

**Unapproved Meeting Minutes
Fairfield Planning Commission
Regular Meeting
August 9, 2023**

Minutes

Date: Wednesday, August 9, 2023

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

Time: 7:00 P.M.

Minutes By: Recorder: Stephanie Shelley

Agenda Item #1-

Open the Planning Commission Regular Meeting

Chairwoman Alina Pringle stated the meeting began at 7:02 pm

Roll Call

Alina Pringle, Heather Strong, David Riet, Jane Lancaster, Michael Weber

Staff Present:

Recorder: Stephanie Shelley

Others Present:

Mayor Brad Gurney, Jaren Hancock,

Via Zoom: iPad 3, iPhone, rkwilson, Jami Mascaro, AJ_Bell, Brenda Tanner, Jim Baker, Lorin, Joe, Woody Berry, Joe Tanner

Agenda Item #2 - Public Hearing on the Revised Fairfield General Plan.

Commissioner Pringle proceeds with the PowerPoint presentation.

Commissioner Pringle discussed the importance of updating Fairfield's general plan, which has not been revised since 2011, in compliance with Utah law. They mentioned collaborative efforts with BYU engineering students, the Mountain Land Association of Governments, and local surveys to gather information from residents about their desires and goals for the town's future. The vision statement for Fairfield remains focused on preserving open spaces, history, and a rural lifestyle while promoting economic opportunities.

Six main areas were revised and updated in the general plan: historic preservation, land use, transportation, moderate-income housing, public services, and environmental aspects. Goals related to historic preservation included identifying and purchasing historical properties, creating a town branding strategy, and protecting historical areas. In terms of land use, the plan aimed to establish rural density standards, improve development in industrial zones, support historic agricultural architecture, and implement a commercial overlay zone. Additionally, the plan mentioned the park master plan and tree planting incentives as part of its efforts to enhance the town's environment and infrastructure.

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Commissioners talked to those present and outlined several key initiatives and plans related to town development and infrastructure. These include mapping water lines, constructing a town park, conducting natural gas studies, improving water pressure, and expanding the municipal water system. Additionally, there is a study planned for implementing three-phase power and completing a density study for groundwater septic systems.

Regarding transportation, the town plans to adopt a Roadmaster plan, a trail master plan with trail standards, and maintenance and improvement standards for roads. They also intend to establish a bike path along SR 73. These transportation plans are included in the revised general plan, with proposed changes to the town's road network. The Trail Master Plan aims to allow UTVs on all town roads, promoting connectivity and recreational opportunities within the community. These proposals are part of the town's vision for future development and collaboration with landowners to enhance connectivity and accessibility throughout the town.

Commissioners emphasized the importance of adopting the Trail Master Plan, which includes the idea of allowing UTVs (Utility Terrain Vehicles) on all town roads. This proposal is a key component of the plan and signifies the town's commitment to enhancing recreational opportunities and accessibility for residents.

In summary, Commissioner Pringle discussed several environmental considerations included in the revised general plan. She mentioned a need to address designated but unprotected wetlands and highlighted the importance of preserving wildlife migration corridors, particularly for mule deer and pronghorn.

She also touched on the town's goal of creating moderate-income housing through an accessory dwelling unit ordinance and presented an implementation plan divided into phases. This plan allows for ongoing updates and revisions to the general plan to ensure its adaptability over time.

The presentation concluded by opening the floor to the public for comments and questions, encouraging attendees to share their thoughts and engage in the planning process.

Commissioner Pringle opened the meeting to those who had public comments.

Peter Lawrence: Former Mayor of Fairfield. Everything you've suggested is fine, except what are you going to do for water? Commissioner Pringle acknowledged Peter Lawrence's concern about water and noted that it's an important issue that should be addressed in the general plan. They mentioned that the plan currently discusses the town's existing water sources but doesn't

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outline specific strategies for obtaining more water in the future. She mentioned the current practice of requiring developers to bring their own water and suggested considering options like collaborating with organizations such as the Central Utah Water Conservancy to address future water needs. He also asked if we overdo it with building or whatever; we are going to have a problem with water unless they can bring it in from elsewhere. And that's not maybe as easy as we think.

