

Approved Meeting Minutes

Fairfield Town Council

Regular Meeting

December 18, 2024

Regular Meeting

Date: Wednesday, December 18, 2024

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

Time: 6:00 P.M.

Minutes By: Stephanie Shelley

Call to Order

1) Roll Call 7:01 pm

Town Council Members Present:

Mayor Hollie McKinney, RI Panek, Tyler Thomas, Richard Cameron (via Zoom), Michael Weber

Staff Present:

Stephanie Shelley- Recorder, Codi Butterfield - Treasurer, Todd Sheeran- Attorney

Others Present: Tal Adair, Cherie Anderson (IRL), Niel Schwendiman (North Pointe), Wayne Taylor, Daymon Stephens, Jami & Brison Mascaro, Brent Ault.

Others Present Via Zoom: Clay Shelley, Brett Mansfield, Mike, iPad, Adrienne Bell

2) Prayer / Pledge Of Allegiance

Councilman Thomas offered the prayer. The Pledge of Allegiance was recited.

3) General Public Comment (2-minute limit per person): Comments are for any matter not on the agenda and not related to a pending land use application.

Damon Stephens, had some concerns with the airport. He said that it's getting beyond ridiculous. The flights and stuff over there. The current overlay zone does not account for this new runway that's been put in, and their approach and landing. It doesn't match up with what they're trying to do and whether they're actually flying past or not saying to accommodate their runway. They have 10,000 operations a year. Equivalent to at least 28 a day. Between 3:45 and 5 o'clock tonight, there were 27 touch-and-go's over there. Nothing to do with the rest of the day. The helicopter that was over there the other day, what a freaking joke. And that thing circled around town for 3 hours. Touch and go. Then they have got 3 flight schools there. This is supposed to be a private airport. It's supposed to be utilized by the residents that were living there, in homes. The ones who had a business there it wasn't supposed to be open to the public with everybody coming and going. We've got airplanes now that are much larger than what we were told would be landing there. Daymon couldn't get his phone out the other day to

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get a picture of a big twin-prop plane landing there. It just got ridiculous. Daymon said that we know none of these people over there are making noise and are not residents of Fairfield. Fairfield residents are the ones who have put up with it. These are the same things I brought up at the public meeting. I wouldn't have even approved that the additional size of the airport with the noise it would bring is ridiculous. And we were assured it'll only be the people that are living here. There's no problem. Well, that's not what it is. We need to do something about it. They're not operating within the zoning ordinance.

Cherie Anderson Intermountain Regional Landfill, we don't oppose any business expansion, but we do have concerns. With this going public, it did not align with what we understood the scope of and the impact of it would be. And so this is our concern is that the proposed layout right now could hinder our ability to continue providing essential services and the potential limitations on our option, on our operations, and any future expansion. It poses a significant risk to the long-term value of our facility. Not just for our business but for the town. We need to be able to provide this essential service. It's an asset to a community, and its ability to operate and adapt to future needs is critical. I also want to note that North Pointe is here as well. They share similar concerns about the impact of this proposal on our operations and their operations as well. This airport should have taken into consideration the fact that we do have these two facilities whereas, and there should have been measures to take into account of that, and the current one does not. It does have some concerns for us as well, not only just our day-to-day operations but any future cell development in that as well. We need to be able to ensure that we continue to serve effectively sustainability. We're willing to work and do what we need to do. We've been a community partner and are willing to do what the town needs or wants us to do. But this is a concern that we wanted to bring up, but it is a big concern for us.

Niel Schwendiman from North Point Solid Waste shares the same feelings as IRL. We've worked with the town over the last few years on some issues that we've had. And even with our master plan, we took it into account. We made some accommodations to our master plan for the airport, And we feel like it's just kind of been pushed to the side. So, our concerns are, again, the same. We are an asset to the community as well. One of the things that we worked on with the town was our operating hours. You know, we, you know, we're asked to make sure we weren't operating at certain times, and we conceded to that. We expect the same for any other business.

Jamie Mascaro, a resident, is also concerned about the airport. So where we live, we get a lot of flyovers. It's a lot. I work from home, and it affects my work. Especially yesterday, it was for an hour. I swear it was 20 plus. It is like a fly kept flying around. We do have a petition going around. We've gotten a lot of signatures, and there's more to come. But it's not only there are a lot of different residents who have different concerns, not only for one safety. You have planes

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that have accidents, and you always hear about plane crashes on the interstate. So, for the safety of our residents. We like to shoot clay pigeons, but it's hard when you have planes flying towards you. It's the safety of being out shooting, and what is the pilot gonna think, and could it cause them to have an accident? Because they see it. There are a lot of concerns with that, and it's just been a lot. It's been months, and it's just getting worse. When they first moved here, it wasn't too bad, but the last year, 6 months, it's awful. And it's all the time. Jamie asked the Council to do something to help residents out because there's a lot that's not happening.

