

Approved Meeting Minutes
Fairfield Planning Commission
Regular Meeting
January 7, 2025

Minutes

Date: Wednesday, January 7, 2025

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

Time: 7:00 P.M.

Minutes By: Recorder: Stephanie Shelley

Commissioner Taylor opened the meeting at 7:02 pm.

Heather Strong, David Riet, Jane Lancaster, Wayne Taylor, Kyler Fisher

Staff Present:

Recorder: Stephanie Shelley, Todd Sheeran (Town Attorney)

Others Present:

Tal Adair

Via-Zoom Adrienne Bell, Spencer Foster, iPad, Scot, Weber, Mike

Wayne's statement at the Enyo public hearing was moved to February 5, 2025.

Business Items

The Commissioners will discuss (without public comment) and may approve the following items:

Commissioner Wayne Taylor asked if there were any comments on the December 4, 2024, minutes. Commissioner Lancaster expressed a general concern about canceling a previously motioned public hearing, citing worries about the transparency of such actions. She referenced a Google search suggesting that canceling public hearings might conflict with principles of transparency. In response, Commissioner Taylor clarified that the public hearing had been postponed due to necessary changes identified by both attorneys involved, which would be addressed during the current meeting.

The discussion continued with Town Attorney Todd Sheeran, who joined the meeting later, clarifying that if notices for the public hearing had not been sent, a new motion and plan would need to be drafted to reschedule the hearing. Todd explained that no additional action would be required if notices were not sent. However, if notices had been issued, a formal motion to hold the public hearing at the next meeting would be necessary. Commissioner Taylor confirmed that no notices were sent, allowing them to proceed with drafting a new plan.

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Attendees emphasized the importance of documenting the decision to table the public hearing until the next meeting.

Commissioner Taylor officially recorded that the Quicksilver public hearing was rescheduled for February 5, 2025, at 7 PM.

Following the discussion, a motion was made to approve the minutes:

1) December 4, 2024, minutes.

Commissioner Lancaster's motion to approve the December 4, 2024, minutes of the Planning Commission. Commissioner Riet seconded the motion. Unanimously approved

Commissioner Taylor - Yes

Commissioner Strong - Yes

Commissioner Riet - Yes

Commissioner Lancaster - Yes

Commissioner Fisher - Yes

2) Discuss the Quick Silver IV (ENYO) CUP.

The discussion about the Quicksilver Conditional Use Permit (CUP). The main issue was the height of the power poles required for the project, which exceeded the town's 35-foot height limit for structures.

Adrienne Bell, from Enyo, explained that they proposed running a 345 keV line on the eastern edge of their property, requiring towers up to 120 feet tall. This necessitated a text amendment to the Light Industrial East zoning code to exempt transmission towers from the height limitation.

The commission discussed several aspects of the project:

1. Location and route of the transmission line
2. Coordination with Rocky Mountain Power
3. Ownership of the affected properties
4. Potential benefits and concerns for the town

Todd, the town attorney, advised the commissioners to consider two separate issues:

1. Concerns with the conditional use application
2. Concerns about having high transmission lines in the zone

The financial benefit to the town was estimated at \$1 million over the 20-year life of the project.

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The commission generally agreed that the project was in an appropriate zone and location for the town. They decided to continue working with Enyo and move the discussion back to the town council.

No formal motion was made, but the commission indicated they were in favor of allowing the process to move forward, with further discussion to follow at the public hearing in February.

3) Conflict of Interest yearly paperwork

Stephanie Shelley explained that due to changes in state law, commission members needed to fill out conflict of interest paperwork.

No further discussion occurred on this item.

4) Ethical Behavior yearly paperwork

This item was mentioned alongside the conflict of interest paperwork, but no specific discussion occurred.

Commissioner Lancaster made a motion to end the meeting. Commissioner Strong seconded the motion. The meeting ends at 7:42 pm.

February 5, 2025

Stephanie Shelley

Minutes Approval Date

Stephanie Shelley Recorder/Clerk