Sylvia Lawrence: Wanted to know if they plan on keeping the five or six building permits a year. Commissioner Pringle stated that the Town Council has not said anything about this. Sylvia opened it up. Commissioner Pringle started looking into conducting a density study for septic systems in the town. They have reached out to Utah County to inquire about potential grants for this purpose. This study is a part of the general plan and aims to determine the capacity of septic systems that the town can support.

Sylvia Lawrence continued: concern about the drive to expand and change the town when many residents wish to keep it as it is. She noted the importance of preserving the town's character while recognizing the need for affordable housing. Additionally, she emphasized that land purchases and development choices should ultimately be left to individual buyers who can make decisions based on their preferences and budgets. Regarding accessory dwelling units (ADUs), it's essential to note that state laws require every municipality to have some form of moderate-income housing strategy or ordinances. Although our town is small and might not necessarily need a significant housing development, we are obligated to develop a moderate-income strategy. In our case, a suitable approach is to allow for basement apartments. This way, it accommodates scenarios where, for example, elderly residents may need additional care or a couple might seek a more affordable housing option.

Colleen Wilson: I would like to know what is the historic and airport overlay.

Hollie McKinney: expressed her disapproval of the clustering of houses in the area, suggesting that people choose to live here to avoid close neighbors. She finds it peculiar that a developer, Eagle Mountain, decided to group houses closely in such a remote location. She emphasizes their preference for living in an area with some distance from neighbors. She also raised concerns about water supply and mentioned instances where residents in Town faced significant water-related expenses. She questions the fairness of these expenses and how they relate to the general plan.

In summary, Hollie dislikes the crowded housing in their area and discusses concerns about water expenses and funding for water infrastructure. Does not like the historic overlay on homes

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Peter Lawrence: mentioned that when someone wishes to connect to the waterline, they are required about one and a quarter shares of Water.

Agenda Item #3 - Discussion on the Revised Fairfield General Plan.

The Commissioners expressed concerns and suggestions regarding a general plan. They are primarily concerned about the level of detail in the plan, particularly the drop-down menus and specific timeframes. They argue that the plan should remain more general and not contain specific assignments. Some mention the need to focus on action items, while others emphasize that the general plan should be adaptable to changes. They also discuss the need for a trail system in town. Overall, they want the plan to be a living document that can be adjusted as needed.

Jaren Hancock asked the commissioner if this was a Planning and Zoning meeting, but this is a public hearing, correct? Chairwoman Pringle stated yes, that's right. Jaren believes that a lot of internal discussions occurred during the Zoning Commission meeting, which the public had to listen to during the meeting. He feels that these issues could have been resolved among the Commission members, and by doing so, they would present a unified front, saving time and avoiding the need for intermittent meetings.

Letter from Central Valley Water Reclamation Facility read by Commissioner Pringle.

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Planning Commission

Fairfield Town Hall

103 East Main Street

Fairfield Town, UT 84013

Subject: CVWRF Comments to the Fairfield Town Revised General Plan

Dear Planning Commission:

Central Valley Water Reclamation Facility (CVWRF) received a notice of public hearing and has reviewed the Fairfield Town Revised General Plan dated July 2023. This letter is to provide comments regarding Section 1, Land Use, Action Items, on page 14 of the document. This section of the General Plan outlines an action item to, "Create standards for biosolid land applications" by the Town Council and Airpark. We feel it is important to note that biosolids land application can only be regulated through the U.S. EPA (Part 503 Regulations) as delegated to the Utah Department of Environmental Quality (UDEQ), Division of Water Quality. CVWRF is permitted under these regulations by Biosolids Permit No. UTL024392.

