

Approved Meeting Minutes
Fairfield Planning & Zoning Commission
Work Meeting
April 24, 2019

DATE: Wednesday, April 24, 2019

LOCATION: Fairfield Town Office, 17872 W 1540 N, Fairfield, Utah

TIME: 7:00 p.m.

MINUTES BY: Recorder: Stephanie Shelley

AGENDA ITEM #1

OPEN THE PLANNING & ZONING REGULAR MEETING

Commission Vice-Chair Bundy stated the time of the meeting will begin at 7:09 pm.

AGENDA ITEM #2

ROLL CALL

PLANNING & ZONING COMMISSION MEMBERS PRESENT

Darwin Bundy, Pete Savage, Heather Strong,

EXCUSED COMMISSION MEMBERS

Alina Pringle, Daymon Stephens

STAFF PRESENT

Recorder: Stephanie Shelley

OTHERS PRESENT

Mayor: Brad Gurney, Chuck McLoun (Direct Communications), Clay Shelley (Camp Floyd), Tyler Thomas, RL Panek, and Holli McKinney

AGENDA ITEM #3 DISCUSSION ON FIBER OPTICS add petes comments

Chuck McLoun is a representative of Direct Communications came to talk with the Planning & Zoning to bring a fiber optic line down 1540 North to Facebook. They are the phone company in Eagle Mountain. Direct Communications stated they will have 100% fiber optics through Eagle Mountain in two months. They also have fiber optics in Tooele.

They have been contracted with Facebook to bring the Fiber Optics to their facility. Chuck stated that Facebook has hired other companies to do the work, and Facebook was not satisfied with those companies service.

Direct Communications would like to get a permit to run the Fiber Optics through Fairfield down the phone line on 1540 North. Their proposed Line will run down SR-73 to 1540 North to Facebook.

Direct Communications went to the Utah County to see who owned or where the easements were located in Fairfield. Utah County shows no easements for Fairfield. Direct Communications is asking to use Fairfield public street easements to run the fiber optic line.

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Councilman Thomas (Town Councilman) - clarified what a public easement is and what and where the public utilities can be placed. They have to go on the North side of the road. South side has the water line.

Chuck discussed the easements for Rocky Mountain Power Lines.

Councilman Thomas- stated that in the future the Town will be having sewer & gas and they want these to go into the road easement. The Town does not want to have to work over the fiber optic lines.

Chuck-

- Direct Communications has been doing this for 40 years. Stated that on County roads they can go on any side of the road within the fence. They have to work with different rules for State and County.
- Direct Communications does micro trenching in some areas such as Spanish Fork Canyon. Existing Eagle Mountain City street right of ways and all new plats have a 10 foot right of way.
- In the history of Direct Communications, the company has never had to pay for a public utility easement. They have never paid for an easement.
- Majority of people feel that telecommunications / Fiber Optics enhances their property values. It is a matter of some opinions and not shared by all.
- Want to use the Towns platted 66 foot wide streets. Want to be on the City side of the fence and not the land owners.
- They want the same rights the Town has given Rocky Mountain Power, Centurylink, and telegraph.

Councilman Thomas - if they came into Town now they would have to purchase easements. Nobody gets easements for free. Mayor Gurney stated that this is raw land so there are no set easements.

Commissioner Bundy said fiber optics would be an asset to the Town. If it works for the Master Plan he would like accommodated it I would like to see it. I don't know if that can necessary be done.

Chuck stated the line would be installed and owned by Direct Communications.

Commissioner Savage asked what the benefit for the Town would be. Chuck stated they would install cement boxes on every block (going down 1540 N). Anyone can get service along the line but not the whole town. Chuck stated that eventually everyone could get service. They would like all lines to go underground.

Commissioner Savage asked if the line runs here how will it benefit him? Chuck said it would not benefit where he lives.

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Mayor Gurney stated that is not necessarily true. It could benefit you. They have the towers they could run the lines to help those in Town not along the line.

