

Approved Meeting Minutes
Fairfield Planning Commission
Regular Session
April 8, 2025

Minutes

Date: Wednesday, April 8, 2025

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

Time: 7:00 P.M.

Minutes By: Recorder: Stephanie Shelley

1) Call to order

Commissioner Taylor opened the meeting at 7:02 pm.

Heather Strong, David Riet, Wayne Taylor, Kyler Fisher

Staff Present:

Recorder: Stephanie Shelley (via Zoom)

Others Present:

Scott Jensen (EcoPoint, Inc.), Tal Adair, Shawn Hill (GSBS), Jonathan Love (White Hills), Michael Weber, Alina Pringle.

Via - Zoom

Eric (Bowen Collins), Shawn Hill (GSBS), T Adair

Business Items

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

1) Approval of minutes: March 5, 2025

Commissioner Strong motioned to approve the March 5th minutes as written.

Commissioner Riet seconded the motion. Unanimously approved

Commissioner Taylor - Yes

Commissioner Strong - Yes

Commissioner Riet - Yes

Commissioner Fisher - Yes

2) Update from Planning Commission Chair on town items

Commissioner Wayne Taylor provided an update on recent town council actions:

- The town council issued a notice of intent regarding the air park zone and water ordinance.

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- This will pause any related actions for up to 180 days until new or revised ordinances are passed.
- The planning commission will likely have 45 days to review it.
- The town attorney suggested 30 days would cover one meeting, with the possibility of a short meeting in between if needed.

3) Comcast Site Plan approval

Commissioner Wayne Taylor stated the Comcast site plan has not been corrected based on previous redlines. No one from Comcast was present. The mayor had sent it to Bowen and Collins for review, who found additional items needing correction. Commissioner Wayne Taylor said he would table this item until the corrections are made and it can be added to a future agenda.

4) Eco Point Site Pan approval

Representatives from Eco Point were present to discuss their site plan. Commissioner Wayne Taylor noted they had added the requested water information, but were still missing arsenic testing numbers. The Eco Point representative stated they had just received the arsenic test results that afternoon.

The commissioners reviewed the soil ordinance requirements:

- The residential limit is 100 milligrams
- Industrial/non-residential limit is 300 milligrams

Eco Point reported:

- They took five soil samples - 2 along the entrance road and 3 in the greenhouse area
- 2 samples were above the threshold - 1 along the road and 1 on the west side of the greenhouse area

Eco Point presented their proposed remediation plan:

- Cover the area behind the greenhouses with reburial fabric and 6 inches of gravel
- This remediation has already been done on the entrance road
- The rest of the site will be covered with reburial fabric and gravel, regardless, with 6 inches guaranteed in the problem areas.

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The commissioners discussed whether to approve the site plan before remediation is completed:

Commissioner Wayne Taylor suggested tabling it for now, but indicated he would have no issue approving it once remediation is done.

Commissioner David Reed proposed recommending approval to the town council with the condition that remediation be completed.

Commissioner Riet motioned to approve the ECO Point site plan with the condition that the soil remediation be completed within 45 days. Commissioner Fisher seconded the motion. Unanimously approved

Commissioner Taylor - Yes

Commissioner Strong - Yes

Commissioner Riet - Yes

Commissioner Fisher - Yes

5) Update from Tal Adair and Fairfield Industrial Park, requesting approval for 50' flagpole

Tal Adair provided an update on the Fairfield Industrial Park project:

- They had paused the project in November due to a \$30 million price tag for power infrastructure.
- They have decided to move forward with approvals, even without a finalized power solution.
- They are still interested in providing a well for the town, pending economic feasibility.
- They have reduced their proposed flagpole height from 120 feet to 50 feet to address airport concerns.
- They will notify the FAA about the structure as required.
- They are considering locating the flagpole either in the central park area or in the southeast corner lot.

6) Vote to approve 50' flagpole at the Fairfield Industrial Park Development.

