

**Approved Meeting Minutes
Fairfield Planning Commission
Regular Meeting
February 1, 2023**

MINUTES

Date: Wednesday, February 1, 2023

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

Time: 7:00 p.m.

Minutes: Stephanie Shelley

Agenda Item #1 - Open the Planning Commission Regular Meeting.

Chairwoman Alina Pringle called the meeting to order at 7:01 pm.

AGENDA ITEM #1 - Roll Call.

Alina Pringle, Daymon Stephens, Heather Strong, David Riet, Jane Lancaster

Staff Present: Stephanie Shelley-Recorder

Others Present: Mayor Brad Gurney

Via Zoom: Cole Powelson, Evelyn Carpenter, AJ Bell, Christine Mikell, Kelton Butterfield, iPad

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.)

Cole Powelson (via Zoom) runs the Sierra Cars manufacturing operation in Salt Lake City and is requesting to use the Terry Messersmith race track for testing, development of cars, and commercial driving experience. He would like to expand his operations to Fairfield. The Commissioners stated that as long as it is approved in that zone and follows the nuisance ordinance, it should not be a problem. They told Cole he would need restrooms and power brought to the property.

Agenda Item #3 - Discuss and Approve the Site Plan for Jayson Densley's Agriculture Building.

The Commissioners looked at Jayson Densley's Agriculture building site plans. After further discussion with Jayson, since he has plans to store other things besides AG equipment, this can not be only used as an AG building. It was decided that it should be permitted as another building. Jayson will bring in the required documents for the change in the permit.

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Commissioners Lancaster moved that we approve the site plan to based on what was discussed tonight and required that Alina and Heather sign off on it, and let him move forward with his building. Commissioner Strong seconded the motion. The motion passed unanimously.

*Chairwoman Pringle - Yes
Commissioner Strong - Yes
Commissioner Lancaster - Yes
Commissioner Riet - Yes
Commissioner Stephens - Yes*

Agenda Item #4 - Discussion on the Durrant Road Vacation.

The Commissioners discussed the Durrant Road Vacation.

Commissioner Stephens motioned that we forward the Durrant petition for the vacation of this 150 East to the City Council. Commissioner Lancaster seconded the motion. The motion passed unanimously.

*Chairwoman Pringle - Yes
Commissioner Strong - Yes
Commissioner Lancaster - Yes
Commissioner Riet - Yes
Commissioner Stephens - Yes*

Agenda Item #5 - Discussion and Vote to Approve the Butterfield Site Plan.

The Commissioners talked with Kelton Butterfield about his site plan. He must meet the setbacks, fire hydrant, and waterline requirements and be shown on the site plan. The Fire Marshall shall have to review the plans.

Mayor Gurney talked about 670 North Road. He said the road is 56 feet wide, and they will need to have the road go down evenly on both sides of the property lines. Codi will be required to deed over their portion of the road. The Strongs will get some of the property back since they deeded over the entire road. The road will go down evenly through both sides of the property lines so that one property owner does not have to give up all their property for the road.

Agenda Item #6 - Presentation with Enyo Renewable Energy. Then a discussion with Enyo and the Commissioners.

Adrienne Bell thanked them for allowing them to answer the Commissioners' questions from previous meetings. Evelyn Carpenter gave the [Enyo Renewable Energy](#) presentation.

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The Commissioners discussed with Enyo that they would like a decommissioning plan. They talked over the bond with the insurance Enyo would have for it. They would like a third party for inspections. The Commissioners asked what the surrounding property owners would be able to do or impact. Enyo let them know that there should be no impact on the surrounding property. Enyo let the Commissioners know it would create revenue for the Town. The Commissioners told ENYO that when it gets to point, the Commissioners will need a CUP for this project. The Commissioners asked what technology they would like to use there. Enyo stated that they had yet to decide which technology they would use.

Enyo asked the Commissioners about a time frame. Chairwoman Pringle will give the Commissioners' opinion to the Town Council at the next week's Town Council meeting.

The General Consensus of the Planning Commission to allow a CUP for battery storage in the LI-E Zone was in support of it depending on the conditions in the CUP

Agenda Item #7 - Discussion with Utah Sparklers Storage in the Light Industrial West Zone with Barbara Wolf.

Barbara Wolf would like to postpone until Utah Sparklers Storage can be present.

Agenda Item #8 - Vote to Approve the Planning Commission Regular Meeting Minutes on June 1, 2022.

Commissioner Lancaster motioned to approve the minutes on June 1, 2022. Commissioner Stephens seconded the motion. Unanimously approved

Chairwoman Pringle - Yes

Commissioner Strong - Yes

Commissioner Lancaster - Yes

Commissioner Riet - Yes

Commissioner Stephens - Yes

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

Tabled

Agenda Item #10 - Vote to approve the Planning Commission Work Session Minutes on January 11, 2023.

Commissioner Lancaster motioned to approve January 11, 2023, minutes. Commissioner Stephens seconded the motion. Unanimously approved

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Chairwoman Pringle - Yes

Commissioner Strong - Yes

Commissioner Lancaster - Yes

Commissioner Riet - Yes

Commissioner Stephens - Yes

Agenda Item #11 - Discussion on the General Plan.

Chairwoman Pringle asked the Commissioners to review the General Plan in the next two weeks.

Agenda Item #12 - Future agenda items.

- The General Plan.
- Discuss with Barbara Wolf about Utah Sparklers Storage in the Light Industrial West Zone.
- David Hansen talked about whether to vacate or move the phantom road that goes through his property. The Commissioners discussed it and reviewed the parcel map. The Commissioners would like the road to be moved. They will send their recommendations to the Town Council.
- ADU Ordinance

Agenda Item #13 - Discuss Old Business.

Updates on North Pointe - Mayor Gurney explained that he could not answer any questions officially for another 2 weeks. He did say that the Town received documents from Utah County from a GRAMA request to make some decisions on how to proceed with North Pointe.

The IRL CUP will be completed in a few weeks.

There is no new information on Crestville or East Side property owners.

The Town will have renderings of the park soon, and then they will move forward with the project.

Agenda Item #14 - Discuss New Business.

Nothing was discussed.

Agenda Item #15 - Action Items.

Commissioners are to work on their respective sections of the General Plan.

Commissioners will continue to do their research on battery storage technology.

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Agenda Item #16 - Adjourn the Planning Commission Regular meeting.

Motion made by Commissioner Lancaster to adjourn the meeting. Commissioner Strong seconded the motion. The meeting adjourned at 9:18 pm.

May 3, 2023

Stephanie Shelley

Minutes Approval Date

Town Recorder Stephanie Shelley