

Approved Meeting Minutes
Fairfield Planning Commission
Regular Meeting
February 5, 2025

Minutes

Date: Wednesday, February 5, 2025

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

Time: 7:00 P.M.

Minutes By: Recorder: Stephanie Shelley

Call to Order

- 1) Roll Call

Commissioner Taylor opened the meeting at 7:00 pm.

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

Staff Present:

Recorder: Stephanie Shelley, Mayor: Hollie McKinney (Via-Zoom), Attorney: Todd Sheeran (Via-Zoom)

Others Present: Tal Adair, Michael Weber, Scott Jensen (EcoPoint), and Jesse Stauffer.

Via-Zoom:

Colby Webb, Spencer Foster (MAG),

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.**

Commissioner Taylor opened the public hearing to review a conditional use permit for vehicle storage requested by Stauffer's Road Solutions LLC and Larry's Road Solutions LLC.

Mark Canyon from Stauffer's Road Solutions explained that they were requesting to use a 40x40 foot chain link fenced area in the southwest corner of Mike's property at Extreme Diesel. He stated this would allow them to be on the police rotation for towing in the Eagle Mountain, Fairfield, and Cedar Fort areas. Canyon clarified it would just be a holding yard for insurance companies or for people to retrieve their vehicles, not long-term storage. He noted vehicles are typically moved within 60 days and they do not do any dismantling or sell parts.

Wayne Taylor thanked Canyon for the explanation and noted they would discuss it further in the regular meeting. With no further public comment, Wayne Taylor closed the public hearing.

Emailed comment:

From: alina [rmkplanes.com](mailto:alina@rmkplanes.com) <alina@rmkplanes.com>

Sent: Wednesday, February 5, 2025 11:39 AM

To: Wayne Taylor <wtaylor@fairfieldtown-ut.gov>

Subject: Re: Public Hearing Tonight?

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The other landowners in the area and businesses have done a great job at improving the area with screening for businesses like that. I'm hopeful the planning commission will continue their commitment to requiring screening and/or landscaping along Allen's Ranch Road for certain uses. Especially around the cemetery where we continue to honor our fallen soldiers.

Thank you for work.

Alina

Business Items

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

1) Approve the January 7, 2025, minutes

Commissioner Taylor asked if there were any comments on the January 7, 2025 minutes.

Commissioner Reit stated that he thought the minutes looked accurate, and he didn't see any discrepancies.

Commissioner Lancaster motioned to approve the January 7, 2025, minutes. Commissioner Riet seconded the motion. Unanimously approved

Commissioner Taylor - Yes

Commissioner Strong - Yes

Commissioner Riet - Yes

Commissioner Lancaster - Yes

Commissioner Fisher - Yes

2) Vote on a Conditional Use Permit (CUP) for Vehicle Storage requested by Stauffer's Road Solutions, LLC and Larry's Road Solutions, LLC.

Commissioner Taylor asked for clarification on whether the CUP request was for 8 total vehicles or 8 for each company. Mark Canyon confirmed it would be a maximum of 8 total vehicles, split 4 and 4 between the two companies, in the 40x40 foot space.

Commissioner Riet asked about screening the area to avoid looking at crashed cars. It was confirmed that the area is already screened.

Riet also asked about the containment of leaking fluids. Canyon explained they use oil containers under leaking vehicles if needed, but fluids typically leak out before arriving at the yard.

Commissioner Strong inquired about lighting. Canyon stated they use small solar motion-activated lights to meet state requirements. The commission emphasized that any lighting must be aimed downward to avoid light pollution.

Todd Sharon (Town Attorney) reviewed the CUP and recommended approval, including a 90-day limit to begin operations.

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Commissioner Riet's motion to approve business item #2 moved to approve the conditional use permit for vehicle storage requested by Stauffer's Road Solutions LLC and Larry's Road Solutions LLC, based on compliance with the six criteria read by Wayne Taylor by Todd Sheeran.

- 1. Compliance with all applicable local, state, and federal regulations.*
- 2. Installation of required screening and fencing per city code.*
- 3. Implementation of dust control measures.*
- 4. Hours of operation to be between 8 am-5 pm, M-F.*
- 5. The vehicles are stored (a) in a way that prevents fluids from leaking on the ground, (b) on impermeable surfaces, such as concrete or asphalt, to prevent soil contamination, and (c) less than 90 days.*
- 6. All lighting be downcast and shielded to prevent light pollution.*

Commissioner Strong seconded the motion. The motion passed with Commissioner Lancaster abstaining and all other members voting in favor.

