

**Unapproved Meeting Minutes
Fairfield Planning Commission
Regular Meeting
November 1, 2023**

Minutes

Date: Wednesday, November 1, 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 called the meeting to order at 7:03 pm.

Agenda Item #2 - Roll Call.
Planning Commissioners present: Alina Pringle-Chairwoman, David Riet, Jane Lancaster, Michael Weber

Excused Commissioners: Heather Strong

Staff Present: Recorder: Stephanie Shelley

Others Present: Mayor Brad Gurney, Hollie McKinney, Clair Durrant

Others Present Via Zoom: Jim Baker, Adrienne Bell, Brandon

Agenda Item #3 - Public Hearing on Adding Battery Storage to the Light Industrial East Zone as an allowed use.

Commissioner Pringle stated that the Planning Commission is developing an ordinance for battery energy storage, and a company that owns land in the light industrial East has shown interest in adding large commercial battery storage to the area. The commission is reviewing ordinances from different cities to tailor one for their needs. The speaker believes that battery storage in light industrial zones is appropriate and shared images of what a large storage facility could look like in that area. They assure that measures to protect residents from issues like sound and lights are included in the draft ordinance yet to be sent to the town council.

Clair Durrant asked how long they will be storing battery storage and if it is legal.
Commissioner Pringle stated that the ordinance includes a provision for disconnecting or decommissioning, which we have experienced before. If they choose to abandon the project, there must be a plan in place, either for them to address it or for another entity to handle it. I'm struggling to recall the specific term; can you assist me with that?

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Commissioner Riet gave further information It's a battery storage facility at the grid level designed to store solar and wind energy, allowing utilization during non-peak hours. This contributes to the overall promotion of green energy initiatives.

Hollie McKinney asked Commissioner Riet that she had heard that he had done quite a bit of research and would like to know his knowledge and opinion on battery storage. Commissioner Riet answered there are various battery types available, but the focus is primarily on lithium-ion. My main concern is ensuring sufficient fire protection. The modules are constructed in a way that addresses this concern; they are specifically designed and compartmentalized, reducing the risk of one module causing a widespread fire if it were to ignite.

Clair Durrant asked about fire protection. Commissioner Pringle informed him approval from the fire department and the fire marshal is mandatory. They are required to have a plan in place; however, the specifics of the plan have not been disclosed at this time. Commissioner Riet gave further information. Water is not the optimal solution in this case. It's essential to establish fire protection for the surrounding vegetation in the area. The preferred approach involves a dry chemical fire suppression system integrated which is in the unit, providing a self-mitigating feature. Additionally, the system is subject to regulation by both the power company and relevant authorities.

Hollie McKinney asked Commissioner Riet if he was in favor of battery storage. Commissioner Riet stated I prefer not to have solar panels, which is the alternative option the landowner is considering.

The Commissioners requested Stephanie Shelley to display images depicting the potential appearance of the facility.

Commissioner Riet stated that he has some knowledge about the functioning of the power grid. The challenge lies in the fact that solar and wind generate energy at specific times, often not aligning with peak demand. Therefore, effective storage becomes crucial for utilization. I anticipate a growing demand for increased battery storage in the future.

The Commissioners held a discussion on power substations.

Clarification was made that the power that could be stored could be from miles away.

Agenda Item #4 - Public Hearing on Adding Caretaker Dwelling to the Commercial Overlay Zone as a Conditional Use Permit.

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Presently, Fairfield's ordinance outlines a conditional use permit specifying the criteria for a caretaker dwelling in light industrial zones. The applicant seeking a zone change has approached us to consider incorporating this into the commercial overlay zone.

Claire Durrant asked if this was already in the Light Industrial Zone and is it an expansion to another zone. The Commissioner said it is an expansion to the Commercial Overlay Zone.

