in recess. (while people were leaving, some of the Commissioners were talking about agenda items)

Stephanie told the Commissioners that they could not ask for people's names. For example, she gave them that there is an iPad on the zoom link; you can not ask who it is if someone writes done or calls them a bunny rabbit; that is how they need to be addressed.

AGENDA ITEM #6 - PUBLIC COMMENT PERIOD FOR SUBJECTS NOT ON PUBLIC HEARING (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.

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AGENDA ITEM #7 - DISCUSS A TEMPORARY LAND USE ORDINANCE REGARDING BIOSOLIDS - UTAH CODE 10-9A-504 AND 17-27A-504 - REQUEST FROM THE TOWN COUNCIL.

Chairwoman Pringle informed the Commissioners that the Town Council would like the Commissioner to create a temporary ordinance until a permanent one can be put in place.

The Commissioners held a brief discussion on the matter and decided that since they are working on a permanent one, doing a temporary one would be a waste of time.

AGENDA ITEM #8 - DISCUSS A FIELD TRIP - CENTRAL VALLEY WATER RECLAMATION FACILITY.

The Commissioners talked about going on a field trip to the Central Valley Water Reclamation Facility.

Jared invited the Commissioners if they would like to go to the Office of the Attorney General to ask and receive answers to their questions.

AGENDA ITEM #9 - DISCUSS CHANGE OF PARCELS LOCATED IN THE AR1 ZONE TO AR5.

The Commissioners talked about the parcels involved in the AR1 Zone to the AR5 Zone. They will be holding a Public Hearing on the possible changes to the zones.

AGENDA ITEM #10 - DISCUSS GENERAL PLAN - FOCUS ON SURVEY QUESTIONS AND HISTORICAL ZONES.

McKenzie Loo (from MAG) and the Commissioners discussed the survey and what they would like to see in it. Ms. Loo said she plans to come out in the evenings and on weekends to survey the residents.

Chairwoman Pringle asked the Commissioners to have any questions about, or additions to, the survey to McKenzie by April 15th.

AGENDA ITEM #11 - DISCUSS FUTURE DESIGN REVIEW COMMITTEE RESPONSIBILITIES.

Mayor Gurney informed the Commissioners that the Council is discussing the DRC, and he will let them know when they decide what to do.

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

Tabled

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

Commissioner Stephens made a motion to approve the January 12, 2022, minutes.

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

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

Commissioner Stephens made a motion to approve the February 2, 2022, minutes.

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

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

Commissioner Strong made a motion to approve the February 17, 2022, minutes.

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

AGENDA ITEM #16 - VOTE TO APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES ON MARCH 2, 2022.

Tabled

AGENDA ITEM #17 - VOTE TO APPROVE PLANNING COMMISSION WORK MEETING MINUTES ON MARCH 16, 2022.

Commissioner Stephens made a motion to approve the March 16, 2022, minutes. Commissioner Reit seconded the motion. The motion was approved.

Commissioner Lancaster abstained.

Commissioner Riet Yes

Commissioner Strong Yes

Commissioner Stephens Yes

Chairwoman Pringle Yes

AGENDA ITEM #18 - DISCUSS LAND USE ORDINANCE ENFORCEMENT.

Mayor Gurney, Chairwoman Pringle, and Commissioner Stephens will have a meeting and review the ordinances that affect some property owners violating various ordinances. They then plan to meet with the property owners and discuss the various violations with them.

AGENDA ITEM #19 - DISCUSS OLD BUSINESS.

Nothing discussed.

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AGENDA ITEM #20 - DISCUSS NEW BUSINESS.

Nothing discussed.

AGENDA ITEM #21 - ACTION ITEMS.

Nothing discussed.

AGENDA ITEM #22 - ADJOURN THE PLANNING COMMISSION REGULAR MEETING.

A motion was made by Commissioner Lancaster to adjourn the meeting. Chairwoman Pringle seconded the motion. The meeting was adjourned at 9:22 pm.

November 2, 2022

Stephanie Shelley

Minutes Approval Date

Town Recorder Stephanie Shelley