Commissioner Taylor motioned to approve the 50-foot flagpole for the Fairfield Industrial Park based on approvals of federal, state, and local laws. Commissioner Strong seconded the motion. Unanimously approved

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Commissioner Taylor - Yes
Commissioner Strong - Yes
Commissioner Riet - Yes
Commissioner Fisher - Yes

7) Bowin and Collins' general review of the Master Waterline plan and Master Sewer Plan

Eric Neil from Bowen Collins & Associates provided an overview of the draft water master plan and sewer master plan:

Water Master Plan:

- Reviewed the existing water system and developed a hydraulic model
- Identified deficiencies, mainly related to fire flow in the northern part of town
- Projected future demands based on known potential developments
- The found source and storage capacity will be insufficient for future growth
- Recommendations include:
- Looping water lines in the north end of town
- Installing an emergency booster pump station
- Adding a new storage tank and water source on the north end of town

Sewer Master Plan:

- Currently, there is no sewer system in town; all properties are on septic systems.
- Focused on how to connect to Eagle Mountain's system
- Explored options of Fairfield building its own treatment plant vs. sending to Eagle Mountain
- The recommendation is to contract with Eagle Mountain
- Exact alignment and connection point to be determined

The commissioners discussed the possibility of eventually forming a sewer district to serve the broader area, including Cedar Fort. Eric Neil agreed this could be explored further with Eagle Mountain.

8) GSBS Vision Plan Report by Shawn Hill

Shawn Hill from GSBS presented an overview of the draft general plan:

Key elements:

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1. Local food and agriculture
2. Infrastructure and transportation
3. Conservation of land use and open space
4. Land use and development strategy
5. Industrial and economic development strategy
6. Protecting community character

Transportation strategy:

- Worked with MAG on their 2050 grid vision
- Proposed bypass route for expressway to avoid running through center of town
- Aimed to connect economic centers while routing traffic around town

Economic development:

- Identified key areas: tech overlay, Allen's Ranch Road corridor, industrial areas, air park, landfills
- Proposed transportation network to connect these areas

Local food concept:

- Identified dry farm areas and irrigated pastures
- Proposed fruit tree greenways along roads (commissioners noted fruit trees are not viable in Fairfield's climate)

Conservation:

- Highlighted hydrological features like Big Spring Creek and the Sinks

Community character:

- Proposed design elements inspired by historic buildings to maintain town's aesthetic

The commissioners provided initial feedback and agreed to review the complete draft before the next meeting. A public hearing on the general plan was scheduled for the May meeting.

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9) GSBS Report on General Plan By Shawn Hill

This was included in the previous agenda item.

10) Set date for public hearing on the General Plan, Sewer plan, Master Waterline plan, and other ordinances meeting at 6 pm

Commissioner Taylor motioned to set the public hearing date to May 7th. And we should add the general plan, then the sewer plan, the master water plan, and the sign ordinance. Commissioner Riet seconded the motion. Unanimously approved

Commissioner Taylor - Yes

Commissioner Strong - Yes

Commissioner Riet - Yes

Commissioner Fisher - Yes

11) Jonathon Love inquiring about a home-based business in the AR-5 zone

Jonathon Love inquired about operating a trailer rental business from a residential property he is considering purchasing. He proposed:

- Parking 5-10 trailers in the back of the property
- Building a workshop for trailer maintenance
- Screening the trailers from view
- Trailers would include flatbeds, dump trailers, and camper trailers

The commissioners indicated they did not have major concerns with the concept, but noted Love would need to comply with the home-based business ordinance requirements. They advised him to review Chapter 5, Section 3.5.50.5 of the ordinance for specific regulations.

12) Review of the Fairfield Town Sign Ordinance

The commissioners briefly discussed the sign ordinance draft. They agreed to:

- Change the temporary sign removal requirement from 60 days to 30 days
- Review the full ordinance individually before the next meeting
- Include it in the May 7th public hearing

13) Review Title 10 - Land Use Regulations. Chapter 16 - Special Use Regulations

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The commissioners began reviewing the draft special use regulations chapter. Key points discussed:

- Purpose and general regulations for special uses
- Application requirements and approval process
- Specific regulations for contractor yards and industrial outdoor storage

Due to time constraints, they did not complete the full review. The commissioners agreed to:

- Continue reviewing the draft individually
- Add comments or questions to the document
- Discuss further at the next meeting
- Include this chapter in the May 7th public hearing

Adjournment

Motioned made by Commissioner Strong to end the meeting. Commissioner Fisher seconded the motion—meeting end time 9:02 pm.

May 7, 2025

Stephnaie Shelley

Minutes Approval Date

Stephanie Shelley, Recorder/Clerk