

Fairfield Town

Utah County, Utah

PUBLIC NOTICE IS HEREBY GIVEN THAT THE
Planning Commission of Fairfield, Utah
Shall hold a Public Hearing / Regular Session on
February 5, 2025 @ 7:00 P.M.
at the Fairfield Town Office
103 East Main Street Fairfield, Utah

Agenda

Call to Order

- 1) Roll Call

Public Hearing

The Commissioners will accept public comment, limited to no more than 15 minutes total, on the following items:

- 1) Review a Conditional Use Permit (CUP) for Vehicle Storage requested by Stauffer's Road Solutions, LLC and Larry's Road Solutions, LLC.

Business Items

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

- 1) Approve the January 7, 2025, minutes
- 2) Vote on a Conditional Use Permit (CUP) for Vehicle Storage requested by Stauffer's Road Solutions, LLC and Larry's Road Solutions, LLC.
- 3) Decide on a date for the next meeting.

Discussion and Presentation Items

- 1) Light Industrial West Zone CUP/Ordinance discussion/ possible change.
- 2) Review the Conditional Use Permit (CUP) application submitted by Scott Jensen for Eco-Point.
- 3) Quick Silver IV (ENYO) CUP discussion
- 4) ENYO text amendment for the Light Industrial East Zone discussion
- 5) Annual training on the Open Public Meetings Act.

Adjournment

Join Zoom Meeting

<https://us06web.zoom.us/j/84690571210?pwd=DiZROJorp1mDLS20hIV0KT4JqboggU.1>

Meeting ID: 846 9057 1210

Passcode: 806234

Certificate Of Posting

The above agenda notice was posted on or before the 4th day of February 2025 at the location of the meeting, Fairfield town office 103 East Main Street Fairfield, UT, and at the Fairfield town website <https://fairfieldtown-ut.gov/meetings/>, and on the Utah State public notice website at <https://www.utah.gov/pmn/index.html>.

In Compliance With The Americans With Disabilities Act, Individuals Needing Special Accommodations (Including Auxiliary Communicative Aids And Services) During This Meeting Should Notify City Offices At 801-766-3509.

Date

Stephanie Shelley Town Recorder/Clerk

Fairfield Town

Utah County, Utah

Conditional Use Permit Application

Applicants Information:

Name of Applicant: Larry's Road Solutions, LLC
Mailing Address: 511 S. 1325 W.
City: Orem State: UT Zip: 84058
Phone Number: (801) 226-3413
Email Address: jesse@stankers towing.com

Property Information:

Property Address/Location: 995 Allens Ranch Rd. Fairfield, UT 84013
Parcel Number: 67:101:0002
Zoning District: Light Industrial
Property Owner(if different than applicant): Hape Properties
Owner's Address: 1390 S. 825 W. Lehi, UT 84043

Proposed Use Detail:

1. Describe the proposed use: Storage of vehicles towed in
for county Sheriffs. Either accident or impound.

2. How does the proposed use align with the zoning requirements of the property?
It should fit in Light Industrial. This is
the zone we have our yards in other cities
along the Wasatch Front.

3. Explanation of why the proposed use is not a standard permitted use in zoning district:
I am not sure why but it is just vehicle
Storage

-
-
4. List any structures, modifications, or Improvements associated with the proposed use:

We are putting up a barbed wire chain link fence in the corner of Hape properties.

5. Days and hours of operation (if applicable):

8-5pm, gate will be locked at all times.
We would just meet customers at the yard to release.

6. Anticipated traffic, noise, or environmental impacts:

Customers will meet us at the yard to retrieve their vehicles.

Supporting Documentation:

The following documents are required for submission with this application:

- Site plan detailing property boundaries, existing structures, and proposed structures.
- Vicinity map showing surrounding land uses.
- A written narrative explaining how the proposed use will comply with all applicable Fairfield ordinances.
- Any additional studies, reports, or plans (e.g., traffic study, environmental analysis) as requested by the Planning Commission.
- Measures to mitigate potential negative impacts (noise, traffic, aesthetics, odors)
- Proof of property ownership or a letter of authorization from the property owner if the applicant is not the owner.

