

**Unapproved Meeting Minutes
Fairfield Planning Commission
Regular Meeting
October 4, 2023**

Minutes

Date: Wednesday, October 4, 2023

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 stated the meeting began at 7:00 pm

Agenda Item #2- Roll Call

Alina Pringle, Michael Weber, David Reit, Phone 8:32 pm Heather Strong

Excused Commissioners:

Jane Lancaster

Staff Present:

Recorder: Stephanie Shelley

Others Present:

Mayor Brad Gurney

Via Zoom: Jim Baker, 15616084030,

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 remarks were made by any of those in attendance.

Agenda Item #4 - Discussion with Jerry Bradshaw.

Jerry Bradshaw brought with him Chris(?) (Rock Solid Management Group), who is looking at leasing one of his units. It will be a warehouse for flooring and cabinets. They would assemble pre-made cabinets for installation. The Commissioners looked at the Commercial Overlay Code and determined that his business does fit into the code. Stephanie Shelley did give him the Business application and copy of the commercial overlay code.

Jerry mentioned that Morgan wants to lease one of his units which is e-commerce of Pet toys/Supplies. It would be used at a warehouse and packing items for shipment. The Commissioner determined that it did fit the code.

**Unapproved Meeting Minutes
Fairfield Planning Commission
Regular Meeting
October 4, 2023**

Jerry presented his intention to add a caretaker dwelling to his property for the protection of the business. The Commissioners informed him that he would need to amend his zone either or ask for a re-zone for the property. Stephanie Shelley did give him the caretaker dwelling code and application for re-zone.

Agenda Item #5 - Discussion and Review on the Fairfield Town's Battery Storage Ordinance.

The Commissioners reviewed and edited the proposed Battery Storage Ordinance. Cherie (IRL) and Christine & Andriene from Enyo add some expertise on some of the sections.

Agenda Item #6 - Vote to send Battery Storage Ordinance to Town Council with Advisement for Approval.

Commissioner Riet motioned to send the Battery Storage Ordinance to Town Council with Advisement for Approval. Commissioner Weber seconded the motion.

Commissioner Pringle - Yes

Commissioner Weber - Yes

Commissioner Reit - Yes

Commissioner Strong - Yes

Agenda Item #7 - Discussion and Review the Fairfield Town's Sign Ordinance.

This agenda item was tabled for a future meeting.

Agenda Item #8 - Vote to Send Fairfield Town's Sign Ordinance to Town Council with Advisement for Approval

This agenda item was tabled for a future meeting.

Agenda Item #9 - Discussion and Review Fairfield's Accessory Dwelling Unit Ordinance

The Commissioners reviewed and edited the proposed Accessory Dwelling Unit Ordinance.

Agenda Item #10 - Vote to Send Fairfield's Accessory Dwelling Unit Ordinance to Town Council with Advisement for Approval.

Agenda Item #11 - Review and Discuss Blue Skies at West Desert Airpark's Subdivision Application.

Chairwoman Pringle turned the meeting over to co-chair Weber for this agenda item due to a conflict of interest.

**Unapproved Meeting Minutes
Fairfield Planning Commission
Regular Meeting
October 4, 2023**

The Commissioners reviewed the Blue Skies Airpark Subdivision. They stated they would need to see the site plan for the following: roads, maintenance, water, turn around at the end of the main public road, gates, police protection, and the type of subdivision.

Agenda Item #12 - Vote to Send Blue Skies at West Desert Airpark's Subdivision Application to Town Council with Advisement for Approval.

Commissioner Weber motion to vote to send the Blue Skies at West Airpark Subdivision preliminary Subdivision application to Town Council with following inclusions, Roads, maintenance, water, turn around at end of main public road, gates, police protection, type of subdivision, with adjustment for approval.

Commissioner Pringle - Abstain

Commissioner Weber - Yes

Commissioner Reit - Yes

Commissioner Strong - Yes

Agenda Item #13 - Vote to approve the Planning Commission Regular meeting minutes on September 6, 2023.

Commissioner Weber motioned to approve the September 6, 2023, minutes.

Commissioner Riet seconded the motion. Unanimously approved

Commissioner Pringle - Yes

Commissioner Weber - Yes

Commissioner Reit - Yes

Commissioner Strong - Yes

Agenda Item #14 - Future agenda items

Nothing was discussed

Agenda Item #15- Discuss Old Business

Nothing was discussed

Agenda Item#16- Discuss New Business

Jason Densely - question on his property

Alina - working on putting together a Public infrastructure district (PID) so only those who sign up will be charged the taxes

Thom's property sold Nielson's property.

**Unapproved Meeting Minutes
Fairfield Planning Commission
Regular Meeting
October 4, 2023**

Agenda Item #17 - Action Items

Look through AUD Check with county AUD with on septic or two owner-occupied adu or two separate powers.

Agenda Item #18- Adjourn the Planning Commission Regular meeting.

A motion was made by Commissioner Riet to end the meeting. Commissioner Weber seconded the motion. The meeting's end time is 9:01 p.m.

January 3, 2024

Stephanie Shelley

Minutes Approval Date

Town Recorder Stephanie Shelley