Commissioner Taylor - Yes

Commissioner Strong - Yes

Commissioner Riet - Yes

Commissioner Lancaster - abstained

Commissioner Fisher - Yes

3) Decide on a date for the next meeting.

The commission discussed scheduling a special meeting on February 18, 2025, at 7:00 PM to hold public hearings so they can be properly noticed. All members indicated they could attend on that date.

Discussion and Presentation Items

1) Light Industrial West Zone CUP/Ordinance discussion/ possible change.

The commission reviewed a draft update to the Light Industrial West zone ordinance. Key points of discussion included:

- Adding definitions for permitted uses
- Reviewing setback requirements, particularly for accessory structures
- Discussing building height limits, including allowing up to 50 feet with approval
- Clarifying standards for special use permits
- Addressing landscaping and screening requirements

The commission agreed to continue reviewing the draft and place it on the agenda for a public hearing at the February 18th meeting.

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2) Review the Conditional Use Permit (CUP) application submitted by Scott Jensen for Eco-Point.

The commission reviewed a CUP application from Scott Jensen for a greenhouse business. Key points discussed:

- The business is not located on a public road, which needs to be addressed
- It is currently zoned agricultural but operating as a commercial business
- Options include changing the ordinance or issuing a conditional use permit
- The mayor recommended doing a text amendment to allow greenhouses in the AR-10 zone
- Road access and fire safety concerns need to be addressed
- The commission was generally supportive of the business but wanted to ensure proper procedures are followed

The commission agreed to continue working with the applicant on solutions and to place a text amendment for greenhouses in the AR-10 zone on the February 18th meeting agenda for a public hearing.

Commissioner Lancaster moved to have a public hearing on our next meeting on February 18, 2025, for a text amendment for the AR-10 zone. Commissioner Strong seconded the motion.

Commissioner Taylor - Yes

Commissioner Strong - Yes

Commissioner Riet - Yes

Commissioner Lancaster - Yes

Commissioner Fisher - Yes

3) Quick Silver IV (ENYO) CUP discussion

Commissioner Taylor noted there were no changes to the annual conditional use permit for Quick Silver IV (ENYO), but some adjustments would be addressed at the next meeting.

Commissioner Strong moved to add the Quick Silver IV (ENYO) CUP and the text amendment to the public hearing agenda on February 18, 2025. Commissioner Riet seconded the motion.

The motion passed unanimously.

Commissioner Taylor - Yes

Commissioner Strong - Yes

Commissioner Riet - Yes

Commissioner Lancaster - Yes

Commissioner Fisher - Yes

4) ENYO text amendment for the Light Industrial East Zone discussion

The commission discussed a proposed text amendment from ENYO for the Light Industrial East zone to allow taller power poles and equipment. Concerns were raised about the broad language

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potentially allowing large structures beyond just power poles. The commission requested more specific language, limiting it to transmission lines and substation equipment.

Todd Sharon (town attorney) agreed to work with ENYO on revised language to present at the February 18th meeting.

The motion was put at the bottom of number three.

4.5) Commissioner Taylor asked the commissioners if they recalled any previous discussions about placing power lines underground. The commissioners noted that Rocky Mountain Power typically determines their placement and that underground installation is more expensive. However, Taylor pointed out in a discussion with Todd that having power lines underground could be more cost-effective in the long run, as it would eliminate the need to relocate power poles when roads are adjusted. The commission plans to revisit this issue in the future.

**5) Annual training on the Open Public Meetings Act.
Todd Sheeran held the training on this.**

Todd Sharon (town attorney) provided annual training on the Open Public Meetings Act. Key points covered included:

- The purpose of open meetings laws
- Definition of a meeting and quorum requirements
- Avoiding violations through email discussions or gatherings before meetings
- Public hearing requirements
- Proper procedures for closed meetings
- Ethics and conflicts of interest
- Guidelines on accepting gifts

Commission members asked clarifying questions about disclosing business relationships and potential conflicts of interest.

Adjournment

Agenda Item #18- Adjourn the Planning Commission Regular Session.

Commissioner Lancaster made a motion to end the meeting. Commissioner Strong seconded the motion. The meeting ended at 9:11 pm.

March 5, 2025

Stephanie Shelley

Minutes Approval Date

Stephanie Shelley, Recorder/Clerk