

Approved Meeting Minutes
Fairfield Planning Commission
Public Hearing / Session
February 18, 2025

Minutes

Date: Wednesday, February 18, 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.

Call to Order

1) Roll Call

Heather Strong, David Riet, Jane Lancaster, Wayne Taylor

Excused Commissioners: Kyler Fisher

Staff Present:

Recorder: Stephanie Shelley. Mayor: Hollie McKinney, Attorney: Todd Sheeran

Others Present: Jaren Hancock, Tal Adair, Julie M Clover, Michael Weber, Jami Mascaro, Kim Fisher, Peffy Flsher, Jacob Simmons (Sandy, Utah), Brent Ault, Vern Carson, Mathew Kalm.

Via-Zoom:

Sherie Warner, Adrienne Bell, Ronnie, F9GCQ3VCMF3M, David's iPhone, Steve Mitchell, Samsung, Caden H, Alina

Public Hearing

Each public hearing item will include a presentation, an opportunity for the applicant to speak, public comment, Commission discussion, and final action. Public comments are limited to three minutes per person per item.

1) Discussion and vote on Quick Silver IV (ENYO) CUP application related to Solar Fields.

Commissioner Taylor explained that it was a discussion on the Quicksilver IV (ENYO) CUP application related to solar fields. He clarified that this was not a building permit but rather a step to move the CUP application to the town council for approval.

The proposed solar field location was on the far East Side of Fairfield in the light industrial east zone. The proposed solar field would be approximately 300-380 acres.

Commissioner Lancaster provided additional context, stating that this project had been in discussion for about five years. She clarified that this was not the same as the previously discussed 1,500-acre solar field, but rather a smaller project near Facebook.

Adrinne Bell, attorney for ENYO, provided background on the project:

- They had been working with Fairfield for many years on this potential development.
- They had previously worked on zoning amendments for the light industrial East zone, as well as solar and battery storage ordinances.

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- The current application was for a compiled conditional use permit.
- The project location was chosen due to its position on the far eastern edge of town, away from residential areas.
- They had worked with the town on conditions of approval and felt they had addressed the concerns raised.

Public comments were invited:

Jaren Hancock asked if the decision had already been made. Planning Commission members clarified that while previous steps had been approved, this specific CUP still needed to go through the approval process.

Sylvia Lawerence expressed concern about the visual impact from her property and the potential danger to migrating birds. She requested consideration for visual barriers like trees.

Virginia Olive inquired about whether the project would serve multiple companies or just one. Adrinne explained that the power generated would be sold to Rocky Mountain Power and distributed based on demand.

Jamie Mascaro raised concerns about the impact on local wildlife, including geese, foxes, pheasants, eagles, owls, and deer.

Adrinne addressed some of the concerns:

- Regarding wildlife, they conduct environmental assessments and take precautions during construction to accommodate nesting patterns.
- For migrating birds, she stated that modern solar panel technology has reduced the risk compared to older installations.
- She emphasized the tax benefits to the community from the project.

The commissioners discussed the tax benefits of the project and its connection to the power grid. Adrian explained that the power would be sold to Rocky Mountain Power and distributed based on demand.

After discussion, a motion was made:

Commissioner Riet Motion to approve the Quick Silver IV (ENYO) CUP application related to Solar Fields. On the Condition on the WC3 letter and, on condition WC3 letter and On the Condition that the Town Council will approve the Light Industrial Text Amendment for the power lines. Commissioner Strong seconded the motion. The motion passed unanimously.

Commissioner Taylor - Yes

Commissioner Strong - Yes

Commissioner Riet - Yes

Commissioner Lancaster - Yes

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2) Discussion and vote on a text amendment relating to structure height in the Light Industrial East Zone, which would allow for 175-foot power lines.

Commissioner Taylor addressed the current 35-foot height restriction in the Light Industrial East zone and proposed an amendment to increase the allowable height to 175 feet for transmission lines. This amendment is essential to support the high-voltage infrastructure required for the area's solar energy projects.

Adrienne Bell, representing ENYO, provided insights into the project's impact, emphasizing that:

- The transmission lines will be placed along the far eastern boundary of ENYO's property, reducing visibility and limiting effects on Fairfield's residential areas.
- Their primary function is to connect to the Mercer Substation near Facebook, a key distribution point.
- The southern portion of the transmission route is still under evaluation, with a focus on optimizing efficiency and cost-effectiveness.

Adrienne reassured the commission and attendees that the project's footprint would remain minimal, with a commitment to:

- Efficient land use to prevent unnecessary expansion.
- Aligning with existing utility structures while conducting thorough environmental assessments.
- Maintaining open communication with Rocky Mountain Power to explore collaboration while ensuring ENYO's independent project timeline remains on track.