Joel McKinney agreed with the previous speakers and reiterated his concerns about the airport issue.

Bryson Mascaro, a resident, the biggest concern is safety. It's annoying. He feels like we've lost our privacy. We like to live in the country, and I really like to go outside and be in the country and not worry about anybody. Then, when I look up, I see a plane 100 feet above me, and I can see the pilot. I can see his face. It's a concern. He doesn't feel like he has privacy in his backyard. Safety is the biggest thing. We love living out here for the country aspect and being quiet. But what's gonna happen when a plane lands in one of your guys' houses or ours or anybody's? It's gonna devastate Fairfield. It's gonna not only hurt or kill people, but they do crash. They crash every day. I know there are car crashes every day. I know planes are safer than cars, but they crash all the time. What's gonna happen when they crash into one of our houses?

Jamie Mascaro, we need more than just a sign that says, be kind to Fairfield residents; don't fly over their homes. That's not working. There needs to be something in place that there are consequences for doing it. She doesn't know if the airpark has contacts with the people that fly in and out there, but there's gotta be something there. All of us should have consequences for their actions. So there needs to be something besides, oh, I'll tell them, or, oh, I don't see them on the radar. Everyone has tons of videos of it; we just need something done.

Mayor McKinney closed the Public Comment period. Thank you, everybody, for voicing your concerns. Just because we're not responding to you does not mean we don't hear you.

Reports

1) Planning Commission Update. Soil Ordinance, Subdivision Ordinance, and Accessory Dwelling Unit (ADU) ordinance

Wayne Taylor let the Council know that the Planning Commission has been working diligently in cooperation with the town attorney, Todd. Several ordinances were presented for review and approval, including a soil ordinance and an accessory dwelling

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unit ordinance. It was noted that some of these ordinances have specific timelines for approval. The Commission aimed to ensure the ordinances were prepared responsibly and comprehensively. Minor adjustments, if needed, were recommended to be made before moving forward with final approval.

Regarding the subdivision ordinance, it was suggested that the airpark-related item be temporarily removed until the matter is resolved. A slide displaying the current subdivision ordinance (Section 10.15.a) was presented, outlining the subdivision process.

The process begins with a concept meeting, during which developers present a site plan. Previously, a site plan was signed that included a runway, homes, a pavilion, a clubhouse, and an estimated 20–28 additional hangars, accommodating approximately 50 more planes. At the time of approval, the potential noise impact was not fully anticipated. It was initially assumed that the smaller kit planes would remain standard, but the larger planes currently in use have significantly increased noise levels and frequency.

The subdivision process outlined in the ordinance includes multiple steps requiring both Town Council recommendations and preliminary plat approvals by Planning and Zoning and the Town Council. It was noted that several of these steps were not followed, resulting in missed opportunities for intervention. It was suggested that this issue be addressed to improve processes moving forward.

2) Update from Brett Mansfield with Silverlake Internet

Brett Mansfield provided an update on the internet service project. He reported that back-ordered equipment had arrived, allowing for the construction of the North Fairfield tower. Brett mentioned plans to submit paperwork for using power poles and expected to start servicing homes with fiber along the main street by early February.

Brett also discussed upgrades to the wireless network and improvements to the core network infrastructure. He addressed previous connectivity issues and stated that most problems should be resolved unless trees have become obstacles for certain residences.

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Resolution/Ordinances

- 1) **Resolution No. R2024-25 A Resolution Of Fairfield Town, Utah, Consenting To The Transfer Of Title To Property Located In The Boundary Of The Interlocal Of The New School District In West Utah County.**

Councilman Thomas motion to approve Resolution No. R2024-25 A Resolution Of Fairfield Town, Utah, Consenting To The Transfer Of Title To Property Located In The Boundary Of The Interlocal Of The New School District In West Utah County.

Councilman Panek seconded the motion. The motion passed unanimously.

Mayor McKinney - Yes

Councilman Thomas - Yes

Councilman Panek - Yes

Councilman Cameron - Yes

Councilman Weber - Yes

- 2) **Ordinance No. 2024-12, An Ordinance Of Fairfield Town, Utah, Amending Fairfield Town Code § 10.15 Relating To The Town's Subdivision Ordinance.**

Councilman Thomas motioned to approve Ordinance No. 2024-12, An Ordinance Of Fairfield Town, Utah, Amending Fairfield Town Code § 10.15 Relating To The Town's Subdivision Ordinance, with changes previously mentioned. Councilman Panek seconded the motion. The motion passed unanimously.

Mayor McKinney - Yes

Councilman Thomas - Yes

Councilman Panek - Yes

Councilman Cameron - Yes

Councilman Weber - Yes

- 3) **Ordinance No. 2024-13, An Ordinance Of Fairfield Town, Utah, Amending Fairfield Town Code § 5.3 Relating To The Town's Soil Ordinance.**

Councilman Thomas motioned to approve Ordinance No. 2024-13, An Ordinance Of Fairfield Town, Utah, Amending Fairfield Town Code § 5.3 Relating To The Town's Soil Ordinance.

