

**Unapproved Meeting Minutes
Fairfield Planning Commission
Regular Meeting
May 3, 2023**

MINUTES

DATE: Wednesday, May 3, 2023

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

TIME: 7:00 p.m.

MINUTES BY: Jane Lancaster

Agenda Item #1-

Open the Planning Commission Regular Meeting

Chairwoman Alina Pringle stated time of the meeting began at 7:08 pm

AGENDA ITEM #2- Roll Call

Alina Pringle, David Riet, Jane Lancaster, Michael Weber

Excused Commissioners: Heather Strong

Others Present:

Mayor Brad Gurney, Jay, and Barbara Wolf

Agenda Item #3 - Open Public Hearing - Add Industrial Manufacturing and Sales as allowed use to Light Industrial West Zone.

Commissioners discussed adding Industrial Manufacturing and Sales as an allowed use to Light Industrial West Zone.

Chairwoman Pringle suggested changing the name to light manufacturing and sales.

Commissioners agreed.

Chairwoman Pringle asked for public comment.

Jay Wolf asked how this change would affect their firework company. There was a discussion between distribution and sales. This would allow him to sell fireworks on his property and not just distribute them to wholesale customers.

Agenda Item #4 - Close Public Hearing - Add Industrial Manufacturing and Sales as allowed use to Light Industrial West Zone.

Chairwoman Pringle closed the public comment section.

Agenda Item #5 - Vote to Send a Recommendation to the Town Council to add Light Industrial Manufacturing and Sales as an allowed use in Light Industrial West Zone.

Commissioner Lancaster motioned to send a recommendation to the Fairfield Town Council to add Light Manufacturing and Sales as an allowed use in the Light Industrial West Zone. Commissioner Riet Seconded the motion. The motion passed unanimously.

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Chairwoman Pringle - Yes

Commissioner Riet - Yes

Commissioner Lancaster -Yes

Commissioner Weber - Yes

Agenda Item #6 - 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 comments

Agenda Item #7 - Vote to recommend the Town Council to Amend the Definition of “Light Industrial Manufacturing and Heavy Manufacturing in Title 12.

The commissioners discussed recommending to the Town Council to Amend the Definition of Light Industrial Manufacturing and Heavy Manufacturing in Title 12.

Commissioner Lancaster motioned to recommend that Fairfield Town Council amend the definition of “Light Manufacturing” in Fairfield Town’s Code Book, Title 12 Definitions as follows and to include a reference under the definition “Manufacturing” to the definition of “Light Manufacturing.”

LIGHT MANUFACTURING: The assembly, fabrication or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication or processing takes place or where such processes are housed entirely within a building. Light manufacturing generally includes processing and fabrication of finished products, predominantly from previously prepared materials, and includes processes which do not require extensive floor areas or land areas. The term “light manufacturing” shall include uses such as electronic equipment production and printing plants. The term “light manufacturing” shall not include any use which is otherwise listed specifically in the table of permitted and conditional uses for the category of zoning district or districts under this title.

Commissioner Weber seconded the motion. The motion passed unanimously

Chairwoman Pringle - Yes

Commissioner Riet - Yes

Commissioner Lancaster -Yes

Commissioner Weber -Yes

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Commissioner Riet motioned to recommend to Fairfield Town Council to add the definition of “Heavy Manufacturing” in Fairfield Town’s Code Book, Title 12 Definitions as follows and to include a reference in the definition “Manufacturing” to the definition of “Heavy Manufacturing”:

HEAVY MANUFACTURING: The assembly, fabrication, or processing of goods and materials using processes that ordinarily have greater than average impacts on the environment or that ordinarily have significant impacts on the use and enjoyment of adjacent property in terms of noise, smoke, fumes, odors, glare, or health and safety hazards or that otherwise do not constitute “light manufacturing”. Heavy manufacturing generally includes processing and fabrication of large or bulky products, products made from extracted or raw materials, or products involving flammable or explosive materials and processes which require extensive floor areas or land areas for the fabrication and/or incidental storage of the products. The term “heavy manufacturing” shall include uses such as refineries and chemical manufacturing. The term “heavy manufacturing” shall not include any use which is otherwise listed specifically in the table of permitted and conditional uses for the category of zoning district or districts under this title.