Biosolids land application is subject to comprehensive and specific standards, conditions, and is

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closely regulated by UDEQ to prevent potential groundwater, surface water, soil, and air pollution. Any potential for risk to human health and the environment is addressed through the specific conditions in CVWRF's Biosolids Permit. As such, we respectfully request that the General Plan be amended to remove the listed action item to create standards for biosolid land applications. In its place, we would suggest that the Town require that biosolids land application be in compliance with the conditions required by the UDEQ, Division of Water Quality, in CVWRF's Biosolids Permit.

We feel that existing use of CVWRF's property as an occasional land application site and backup site to existing land application operations at other locations serves to maintain the agricultural use, open space, and rural quality of life enjoyed by the Town's residents and is consistent with the goals stated in the General Plan.

A couple other points we would like to mention regarding the plan are:

1. An ATV route is shown on the southern boundary of CVWRF's property along a private road owned by FARM Training. There is currently no public road on the south leg of the ATV route, so any route needs to be developed to avoid conflicts with traffic from existing uses (i.e., FARM Training and CVWRF)
2. The plan mentions that land degradation to the west of Allen's Ranch Road has led to flooding damaging adjacent properties 'downstream' and that the major property owner is working to mitigate flooding hazards. Land degradation is only a small part of the issue contributing to the flooding that has occurred. Much of the water causing the flooding originates upstream of CVWRF's property and is conveyed onto the property through multiple culverts under SR 73. Fully addressing the flooding issues is a shared responsibility and will require cooperation efforts with adjacent landowners both upstream and downstream of CVWRF's property.

We look forward to working with Fairfield TGown to help meet these goals while continuing to improve/reclaim CVWRF's property from many years of overgrazing and farming. We respectfully submit these comments to the General Plan and would be happy to help answer any questions regarding biosolids land application or our planned use of the poetry.

Sincerely,
Central Valley Water REclation Facility
Phillip E. Heck, PHD., P.E.
General Manager

Cc: Brandon Heidelberger, P.E., Asst. General Manager

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Bryan Mansell, P.E., Chief Engineer

Graham Gilbert, Parsons Behle & Latimer, Legal Counsel

Agenda Item #4 - Vote to send the amended Revised Fairfield General Plan to Town Council for Adoption.

The Commissioners tabled this to the next meeting.

Agenda Item #5 - Public Comment Period (2-minute limit per person) Time has been set aside for the public to express their ideas, concerns, and comments on items not scheduled as public hearings on the Agenda. Those wishing to speak are encouraged to show respect for those who serve the Town. Comments should focus on issues concerning the Town. Those wishing to speak should have signed in before the beginning of the meeting. (Please limit your comments to 2 minutes or less.)

No one present had any comments.

Small Break to wait for those to leave after the Public Hearing

Agenda Item #6 - Vote to approve the Planning Commission Regular meeting minutes on June 7, 2023.

Commissioner Strong motioned to approve the June 7, 2023, minutes. Commissioner Lancaster seconded the motion.

Commissioner Riet - Yes

Commissioner Weber - Yes

Commissioner Pringle - Yes

Commissioner Lancaster - Yes

Commissioner Strong - Yes

Agenda Item #7 - Vote to approve the Planning Commission Regular meeting minutes on July 12, 2023.

Commissioner Strong motioned to approve the July 12, 2023, minutes. Commissioner Riet seconded the motion.

Commissioner Riet - Yes

Commissioner Weber - Yes

Commissioner Pringle - Yes

Commissioner Lancaster - Yes

Commissioner Strong - Yes

Agenda Item #8 - Discussion and Review of the Durrant Site Plan.

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The Commissioners reviewed and discussed the Durrant Site Plan, and they have requested the inclusion of details regarding the placement of the power pole, water line, and fire hydrant in the plans.

Agenda Item #9 - Vote to Approve the Durrant Site Plan.

Commissioner Lancaster moved to approve the Durrant Site Plan, pending he puts the power lines on it and the fire hydrant and shows us proof of ownership, and he brings that to Alina, for signing..

Commissioner Strong seconded the motion.