Conditions and Requirements:

- All conditional uses must comply with the Fairfield Land Use Ordinance.
- The applicant is responsible for obtaining all necessary permits and approvals from other agencies or entities.
- The Planning Commission may impose additional conditions to ensure the proposed use is compatible with surrounding properties.
- The permit is subject to review and potential revocation if any conditions of approval are violated.

Application Fees:

- Application Fee: \$_____ (non-refundable)
- Additional fees may be required for technical reviews or public hearings.

Acknowledgement:

By signing below, The applicant affirms that all information provided in the application and accompanying documents is true and accurate to the best of their knowledge. The applicant agrees to comply with all applicable laws and ordinances and acknowledges that incomplete applications may delay processing.

Applicants Signature:**Date:** 1.30.2025**Property Owners Signature:**Hape Properties is out of town, Verbal Auth
over phone**Date:** 1.30.2025

For Office Use Only

Date: ____/____/____

- ☐ TI permit completed: permit # _____ Date: _____
By: _____
- ☐ Application fees paid
- ☐ Hearing Date: _____ (attach Public notice)
- ☐ Fire Inspection completed: Date _____ By: _____
- ☐ Fire Inspection fee paid
- ☐ Utah County Health Department Approval Number _____
- ☐ Zoning: _____
- ☐ Water Share Number: _____
- ☐ Planning Commission: Approved: _____ Denied: _____ Date: _____
Comments: _____

- ☐ Town Council: Approved: _____ Denied: _____ Date: _____
Comments: _____

Condition of Approval (if any):

- ☐ Total Fees: _____ Paid: _____
- ☐ Check #: _____
- ☐ CUP #: _____

Planning Commission Signature: _____

Date: _____

Title

Signature

Date

Fairfield Town

Utah County, Utah

Conditional Use Permit Application

Applicants Information:

Name of Applicant: Stauffer's Road Solutions, LLC
Mailing Address: 511 S. 1325 W.
City: Orem State: UT Zip: 84058
Phone Number: (801) 226-3413
Email Address: jesse@stauffers-towing.com

Property Information:

Property Address/Location: 995 Allens Ranch Rd. Fairfield, UT 84013
Parcel Number: 67:101:0002
Zoning District: Light Industrial
Property Owner(if different than applicant): Hope Properties
Owner's Address: 1390 S. 825 W. Lehi, UT 84043

Proposed Use Detail:

1. Describe the proposed use: Storage of vehicles towed in for county sheriffs. Either accident or impound.
2. How does the proposed use align with the zoning requirements of the property?
It should fit in light industrial. This is the zone we have our yard in other cities along the Wasatch Front.
3. Explanation of why the proposed use is not a standard permitted use in zoning district:
I am not sure why but it is just vehicle storage

-
-
4. List any structures, modifications, or Improvements associated with the proposed use:

We are putting up a barbed wire chain link fence in the corner of Hape properties.

5. Days and hours of operation (if applicable):

8-5pm, gate will be locked at all times.
We would just meet customers at the yard to release.

6. Anticipated traffic, noise, or environmental impacts:

Customers will meet us at the yard to retrieve their vehicles.

Supporting Documentation:

The following documents are required for submission with this application:

- Site plan detailing property boundaries, existing structures, and proposed structures.
- Vicinity map showing surrounding land uses.
- A written narrative explaining how the proposed use will comply with all applicable Fairfield ordinances.
- Any additional studies, reports, or plans (e.g., traffic study, environmental analysis) as requested by the Planning Commission.
- Measures to mitigate potential negative impacts (noise, traffic, aesthetics, odors)
- Proof of property ownership or a letter of authorization from the property owner if the applicant is not the owner.

Conditions and Requirements:

- All conditional uses must comply with the Fairfield Land Use Ordinance.
- The applicant is responsible for obtaining all necessary permits and approvals from other agencies or entities.
- The Planning Commission may impose additional conditions to ensure the proposed use is compatible with surrounding properties.
- The permit is subject to review and potential revocation if any conditions of approval are violated.