Commissioner Pringle In her personal view, she appreciates caretaker dwellings. During a visit to a small town in Pennsylvania, I observed numerous shops and businesses, some even in residential areas due to the town's historical nature. In places like old Pennsylvania, there's a charm in people residing above their bakeries or taverns. She believes this setup fosters a safer environment and reduces commuting, subsequently lowering traffic on the roads. Living and working in the same place can act as a protective measure against the dominance of large retail stores like Walmart. It prevents the need to travel long distances for basic necessities. Moreover, having caretaker dwellings in light industrial and commercial zones enhances security, with the property owner present on-site. Immediate awareness and quick response to any issues contribute to a sense of safety.

Agenda Item #5 - Vote to approve Adding Battery Storage to the Light Industrial East Zone as an allowed use.

Commissioner Weber made a motion to vote to approve adding Battery Storage to the Light Industrial East Zone as an allowed use. Commissioner Riet seconded the motion.

Commissioner Pringle-yes

Commissioner Riet-yes

Commissioner Weber-yes

Commissioner Lancaster - abstained

Agenda Item #6 - Vote to Approve Adding Caretaker Dwelling to the Commercial Overlay Zone as a Conditional Use Permit.

Commissioner Strong made a motion to send a recommendation to the Town Council to approve adding Caretaker Dwelling to the Commercial Overlay Zone as an allowed use. Commissioner Weber seconded the motion.

Commissioner Pringle-yes

Commissioner Riet-yes

Commissioner Weber-yes

Commissioner Lancaster -yes

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There was some discussion on making motions.

Chairwoman Pringle suggested they go back to Agenda Item #5 and revise that motion.

Agenda Item #5. Revisited.

Commissioner Weber then made a motion to send to Town Council a recommendation to approve adding Battery Storage to the Light Industrial East Zone as a conditional-use permit. Commissioner Riet seconded the motion.

Commissioner Pringle-yes

Commissioner Riet-yes

Commissioner Weber-yes

Commissioner Lancaster - abstained

Agenda Item #7 - Discussion and Review for the Accessory Dwelling Units Ordinance.

The Commissioners reviewed the Accessory Dwelling Units Ordinance. They also discussed the trailers around the Town that are being used as living quarters for relatives of various property owners. They added a section to this ordinance stipulating regulations for trailers being used as long-term housing.

Agenda Item #8 - Discussion and Review for Sign Ordinance.

The Commissioners held a brief discussion on the Sign Ordinance. The ordinance was tabled until the next meeting.

Agenda Item #9 - Vote to Approve to Send to Town Council Accessory Dwelling Units Ordinance.

Tabled

Agenda Item #10 - Vote to Approve to Send to Town Council Sign Ordinance.

Tabled

Agenda Item #11 - Working on the Planning Commission Priorities List.

The Commissioners will work on the ADU and Sign Ordinances. They will all read through this before the next meeting.

Agenda Item #12 - Vote to Approve the Planning Commission's Regular Meeting Minutes on June 7, 2023.

Tabled for review of audio on Agenda item #6.

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Agenda Item #13 - Vote to Approve the Planning Commission's Regular Meeting Minutes on August 9, 2023.

Commissioner Lancaster motioned to approve the August 9, 2023 minutes. Commissioner Weber seconded the motion.

Commissioner Pringle - Yes

Commissioner Weber - Yes

Commissioner Riet - Yes

Commissioner Lancaster - Yes

Agenda Item #14 - Discuss Old Business.

Nothing discussed.

Agenda Item #15 - Discuss New Business.

If a sign is on private property, do they need to adhere to the sign ordinance? Brad stated that the Town should approve it, and they should adhere to the sign ordinance.

Agenda Item #16 - Action Items.

Commissioner Pringle will get the information on septic tanks and trailers at residents' homes.

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

A motion was made by Commissioner Lancaster to adjourn the meeting. Commissioner Pringle seconded the motion. The meeting was adjourned at 9:02 pm.

January 3, 2024

Stephanie Shelley

Minutes Approval Date

Town Recorder Stephanie Shelley