Chuck stated that they could run spurs off of the main line. That is what they do.

Commissioner Savage asked that 100% of the fiber optic line you did in Eagle Mountain was under ground? Chuck stated they do not do arial lines. Commissioner Savage asked how much of a disruption is that to the roads. Chuck stated that it is directional bored.

Commissioner Savage asked Councilman Panek what is the policy of digging up our Town roads. Councilman Panek stated that all the fiber optic lines need to be bored under all roads.

Mayor Gurney stated that they are talking about going down the side of the street. If they encounter a paved road they need to directional bore under it.

Councilwoman McKinney stated that Direct Communications needs to come back with something that can benefit everybody. They need to consider what they can do for the Town.

Commissioner Bundy questions: In the future, sidewalks and curbs will be installed. Will the Town have to buy the easements? Do we do eminent domain or buy the easements. As people move in they will dedicate property for setbacks.

Mayor Gurney told everyone that some things can be added to the franchise agreement.

Commissioner Savage stated is there another option? What if we tell Direct Communications to pound sand. Chuck stated that it does not get built.

Mayor Gurney asked Chuck if they are working on easements from the pole line (which is by Mayor Gurney's property) down to Facebook? How many have you gotten already? Chuck stated that he does not feel right talking about this out of respect for those they are working with, he will not say who they are, and some have asked not for their names to be say who they are.

Chuck stated ultimately how bad the customer wants it they get easements through Church property they do it all the time with Church property through Eagle Mountain. Direct Communications will deal with their facility management and real estate group all the time. The Church has many property's south of Town they can go through. They would bypass the Town. If it has gotten to be done at all cost. Chuck does not want to do this he would not pick up any new customers. There bread and butter is the customers.

Councilman Panek asked about the cost to hook up for those along the line. Chuck stated it would be \$125 to hook up pre home, or \$50 with 6 month subscription. That gets it into your house. The monthly cost runs between \$30 - \$200 a month. Chuck did not have a cost for those to hook up who were not along the 1540 north.

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Mayor Gurney pointed out that the Town has infrastructure to beam the internet to home. The Town has a contract with Silver Lake. Cedar Valley Internet (Dan Metcalf) is 4 gigs. (some get 60 gigs). Silver Lake Internet, LLC. 55 to 60 gigs.

The Commission stated that If the Town allows the fiber optic line it would need to down next to the power poles.

Commission members said they would like to see the following. Would like to see some benefit to the whole Town including farthest residents (1½ to 2 miles away). The cost breakdown for service to all residents, how many gigs. The Commission asked if they could get Facebook subsidize the cost for the Town?

Chuck stated this is not our certificated area. This is Century Link area, there is no Federal Subsidies. Your subsidies is Facebook big customer big money who is subsidies this line. Without them we would not be out here.

Chuck stated the total cost for Direct Communications to put the fiber optic line in for Facebook is \$170,000.

Commissioner Bundy The Town has many issues and a lot to discuss before coming to a decision.

AGENDA ITEM #5 OLD BUSINESS

Mayor Gurney showed the Commission the map of the parking lot and road going around the Museum.

AGENDA ITEM #4 WATER ORDINANCE

Water Ordinance was reviewed and discussed. They completed the Water Ordinance will be sent to Town Council.

Commissioner Bundy made the motion to send the Water Ordinance to the Town Council. Commissioner Savage seconded it. Motion passed unanimously.

AGENDA ITEM #6 NEW BUSINESS

There was no new business.

AGENDA ITEM #7 ACTION ITEMS

There were no action items.

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AGENDA ITEM #8 ADJOURN THE PLANNING & ZONING REGULAR MEETING

Regular session will be on May 8, 2019 at 7 pm.

Commissioner Savage made a motion to adjourn the meeting. Commissioner Strong seconded it. Motion passed unanimously.

Meeting adjourned at 8:07 P.M.

August 7, 2019

Minutes Approval Date

Stephanie Shelley

Town Recorder Stephanie Shelley