Application Fees:

- Application Fee: \$_____ (non-refundable)
- Additional fees may be required for technical reviews or public hearings.

Acknowledgement:

By signing below, The applicant affirms that all information provided in the application and accompanying documents is true and accurate to the best of their knowledge. The applicant agrees to comply with all applicable laws and ordinances and acknowledges that incomplete applications may delay processing.

Applicants Signature: 

Date: 1-30-2025

Property Owners Signature: Hage Properties is out of town, Verbal Auth

Date: 1-30-2025

over phone

For Office Use Only

Date: ____/____/____

- ☐ TI permit completed: permit # _____ Date: _____
By: _____
- ☐ Application fees paid
- ☐ Hearing Date: _____ (attach Public notice)
- ☐ Fire Inspection completed: Date _____ By: _____
- ☐ Fire Inspection fee paid
- ☐ Utah County Health Department Approval Number _____
- ☐ Zoning: _____
- ☐ Water Share Number: _____
- ☐ Planning Commission: Approved: _____ Denied: _____ Date: _____
Comments: _____

- ☐ Town Council: Approved: _____ Denied: _____ Date: _____
Comments: _____

Condition of Approval (if any):

- ☐ Total Fees: _____ Paid: _____
- ☐ Check #: _____
- ☐ CUP #: _____

Planning Commission Signature: _____

Date: _____

Title

Signature

Date

Fairfield Town

Utah County, Utah

Conditional Use Permit Application

Applicants Information:

Name of Applicant: Ecopoint, Inc Scott Jensen
Mailing Address: 211 W 5th St
City: Rifle State: CO Zip: 81650
Phone Number: 801 419 1750
Email Address: Scott.Jensen@ecopoint-inc.com

Property Information:

Property Address/Location: 383 Big Spring Road, Fairfield UT 84013
Parcel Number: 59:061:0073
Zoning District: A/R 10
Property Owner(if different than applicant): Darwin W and Lise D Bundy
Owner's Address: 383 Big Springs Road, Fairfield UT 84013

Proposed Use Detail:

1. Describe the proposed use: Ecopoint intends to develop a native seed farm and native plant greenhouse operation on the parcel.
2. How does the proposed use align with the zoning requirements of the property? Agriculture is permitted in the A/R 10 zone. Both the native seed farm and greenhouse operation are agriculture.
3. Explanation of why the proposed use is not a standard permitted use in zoning district: The lot/parcel lacks frontage to a public road.

-
-
4. List any structures, modifications, or Improvements associated with the proposed use:

Construction of 4 ~~green~~ Hoophouse structures.

Development of irrigation from the existing system to the Hoophouses.

Bringing Power on site and into the Hoophouses.

Siting a Port a Potty.

5. Days and hours of operation (if applicable):

7am - 7pm 7 days/week

6. Anticipated traffic, noise, or environmental impacts:

1-5 employees working on site and associated vehicles.

Tractors operating in the seed production field

Supporting Documentation:

The following documents are required for submission with this application:

- Site plan detailing property boundaries, existing structures, and proposed structures.
- Vicinity map showing surrounding land uses.
- A written narrative explaining how the proposed use will comply with all applicable Fairfield ordinances.
- Any additional studies, reports, or plans (e.g., traffic study, environmental analysis) as requested by the Planning Commission.
- Measures to mitigate potential negative impacts (noise, traffic, aesthetics, odors)
- Proof of property ownership or a letter of authorization from the property owner if the applicant is not the owner.

Conditions and Requirements:

- All conditional uses must comply with the Fairfield Land Use Ordinance.
- The applicant is responsible for obtaining all necessary permits and approvals from other agencies or entities.
- The Planning Commission may impose additional conditions to ensure the proposed use is compatible with surrounding properties.
- The permit is subject to review and potential revocation if any conditions of approval are violated.

Application Fees:

- Application Fee: \$_____ (non-refundable)
- Additional fees may be required for technical reviews or public hearings.

