

**Unapproved Meeting Minutes
Fairfield Planning Commission
Regular Meeting
June 7, 2023**

Minutes

Date: Wednesday, June 7, 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 time of the meeting began at 7:04 pm

AGENDA ITEM #1- Roll Call

Alina Pringle, Michael Weber, David Riet, Jane Lancaster (via Zoom)

Excused Commissioners:

Heather Strong

Staff Present:

Recorder: Stephanie Shelley

Others Present:

Mayor Brad Gurney

Agenda Item #2 -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 was present who wanted to speak.

Agenda Item #3 - Review Final Subdivision Site Plan - Durrant

The Commissioners held a discussion on the Durrant subdivision's site plan.

Agenda Item #4 - Vote To Send Durrant Subdivision To Town Council With Recommendation

Commissioner Riet motioned to approve the Durrant Subdivision. With the addition of the location and elevation drawings of existing and proposed buildings. To be accompanied with the paperwork going to Town Council for final approval. This motion is based on a thorough review of the proposal and an assessment of its alignment with our community's needs, goals, and Town Ordinances. Commissioner Weber seconded the motion

Commissioner Riet - Yes

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Commissioner Weber - Yes
Commissioner Pringle - Yes
Commissioner Lancaster - Yes

Agenda Item #5 - Vote To Approve Planning & Zoning Regular Meeting Minutes On May 3, 2023

Commissioner Weber motioned to approve the May 3, 2023, minutes. Commissioner Riet seconded the motion.

Commissioner Riet - Yes
Commissioner Weber - Yes
Commissioner Pringle - Yes
Commissioner Lancaster - Yes

Agenda Item #6 - Solar Ordinance Discussion

Commissioner Pringle stated that Approximately two and a half to almost three years ago, around September 2020, the Fairfield planning commissioners recommended rezoning the northeastern corner of town to allow for a solar project. The Town Council then approved the rezoning and allowed for the development of a solar farm with a conditional-use permit. Surveys were sent to residents, but the responses did show strong support for solar farms in the light industrial East area.

Commissioner Pringle believes it is an appropriate use for the area, as it is close to the Eagle Mountains data center and far from residential areas, and the solar farm won't occupy a large space.

Over the past couple of years, the Planning Commission, the town's attorneys, and Enyo's attorneys have been working on an ordinance related to solar projects. They plan to review the ordinance and submit it to the Town Council for approval. Commissioner Pringle emphasizes the need for the ordinance regardless of whether a solar project is currently being built in the area or not. Enyo has sent over a proposed solar ordinance, which their attorney collaborated on.

The Commissioners discussed Enyo's redlines and were asked to review the ordinance.

The Commissioners held a discussion on conditional use permits.

Commissioner Pringle asked the gentleman present (the name was not given or on the sign-in sheet) if he had any comments or questions.

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Agenda Item #7 - Battery Storage Ordinance Discussion

Commissioner Pringle stated that Enyo had provided information about battery storage in the Light Industrial East Zone. They have addressed questions based on their knowledge and what they believe the Commissioners are seeking. She has suggested that Enyo initiate the rezoning process to include battery storage in the zone. After that, they plan to assess the requirements and decisions for permitting ordinances related to commissioning battery storage projects. The next step will involve writing an ordinance specifically for battery storage.

Commissioner Pringle expressed the desire to have an open conversation and discussion about the topic. Enyo has shared answers with the Commissioners and is inquiring if everyone has had the opportunity to review the information provided.

The Commissioners continued the discussion on battery storage. The Commissioners will still research battery storage and continue this discussion at the following meetings.

Jacob Simmons 8:14 PM (Via Zoom)

Thank you for having me at your meeting. I work for Enyo Energy, the rezone applicant. To clarify some things, and hopefully be helpful:

1. In the solar ordinance redlined document, any items, including text that has been deleted, is clearly marked in the pdf for you to see.
2. We have rezone applications for battery energy storage, and transmission lines, that are almost completed. We would love to have a primary point of contact to read these and help us anticipate any issues.
3. We are calculating the property tax revenue for Fairfield that will be derived from battery storage, and will report these back shortly.
4. I will likely be answering many of your questions about our plans for battery storage, so I'm glad to meet you briefly. I look forward to working with you all on this in the coming months to make sure battery storage is a good fit for Fairfield.

