

Unapproved Meeting Minutes

Fairfield Planning Commission

Regular Meeting

July 22, 2024

Minutes

Date: Wednesday, July 22, 2024

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 Session Roll Call

Commissioner Taylor opened the meeting at 7:03 pm.

Heather Strong, David Riet, Jane Lancaster (via Zoom), Wayne Taylor, Kyler Fisher

Staff Present:

Recorder: Stephanie Shelley Attorney: Todd Sheeran

Others Present:

Mayor Hollie McKinney, Jesse Wright, Dan Saunders, Alina Pringle, Mark Pringle.

Via-Zoom:

Jonathan's iPhone,

Agenda Item #2- Swear in Kyler Fisher to Planning Commissioner

Kyler Fisher was sworn in as a Planning Commissioner by Stephanie Shelley.

Agenda Item #3 - Discussion and vote for a new Chairperson.

A discussion was held to nominate a new chairperson. Commissioner Taylor was initially hesitant; other members also expressed reservations due to time constraints.

Commissioner Strong motion that we make Wayne our new chairperson. Commissioner Lancaster seconded the motion. The Motion passed with 4 yes and 1 abstained.

Commissioner Fisher- Yes

Commissioner Strong - Yes

Commissioner Riet - Yes

Commissioner Lancaster - Yes

Commissioner Taylor - abstained

Agenda Item #4 - Discussion and vote for a new Co-Chair.

Commissioner Lancaster motioned that we elect Dave Riet as the co-chairperson for the Planning Commission. Commissioner Strong seconded the motion. The motion passed unanimously.

Commissioner Pringle - Yes

Commissioner Strong - Yes

Commissioner Riet - Yes

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Commissioner Lancaster - Yes

Commissioner Taylor - Yes

Agenda Item #5 - Public Comment Period (2-minute limit per person) Public comment is for any matter not on the Agenda and not the subject of a pending land use application.

No comments were made.

Agenda Item #6 - Motion to approve the Regular Session minutes on June 19, 2024.

Commissioner Strong motioned to approve the June 19, 2024 minutes. Commissioner Riet seconded the motion. Unanimously approved

Commissioner Fisher - Yes

Commissioner Strong - Yes

Commissioner Riet - Yes

Commissioner Lancaster - Yes

Commissioner Taylor - Yes

Agenda Item #7 - Discussion and vote to approve the Write site plan and application.

Discussion ensued about the written site plan and application presented by Jesse Wright, who proposed a stone masonry shop. It was noted that several checklist items were missing but believed to be minor.

Commissioner Lancaster motioned that we pass the Write site plan on the condition that the DRC look it over, and then we look at the, and they also look into the zoning for Light Industrial West to make sure how far apart the neighboring driveways have to be and make sure it complies with that. Commissioner Strong seconded the motion.

Commissioner Fisher - Yes

Commissioner Strong - Yes

Commissioner Riet - Yes

Commissioner Lancaster - Yes

Commissioner Taylor - Yes

Agenda Item #8 - Discussion and vote to approve the West Desert Airpark Master Site Plan. (5 minutes)

The West Desert Airpark Master Site Plan was discussed in detail, addressing concerns about restrooms and utility extensions. The necessity of adding future restroom facilities was acknowledged.

Commissioner Taylor motioned that we approve the West Desert Airpark Master Site Plan along with the provided written addendum. Commissioner Strong seconded the motion. The motion passed unanimously.

Commissioner Fisher- Yes

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Commissioner Strong - Yes

Commissioner Riet - Yes

Commissioner Lancaster - Yes

Commissioner Taylor - Yes

Agenda Item #9 - Presentation and discussion on a paintball field in Fairfield. (5 minutes)

Dan Saunders presented a proposal for a paintball field at the northeast corner of Tyler's property.

Concerns were raised regarding its fit with the current AR 40 zoning, potential impact on neighbors, and requirements for netting and fencing. Further analysis and finding appropriate zones were suggested.

Agenda Item #10 - Discussion of the Tech Overlay Zone Exhibit A.

The Tech Overlay Zone Exhibit A was reviewed, concentrating on requirements for aesthetics, materials, screening, landscaping, buffering, noise restrictions, and setback and building height guidelines.

Revisions were made to ensure minimal environmental impact and community coherence.

Agenda Item #11- Review on the Tech Overlay Zone Ordinance.

The Tech Overlay Zone Ordinance was reviewed, confirming the cohesiveness with Exhibit A.

Consideration was given to ensuring definitions and uses align properly within the ordinance.

Agenda Item #12 - Discussion on the Annexation policy.

The Annexation Policy was discussed, focusing on future growth, services to be provided, and the need for proper planning related to taxes, municipal services, and land usage.

Agenda Item #13 - Discussion on the Annexation Map.

9:00-9:15

The members discussed the proposed annexation map, including potential expansion to the south to encompass projected solar farm areas. There were queries about the implications of annexing land primarily populated by solar fields.

Agenda Item #14 - Discussion on the Zone change for the east side of Fairfield.

This agenda item was tabled.

Agenda Item #15 - Vote to set a date for a public hearing to include Zone Change, Tech Overlay ordinance, Tech overlay Zone Exhibit A, Annexation policy, and annexation map.

The date for a public hearing to discuss the zone changes, Tech Overlay Ordinance, Tech Overlay Zone Exhibit A, Annexation Policy, and Annexation Map was set.

Commissioner Strong motioned that we have a public hearing on our regular meeting on August 7th for the Tech Overlay Ordinance, Tech Overlay Zone Exhibit A, Annexation Policy, and Annexation Map.

Commissioner Taylor seconded the motion. The motion passed unanimously.

Commissioner Fisher - Yes

Commissioner Strong - Yes

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Commissioner Riet - Yes

Commissioner Lancaster - Yes

Commissioner Taylor - Yes

Agenda Item #16 - Discuss Old Business and New Business

The Commissioners were asked to fill out their HR paperwork.

Agenda Item #17- Adjourn the Planning Commission Regular Session.

Commissioner Strong moved to end the meeting, which Commissioner Taylor seconded. The meeting ends at 9:20 p.m.

August 7, 2024

Stephanie Shelley

Minutes Approval Date

Stephanie Shelley Recorder/Clerk