

Approved Meeting Minutes
Fairfield Planning Commission
Regular Meeting
April 12, 2023

MINUTES

Date: Wednesday, April 12, 2023

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 stated the time of the meeting began at 7:00 pm

Agenda Item #2 - Roll Call.

Commissioners Present: Alina Pringle, Heather Strong, David Riet, Michael Weber

Excused Commissioners: Jane Lancaster

Staff Present: Recorder: Stephanie Shelley

Others Present: Mayor Brad Gurney

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 one present had any comments.

Agenda Item #4 - Swearing in the New Planning Commissioner, Michael Weber.

Stephanie Shelley swore in Michael Weber as Planning Commissioner.

Agenda Item #5 -Vote to Approve or Deny Jayson Densley Site Plan.

Commissioner Strong motioned to approve Jayson Densley's Site Plan. Commissioner Weber seconded the motion.

Commissioner Strong - Yes

Commissioner Riet - Yes

Commissioner Weber - Yes

Commissioner Pringle - Yes

Agenda Item #6 - Review Concept Site Plan Jesse Wright Shell Enterprises - Stoneward

The Commissioners reviewed Jesse Wright's Site Plan. They held a discussion on his site plan. The business is stonework. They will have a storage building, office, and a

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stone-cutting area. They would only have a few trucks a month for deliveries. The majority of the property would be gravel.

Chairwoman Pringle told Jesse that the zone would need to be changed for usage and allow sales. The Commissioner would hold a Public Hearing and then send the recommendations to the Town Council.

The time frame for the site plan is to build the main building now and then add to it over the years. The Commissioners let Jesse know he will need to add some landscaping. Chairwoman Pringle will send him the landscaping and dark skies ordinances to him.

The Commissioners talked about a possible water line. Jesse said they should have water transfers in their name in the next few weeks.

Chairwoman Pringle asked Jesse to send her any pictures of the flooding of his property. The property owners of Central Valley Water District would like to know where they need to control any flooding from their property.

Agenda Item #7 - Review Concept Plan Subdivision - West Desert Airpark

Chairwoman Pringle turned the meeting over to Co-Chair Strong since she has a conflict of interest on Agenda item seven.

Alina Pringle presented a PowerPoint presentation on the West Desert Airpark Concept Plan. She wanted the Commission to know they would encourage those living there to have a plane. They are looking at having it stated in the HOA guidelines. They do not just want anyone to live there.

The Commissioners discussed the concept plan. Due to the septic system, they don't want to see each parcel any smaller than currently. Mayor Gurney let the Commissioners know that the water tanks can handle two hundred hook-ups. So this would not tax the system.

Agenda Item #8 - Open Public Meeting Acts Training.

Stepanie Shelley did the training on the Open Public Meeting Acts.

Chairwoman Pringle signed the certificate that they had completed the training with the notation that Commissioner Lancaster was absent from the training.

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Agenda Item #9 - Vote to Approve the Planning Commission Regular Meeting Minutes on January 4, 2023, With Changes.

Commissioner Strong motioned to approve the minutes with the corrections mentioned. Commissioner Riet seconded the motion. The motion was unanimously approved.

Agenda Item #10 - Vote to Approve the Planning Commission Regular Meeting Minutes on February 1, 2023.

Tabled.

Agenda Item #11 - Vote To Approve the Planning Commission Regular Meeting Minutes on March 1, 2023.

Tabled.

Agenda Item #12 - Discussion To Include “Light Manufacturing” As A Permitted Use Light Industrial West Zone.

The Commissioners held a discussion on light manufacturing and what is permitted in the zone. They decided to change the definitions of” light” and “heavy” industrial zones.

Chairwoman Pringle would like to hold a Public Hearing on adding light manufacturing to the West and East Light Industrial Zones. She said the definition in the Town Code is not well defined. She pulled up the Salt Lake City code 21A.62.040 on the definition for light industrial.

Chairwoman Pringle set a date of May 3, 2023, for a Public Hearing on changing the definitions of the Light and Heavy industrial zones.

Agenda Item #13 - Fairfield Town History Presentation - Mayor Brad Gurney.

Mayor Gurney gave a presentation on the history of Fairfield.

Agenda Item #14 - Discussion on General Plan.

Chairwoman Pringle asked the Commissioners to comment on the General Plan. She would like to know where they would like to see trails and history to protect.

Agenda Item #15 - Discuss Old Business.

Mayor Gurney reported that Enyo contacted Larry Jenkins to ask where the Town is at in the process of what they will be able to do with their property. They are interested in

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battery storage and solar power. They want to know what the Town approves so they can decide what they want to do. Mayor Gurney stated that the Town does not have to do a solar ordinance; it can be added as a section to the code book.

Mayor Gurney showed the latest designs for the Town Park.

Commission Chair Pringle asked if IRL is required to pave their road in the new CUP for IRL. Mayor Gurney stated they are only required to pave the road once it gets more business in that area of Town, and then they will have to cover the cost of paving.

Agenda Item #16 - Discuss New Business.

Mayor Gurney reported that Oakcrest Development is interested in de-annexing 500 acres out of Fairfield. Kent Withers suggested they talk to the Mayor. Mayor Gurney said they should be able to reach an agreement with Oakcrest Development as long as they are willing to work with the Town, and the Town will work with them. It would be 1000 acres for a data center, with 500 acres in Eagle Mountain and 500 acres in Fairfield. There would not be many people, and they would not use much water.

Mayor Gurney let those present know about the 3000-acre solar farm being built south of Fairfield.

Agenda Item #17 - Action Items.

Find grant writers for roads and trails. Mayor Gurney said that the Town has a grant writer. Chairwoman Pringle asked the Commissioners to look for grants. The Commissioners will continue to work on the General Plan.

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

Motion made by Commissioner Weber to adjourn the meeting. Commissioner Strong seconded the motion. The meeting adjourned at 9:17 pm.

May 3, 2023

Stephanie Shelley

Minutes Approval Date

Town Recorder Stephanie Shelley