Commissioner Riet - Yes

Commissioner Weber - Yes

Commissioner Pringle - Yes

Commissioner Lancaster - Yes

Agenda Item #10 - Discussion with Wild Wolf Fireworks.

Barbara Wolf, this property is situated within the Bolinder subdivision. There is a proposal to install a 200-foot by 200-foot rock pad, utilizing cold pack bridge rock to elevate and tidy up the site. The plan also involves constructing a perimeter fence around the property, with containers to be positioned on the rock base. Specific information sought includes details about the three sides of the fence and if a chain-link fence with slats is acceptable.

Barbara proposed the idea of incorporating slats into the entire design. Commissioner Pringle expressed that slats are generally discouraged by the Town, as they prefer fences that do not allow any light to pass through. Commissioner Pringle committed to reviewing the town's code and discussing the preferred fencing options with the Town Council for further clarification.

Commissioner Riet's memory? Barbara stated that they would be having a professional company install the fence.

Commissioner Lancaster's neighbor has slats in the fence that don't stay in because of the wind.

Needs to follow CUP

Here is the link for the code they were looking for during the meeting.

https://codelibrary.amlegal.com/codes/fairfieldut/latest/fairfield_ut/0-0-0-3567

Agenda Item #11 - Discussion and Review Bradshaw Sign Site Plan.

Commissioner Pringle noted that Bradshaw's sign had been exempted from the current regulations regarding its placement since it was installed and authorized prior to the

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implementation of the code. She inquired whether we could seek input from Larry Jenkins on the available options for the Town.

Additionally, Commissioner Pringle emphasized the necessity of reevaluating the sign ordinance.

Bradshaw's sign was intended for advertising within the industrial zone, even though it is situated in a commercial overlay area.

This situation pertains to signage and building permits.

Bradshaw adjusted the light shades to direct the light downward, yet the brightness of the lights remained quite intense.

Agenda Item #12 - Vote to Approve Bradshaw Sign Site Plan.

Tabled

Agenda Item #13 - Discussion and Review of the Solar Ordinance.

The Commissioners discussed the redlines on the solar ordinance that Enyo's lawyers sent.

Agenda Item #14 - Vote to send Solar Ordinance to Town Council with Recommendation.

Table until next meeting

Agenda Item #15 - Discussion on Battery Storage.

Table until next meeting

Asked Adrienne for suggestions on other draft ordinances.

Agenda Item #16 - Discussion Land Use Ordinance Violations Light Industrial West Zone.

Brad sent letters and talked to everybody except for Thom. He called at 6:30 a.m. Nelson is moving and cleaning it up. Meeting with iron works. Getting ahold of Aults. The guy across the street from Jayson. He is cleaning it up. Get with Jerry with the lights. On Tom's property boats, what do you want to see happen? If it is a violation of the code. They wanted him to move it or the screen.

Agenda Item #17- Discuss Old Business

North Pointe - Town Council extended their business license to August 15th. For any opinions on their CUP, contact the Town Council.

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Agenda Item#18- Discuss New Business

Commissioner Pringle stated that Tom has asked if a wood truss can be built; it is light industrial.

Commissioner Lancaster raised the issue of Councilwoman McKinney's email about the odor, which was noticeable on Saturday. In her email, she had reached out to the property owner, who was unaware that the renter was allowing this to occur. It was observed that there are fewer birds, and they are now situated farther away from the affected area. The smell appears to be originating from the northern side of town, where the company Danon has been disposing of whey in the field. In contrast, Commissioner Strong has not seen the trucks arriving when she is at home.

Agenda Item #19 - Action Items

GP agenda next

Solar

Look for battery storage

If you find anything on screen fencing, please share it with the PC

Agenda Item #20- Adjourn the Planning Commission Regular meeting.

Motion made by Commissioner Lancaster to end the meeting. Commissioner Strong seconded the motion. The meeting's end time is 9:21 p.m.

November 1, 2023

Stephanie Shelley

Minutes Approval Date

Town Recorder Stephanie Shelley