Commissioner Lancaster seconded the motion. The motion passed unanimously

Chairwoman Pringle - Yes

Commissioner Riet - Yes

Commissioner Lancaster -Yes

Commissioner Weber -Yes

Agenda Item #8 - Discussion about Amending the Planning Commission Priority List.

Commissioners discussed the order of the priority list

Chairwoman Pringle suggested #1 Revising General Plan #2 Solar Ordinances #3 ADU.

Mayor Gurney will work on Title 11.

Agenda Item #9 - Discussion Vacating Right of Way South of Main Street.

Commissioners discussed vacating right of way south of Main Street.

Agenda Item #10 - Vote to send the Planning Commission’s Recommendation to Vacate Right of Way South of Main Street to the Town Council.

Commissioner Riet motioned to recommend to Fairfield Town Council to vacate the Fairfield’s town right of way south of main street between Blocks 8,9 &4, Fairfield Town-site Plat at an approximate address of 40 South, between approximately 60 West and 150 West. Approximately 730 feet in length.

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Commissioner Lancaster seconded the motion. The motion passed unanimously.

Chairwoman Pringle - Yes

Commissioner Riet - Yes

Commissioner Lancaster - Yes

Commissioner Weber -Yes

Agenda Item #11 - Discussion Potential Development in Fairfield.

Commissioners discussed Oquirrh Wood's potential development in Fairfield and what they will need/want from it.

Agenda Item #12 - Discussion Regarding Amending AR1 Zone to Allow for Town Park, Town Hall, and Other Public Amenities.

Commissioners discussed amending the AR1 Zone to allow for town facilities.

Agenda Item #13 - Vote to Schedule Public Hearing regarding amending AR1 Zone.

Commissioner Weber motioned to recommend to Town council to amend the AR1 Zone to include Town Facilities.

Commissioner Lancaster seconded the motion. The motion passed unanimously

Chairwoman Pringle - Yes

Commissioner Riet - Yes

Commissioner Lancaster -Yes

Commissioner Weber -Yes

Agenda Item #14 - Vote to Approve the Planning Commission Regular meeting minutes on February 1, 2023

Commissioner Lancaster motioned to approve February 1, 2023, minutes. Commissioner Weber seconded the motion. Unanimously approved

Commissioner Riet - Yes

Commissioner Weber - Yes

Commissioner Pringle - Yes

Commissioner Lancaster - Yes

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Agenda Item #15 - Vote to Approve the Planning Commission Regular Session minutes on March 1, 2023.

Commissioner Lancaster motioned to approve the March 1, 2023, minutes. Chairwoman Pringle seconded the motion. Unanimously approved

Chairwoman Pringle -Yes

Commissioner Riet - Yes

Commissioner Weber - Yes

Commissioner Lancaster -Yes

Agenda Item #16 - Vote to Approve the Planning Commission Regular meeting minutes on April 12, 2023.

Commissioner Lancaster motioned to approve the April 12, 2023, minutes.

Commissioner Weber seconded the motion. Unanimously approved

Chairwoman Pringle - Yes

Commissioner Riet - Yes

Commissioner Weber - Yes

Commissioner Lancaster - Yes

Agenda Item #17 - Discussion Signage Standards.

Commissioners discussed signage standards

Chairwoman Pringle added an action item for the commissioners to review our sign standards through Title 10 Chapter 21.

Agenda Item #18 - General Plan Discussion.

Commissioners discussed the general plan. They stopped at the end of agricultural residential.

Agenda Item #19 - Vote to send General Plan to Town Council for Review.

Item #19 tabled

Agenda Item #20 - Discuss Old Business

Mayor Gurney updated on North Point and IRL

Agenda Item#21 - Discuss New Business

Town council seats are coming up, and Chairwoman Pringle's commission seat.

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Agenda Item #22 - Action Items

General Plan

ADU's

Research Solar/Rewrite Solar

Review Sign Standards

Agenda Item #23- Adjourn the Planning Commission Regular meeting.

*Motion made by Commissioner Lancaster to end the meeting. Commissioner Riet seconded the motion.
Meeting end time 9:07 pm.*

June 7, 2023

Stephanie Shelley

Minutes Approval Date

Town Recorder Stephanie Shelley