Acknowledgement:

By signing below, The applicant affirms that all information provided in the application and accompanying documents is true and accurate to the best of their knowledge. The applicant agrees to comply with all applicable laws and ordinances and acknowledges that incomplete applications may delay processing.

Applicants Signature: Scott Jensen

Date: 1/30/2025

Property Owners Signature: Cheryl Jensen

Date: 1/30/2025

For Office Use Only

Date: ____/____/____

- ☐ TI permit completed: permit # _____ Date: _____
By: _____
- ☐ Application fees paid
- ☐ Hearing Date: _____ (attach Public notice)
- ☐ Fire Inspection completed: Date _____ By: _____
- ☐ Fire Inspection fee paid
- ☐ Utah County Health Department Approval Number _____
- ☐ Zoning: _____
- ☐ Water Share Number: _____
- ☐ Planning Commission: Approved: _____ Denied: _____ Date: _____
Comments: _____

- ☐ Town Council: Approved: _____ Denied: _____ Date: _____
Comments: _____

Condition of Approval (if any):

- ☐ Total Fees: _____ Paid: _____
- ☐ Check #: _____
- ☐ CUP #: _____

Planning Commission Signature: _____

Date: _____

Title

Signature

Date

Fairfield Town

Utah County, Utah

Text Amendment Application

GENERAL

The purpose of the attached documents is to provide information necessary to plan for, apply for, and submit the necessary information to obtain approval for a Zoning Text Amendment in the Town Of Fairfield. By providing the required information it will enable the timely completion of your project. Not providing the necessary information will require the return of the application and submitted documents to you and will unnecessarily delay progress and final approval. This document is meant to act as a guide for individual projects and may require additional information to be provided, depending upon the nature of the project.

Property:

59-109-0003,59-109-0004,
Sidewell/Parcel # From Utah County: 59-109-0005 Acreage: 320 acres Lots: _____

Approximate Street Address: _____

Project Name: Quicksilver Solar IV

Project Location: Light Industrial East Zone

Type of Application

- ☐ Concept
- ☐ Preliminary
- ☐ Final
- ☐ Agreement
- ☐ Conditional Use Permit
- ☐ Design Review
- ☐ Development Plan
- ☐ General Land Use Amendment
- ☐ Site Plan
- ☐ Site Plan Amendment
- ☐ Temporary Use Permit
- ☐ Zone Change
- ☒ Other: Land Use Ordinance Change Application

Applicant: Christine Mikell

Company: Lake Mountain Land Co, LLC

Address: PO Box 71810

City: Cottonwood Heights State: UT Zip: 84171

Phone: 801-455-1045

Cell: _____

Email: christine@enyo-energy

Consultant: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____
Email: _____

*****Property Owner(s):**

Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____
Email: _____

Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____
Email: _____

*****Applicant Must identify as a “Property Owner,” all holders of any legal title to the property; if necessary, attach additional page(s) to this application to identify Property Owners.*****

By signing below, the Applicant hereby represents and affirms the following:

1. Definitions:

- a. “Application”: The application includes (i) this application form (ii) the Property Owner(s) Affidavit, and (iii) all information (whether written or verbal) provided by the Applicant, by the Consultant, by the Property Owner(s) in Furtherance of the Application (“ Supporting Parties”).

2. Information is True and Correct. The information described on this Application form and contained in the Property Owner’s Affidavit is true and correct. The Applicant will use its best efforts to ensure all contents of the Application are accurate and current.

3. Property Owner(s) Consent to this Application. All Property Owner(s) (i) have reviewed and expressly approved of the contents of this Application form, and (ii) consent to the Applicant pursuing approval of the Application.

4. Town’s Right to Contact Property Owner(s). The Town has the right to contact the Property Owner(s) directly, in writing or through other means, to verify any information contained in the application.

5. Contact with Property Owners(s) is not interference. Contact by the Town as Outlined in “4”. Above is and shall not be considered interference with the Applicant’s business dealings.