Public comments were invited:

Jacob Simmons from ENYO Energy clarified that the ordinance as written would only apply to transmission lines approved as part of a solar power plant at large, not for any project.

An unnamed attendee asked about the size of the power lines. It was clarified that they would be similar to the existing 350 kV lines along Lake Mountain.

Michael Weber inquired about whether the transmission lines would extend into Fairfield's jurisdiction. It was clarified that the lines would remain primarily within ENYO's property, aligning with the town's preference to limit infrastructure impact.

Commissioner Strong's motion to send the text amendment relating to structure height in the Light Industrial East Zone, which would allow for 175-foot power lines. To the Town Council. Commissioner Riet seconded the motion. The motion passed unanimously.

Commissioner Taylor - Yes

Commissioner Strong - Yes

Commissioner Riet - Yes

Commissioner Lancaster - Yes

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3) Discussion and vote on a text amendment to the Light Industrial West Zone that is proposing to change the regulations and uses in the zone.

Commissioner Taylor explained that they proposed changes to the Light Industrial West zone to update and clarify allowed uses. They began reading through a list of proposed uses, including:

- Accessory structures
- Agriculture and agricultural industry
- Automobile sales and service
- Automotive body and paint repair
- Car wash/truck wash
- Commercial greenhouses
- Contractor yard
- Fireworks manufacturing, storage, and sales
- Gas stations
- Industrial outdoor storage
- Indoor shooting range
- Microbrewery and distillery
- Pawn shops
- Tow yards and vehicle storage

The commission discussed various aspects of the proposed changes, including:

- The need to add back some previously allowed uses that were accidentally omitted, such as caretaker dwellings and RV/boat storage.
- Concerns about setback requirements and their impact on usable land.
- The need to review and potentially update definitions for various uses.

Because the changes are complex and extensive, the Commission postponed the discussion to a future meeting.

4) Discussion and vote on a text amendment relating to the uses in the AR-1, AR-5, AR-10, and AR-40 zones.

Vern Carson provided information on the frontage requirements for AR-10 and AR-40 zones, noting that the lots are not all uniformly shaped. He recommended adjusting the frontage requirement accordingly. In response, the Commission decided to set the frontage at 300 feet.

Additionally, Vern suggested changing the term "water share" to "water rights" to better reflect the amount of water needed for the properties.

Commissioner Taylor introduced the item, explaining that they proposed changes to clarify and update allowed uses in the Agricultural Residential zones.

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The commission discussed various aspects of the proposed changes, including:

Permitted Uses:

- Accessory structures
- Agriculture and animal husbandry
- Child care centers
- Churches
- Farm animals
- Home-based businesses
- Single-family residential dwellings
- Schools (public, private, and charter)

Area Requirements:

- Connection to the Fairfield culinary water system
- Water share requirements
- Septic system feasibility studies

Setbacks and Frontage:

- Adjusted frontage requirements for AR-10 and AR-40 zones from 350 feet to 300 feet based on Vern Carson's input about standard lot sizes.

Farm Animal Standards:

- Discussed the need to reference state water rights and best management practices instead of specifying animal numbers.

Fencing Standards:

- Discussed allowing fences higher than 4 feet in front yards if they do not obstruct views.

Home-based Businesses:

- Decided to reference Title 3.5 for specific regulations.

Commissioner Strong motioned to send the text amendment relating to the uses in the AR-1, AR-5, AR-10, and AR-40 zones to Town Council, with the condition that we get the definition for 'see Farm animals' to get it put in there as they look at it. Commissioner Lancaster seconded the motion. The motion passed unanimously.

Commissioner Taylor - Yes

Commissioner Strong - Yes

Commissioner Riet - Yes

Commissioner Lancaster - Yes

Business Items

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

1) Discuss Planning Commission Open Seat.

The Commission acknowledged Jane Lancaster's resignation from the Planning Commission. Her last meeting will be the next scheduled meeting. The commission discussed the process for filling the open seat:

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- The town needs to put out a 14-day notice for applicants.
- Applications will be reviewed and brought to the town council.
- The next town council meeting on March 20th would allow time for this process.
- The appointed person would serve until June/July, at which point they would need to reapply for the position.

The Planning Commission decided to put the application for new planning commissioner out in June.

Adjournment

Commissioner Strong made a motion to end the meeting. Commissioner Lancaster seconded the motion—meeting end time 9:13 pm.

March 5, 2025

Stephanie Shelley

Minutes Approval Date

Stephanie Shelley, Recorder/Clerk