Councilman Panek seconded the motion. The motion passed unanimously.

Mayor McKinney - Yes

Councilman Thomas - Yes

Councilman Panek - Yes

Councilman Cameron - Yes

Councilman Weber - Yes

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4) Ordinance # 2024-14, An Ordinance of the Fairfield Town Council of the Town of Fairfield, Utah, Amending Chapter 10.11 (Permitting Accessory Dwelling Units in Certain Zones) and Title 12 (Adding and Amending Certain Definitions), and Enacting Section 10.7.255 (Accessory Dwelling Units Regulations).

Councilman Thomas made a motion to approve Ordinance # 2024-14, An Ordinance of the Fairfield Town Council of the Town of Fairfield, Utah, Amending Chapter 10.11 (Permitting Accessory Dwelling Units in Certain Zones) and Title 12 (Adding and Amending Certain Definitions), and Enacting Section 10.7.255 (Accessory Dwelling Units Regulations). With the addition of item 9 in Section D, Councilman Panek seconded the motion. The motion passed unanimously.

Mayor McKinney - Yes

Councilman Thomas - Yes

Councilman Panek - Yes

Councilman Cameron - Yes

Councilman Weber - Yes

Business Items

1) Discussion with Enyo about Text amendments regarding transmission lines.

Adrienne Bell from Enyo joined the meeting via Zoom to discuss potential text amendments regarding transmission lines. The company had submitted a conditional use permit for a solar storage facility that includes a transmission line component. The current code limits structure height to 35 feet, but the proposed transmission towers would be between 90 and 125 feet tall.

Adrienne explained that the transmission line would connect the Quicksilver projects in Utah County to the Mercer substation. The council expressed interest in seeing more detailed plans and understanding how this project might coordinate with Rocky Mountain Power's plans for transmission lines in the area.

After discussion, the council decided to:

1. Have Enyo submit an application for a text amendment using the proposed language.
2. Allow the Planning Commission to consider the application informally at their next meeting.
3. Schedule public hearings for both the conditional use permit and the proposed text amendment in February.

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The council also requested that Enyo provide more information about their projects in Utah County and investigate potential coordination with Rocky Mountain Power's transmission line plans.

2) Discuss Christmas in the Night Sky Event

The council discussed the recent Christmas in the Night Sky event, noting that it was generally successful. Key points included:

1. Restroom facilities: There were complaints about long lines. It was brought up on some damage to the bathrooms. The council considered adding portable toilets for next year's event.
2. Equipment: Richard was commended for his work in securing and setting up equipment. The council agreed to keep a list of equipment used for future events.
3. Entertainment: The drone show was a success.
4. Money raised: The event raised close to \$9500 for Christmas-related activities, with some funds still available for families in need.
5. Sponsors: The council discussed ways to thank sponsors, acknowledging their significant contributions.
6. Logistics: The transition period was noted as challenging. It was suggested that more support from State Park, including additional personnel or volunteers, be arranged during this time. Parking arrangements and better coordination between incoming and outgoing personnel were identified as key areas to address. Clear communication about the process was also recommended.
7. Parade: The parade was well-attended, with more participants than expected.
8. Food vendors: There was a suggestion to add one more food truck to provide more options.

The council agreed to book most event elements for next year and work on addressing the minor issues that arose soon.

3) Approval of Minutes: November 20, 2024

Councilman Thomas made a motion to approve the November 20, 2024. Councilman Panek seconded the motion. The motion passed unanimously.

Mayor McKinney - Yes

Councilman Thomas - Yes

Councilman Panek - Yes

Councilman Cameron - Yes

Councilman Weber - Yes

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Closed Session

Possible motion to enter into closed session for the purchase, exchange, or lease of property; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual; or the deployment of security personnel, devices, or systems.

Councilman Weber made a motion to temporarily recess the Council meeting to go into closed meeting for the following purpose(s): C. Strategy sessions to discuss pending or reasonably imminent litigation. Councilman Thomas seconded the motion. The motion passed unanimously.

Mayor McKinney - Yes

Councilman Thomas - Yes

Councilman Panek - Yes

Councilman Cameron - Yes

Councilman Weber - Yes

Council members Thomas, Panek, Cameron, and Weber voted for the motion, and zero council members voted against the motion. The motion passes, and the Council will go into closed meeting to discuss pending or reasonably imminent litigation, and will be held in the Town Office.

Mayor Mcklnney motioned to re-open at 9:19 pm.

Adjournment

Councilman Panek made a motion to adjourn the meeting. Councilman Thomas seconded the motion. The motion passed unanimously.

The meeting adjourned at 9:19 p.m.

January 15, 2025

Stephanie Shelley

Minutes Approval Date

Stephanie Shelley Town Recorder