6. Incorrect or Untrue Information Voids this Application. If any information provided as part of the Application is untrue or incorrect, at the option of the Town(i) this Application shall be considered void (ii) the Town shall have no obligation to process the Application, (iii) any commitments allegedly made by the Town or flowing from the Application, including also the alleged grant of any development rights by

the City, shall be considered void and unenforceable, and (iv) the Applicant shall indemnify and hold the Town harmless for any costs or claims resulting from false or incorrect representations (A) of or from the Applicant has or had knowledge.

7. Notice to the Town of a Changed Event. The Applicant has an affirmative duty to (i) notify the Town in writing of a Changed Event. (ii) fully inform the Town of the nature and details of a Changed Event, and (iii) provide such notice and information within two (2) business days of a Changed Event. A Changed Event is any action or occurrence, (i) that occurs subsequent to the date the Applicant executes this Application form, and (ii) which alters the legal relationship of the Applicant and the Property Owners(s) to the extent that either (A) the Applicant no longer authorization from the Property Owner(s) to pursue the Application, or (B) results in any representation or information in this application or the Property Owner's Affidavit to be, in whole or in part, untrue, incorrect or inaccurate.

Applicants Signature:  **Date:** 01 / 27 / 2025

For Office Use Only

Date: ____/____/____

- ☐ Application fees paid
- ☐ Zoning: _____
- ☐ All documents submitted: Date: _____
- ☐ Planning Commission: Approved: _____ Denied: _____ Date: _____
- Comments: _____
- _____
- _____

- ☐ Town Council: Approved: _____ Denied: _____ Date: _____
- Comments: _____
- _____
- _____

- ☐ **Total Fees:** _____ **Paid:** _____
- ☐ **Check #:** _____
- ☐ **License #:** _____

Title

Signature

Date

ZONING ORDINANCE TEXT AMENDMENT

SUBMITTAL CHECKLIST

Applicant Lake Mountain Land, LLC Date Jan 27, 2025

Project Quicksilver Solar IV

ZONING ORDINANCE TEXT AMENDMENT

In writing, explain the reason and justification for such zone ordinance text change and a statement setting forth the manner in which the proposed zone text change would further promote the objectives and purposes of the Fairfield Town Code; the statement must include the following:

- ☐ Public purpose for the amendment in question.
 - ☐ Confirmation that the public purpose is best served by the amendment.
 - ☐ Compatibility of the proposed amendment with general plan policies, goals, and objectives
 - ☐ Consistency of the proposed amendment with the General plan's timing and sequencing provisions on changes of use
 - ☐ Potential of the proposed amendment to hinder or obstruct the attainment of the general plan's policies
 - ☐ How each of the approval criteria are being met per the Town code
- SECTION 10.1.110
- ☐ Provide comparisons to the regulation of other jurisdictions

NOTE: Incomplete applications will not be scheduled for Planning Commission Review

1. Land Ordinance Section 10.17.100.I.10.-a – Amend to include new language below:

Electrical transmission towers, substations, and equipment that are part of a Solar Power Plant-Large shall not exceed one hundred and seventy-five (175) feet in height.

2. Land Ordinance Section 10.11.210.H – Amend to include new language in blue below:

H. Building Height. No building or structure in this zone shall be over two (2) stories with a thirty-five (35) ft. maximum height, **except for electrical transmission towers, substations, and equipment that are approved as part of a Solar Power Plant-Large.**

Public purpose for the amendment in question:

Land Ordinance 10.17.100.I.10.a elaborates on the standard for the allowed height of components and buildings related to solar power plants by allowing for increased height of electrical transmission lines. The amendment is needed because the land use reasons for the current height limitations do not apply to electrical transmission lines. The height of electrical transmission lines is dictated by safety and electrical design requirements. Building height maximums, however, are typically used to minimize the obstruction of viewsheds by new development. Transmission towers and equipment do not obstruct or block viewsheds in a similar manner and therefore should not be subject to similar height restrictions. Additionally, transmission towers and equipment are only allowed in the Light Industrial East Zone, which is far from any residential zones.