Thank you for all your thoughtful comments on the matter. Please email us with any questions about this.

-Jacob

Agenda Item #8 - Town Signage Discussion

The Commissioners discussed various signs that have been established in Town. The Commissioners would like to have sign standards that everyone in Town needs to follow.

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They talked about inviting a company that produces signs to come and talk to the Commissioners about the cost and branding of the signs.

Commissioners discussed using their five thousand dollar budget to pay someone to design a logo and other items so that they don't waste their time when they can have someone with expertise.

Agenda Item #9 - ADU Ordinance Discussion

The Commissioners have placed this matter on their priority list. They intend to review their previous work and make necessary adjustments to ensure its compatibility with state regulations. Once the necessary revisions are made, they will proceed with codifying the regulations related to and ensure that they align with any changes made by the State.

The Commissioners will work on the ADU ordinance and have further discussions on it at future meetings.

Agenda Item #10 - General Plan Discussion

The Commissioners discussed the General Plan and focused on page 32 on the need for three-phase power in Fairfield.

Agenda Item #11 - Vote To Send General Plan To Town Council For Review

Commissioner Weber motioned to send the General Plan to the Town Council for their approval, with changes to Chapter 8 by Alina and formatting and review and edit of historical date by Brad Gurney. This motion is based on the careful review and assessment of the General Plan, which serves as a comprehensive framework for guiding future growth, land use, and development within our community. Commissioner Weber motioned to send the General Plan to the Town Council with a positive recommendation. Commissioner Riet seconded the motion.

Commissioner Riet - Yes

Commissioner Weber - Yes

Commissioner Pringle - Yes

Commissioner Lancaster - Yes

Agenda Item #12- Discuss Old Business

Chairwoman Pringle asked about updates from Oakcrest Development. Mayor Gurney has not heard anything.

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Agenda Item#13- Discuss New Business

Commissioner Lancaster: in the Town's current situation, single-phase power is available for existing residents, but there is a need for three-phase power for future development. The question arises as to why the town should be responsible for providing three-phase power. Jerry Bradshaw is bringing three-phase power to his place and suggests that when working with Rocky Mountain Power, one can pay upfront to bring the power and then get a refund when others hook onto that line. According to Rocky Mountain Power's setup, this can extend up to four people in ten years.

Commissioner Pringle agrees that the town doesn't necessarily need to allocate a budget for bringing in three-phase power. However, she believes it's crucial to include a statement in the town's general plan indicating the need for three-phase power. She proposed having Rocky Mountain Power conduct an economic benefit study to assess the requirements and explore possibilities for meeting this need, which she considers important.

Commissioner Pringle would like to have a map of the water lines in the general plan. Mayor Gurney talked about the booster station for the water lines and moving the water chlorinator station.

The Commissioners were informed of training classes they could take for free for land use.

The New Chair and Co-chair will be voted on in the July meeting. Mayor Gurney will change the process of someone staying on as Chairperson of the Commission. If no one is willing to step up for that position. Commissioner Strong is ready to have someone else step into her position.

Commissioner Pringle stated that IRL will be cleaning up around their property.

The Commissioners held a brief discussion on trucks and or vehicles that have run various residents off the road when they are turning into Fairfield. Mayor Gurney asked for that information to be sent to Stephanie Shelley, and she will get the information to our Deputy.

Agenda Item #14 - Action Items

Review of the Solar Ordinance

ADU review

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Commissioner Pringle will finish the General Plan and have it ready for the Town Council.

Agenda Item #15- Adjourn the Planning Commission Regular meeting.

Motion made by Commissioner Weber to end the meeting. Commissioner Pringle seconded the motion. The meeting's end time is 9:14 p.m.

January 3, 2024

Stephanie Shelley

Minutes Approval Date

Town Recorder Stephanie Shelley