Confirmation that the public purpose is best served by the amendment:

The amendment to **Land Ordinance 10.17.100.I.10.a** elaborates on the standard for the allowed height of components and buildings related to solar power plants by setting a height restriction on electrical transmission lines. By establishing a height restriction on these utility structures, the amendment ensures that power can be effectively transmitted without material impacts to the character of Fairfield Town. The amendment to **Land Ordinance 10.11.210.H** aligns the amendment to the Solar Power Plant-Large with the rest of the town code.

Compatibility of the proposed amendment with general plan policies, goals, and objectives:

The proposed height limits are also consistent with broader policy goals identified in the **Fairfield General Plan (July 2023)**. The General Plan emphasizes the Town's need to develop and provide **three-phase power**, a requirement that can be efficiently met through solar power plants. By regulating the height of transmission lines, the Town can ensure that this power is delivered efficiently with minimal impacts to the viewshed.

Consistency of the proposed amendment with the General plan's timing and sequencing provisions on changes of use:

Leaving blank, as per town attorney Todd Sheeran's instructions.

Potential of the proposed amendment to hinder or obstruct the attainment of the general plan's policies:

We also acknowledge the presence of **West Desert Airpark**. Many other airports of similar size to the West Desert Airpark have transmission lines located within one-mile of their facilities, as shown below.

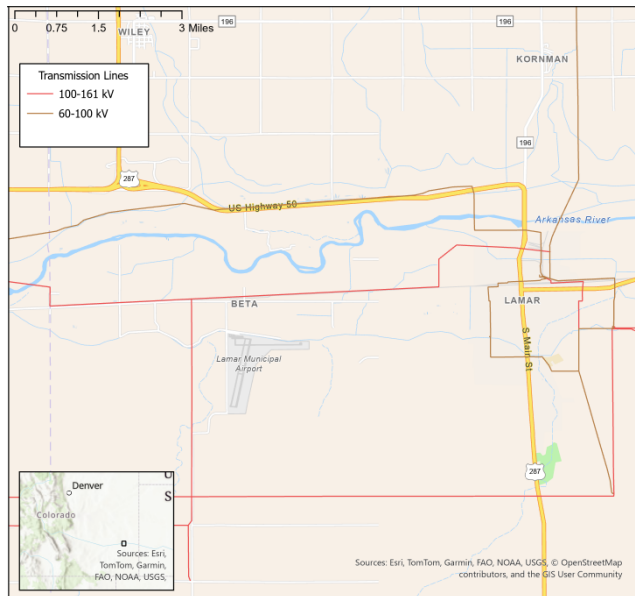
How each of the approval criteria are being met per the Town code SECTION 10.1.110:

Leaving blank, as per town attorney Todd Sheeran's instructions.

Provide comparisons to the regulation of other jurisdictions:

Utah County's land use ordinance permits transmission lines in all zones where solar power plants are permitted. Solar power plants require overhead transmission lines to connect to the grid. However, **Utah County** does not impose any such height restrictions on the utility structures associated with solar power plants, as seen in **Land Use Ordinance 8.44.B.3**. To minimize potential impacts of transmission lines to the Town, this amendment to Fairfield's ordinance includes a 175' height restriction.

Lamar, CO Lamar Municipal Airport



Parma, CO Monte Vista Municipal Airport



Dutch John, UT Dutch John Airport



Title	QKS Fairfield Text Amendment Application_20250127
File name	QKS Fairfield Tex...tion_20250127.pdf
Document ID	e7a51ec504c8a8344219b052eaa1ba4a11c537a3
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History



SENT

01 / 28 / 2025

01:13:49 UTC

Sent for signature to Christine Mikell
(christine@enyo-energy.com) from jacob@enyo-energy.com
IP: 162.125.47.59



VIEWED

01 / 28 / 2025

01:15:10 UTC

Viewed by Christine Mikell (christine@enyo-energy.com)
IP: 173.165.129.10



SIGNED

01 / 28 / 2025

01:15:20 UTC

Signed by Christine Mikell (christine@enyo-energy.com)
IP: 173.165.129.10



COMPLETED

01 / 28 / 2025

01:15:20 UTC

The document has been completed.