

MINUTES

DATE: Wednesday, June 3, 2020

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

TIME: 7:00 p.m.

MINUTES BY: Stephanie Shelley, Recorder

AGENDA ITEM #1- OPEN THE PLANNING & ZONING REGULAR MEETING.

Chairman Daymon Stephens stated time of meeting began at 7:04 pm.

AGENDA ITEM #2- ROLL CALL.

Daymon Stephens, David Riet, Jane Lancaster, Alina Pringle (arrived at 7:06 pm)

Excused Commissioners:

Heather Strong

Staff Present:

Stephanie Shelley, Recorder

Others Present:

Mayor Brad Gurney

Jon Umber (Salt Lake City)

Emily Skill (Enyo Renewable Energy)

AGENDA ITEM #3 - SWEAR IN NEW PLANNING & ZONING COMMISSIONER.

Jane Lancaster was sworn in as the new Planning & Zoning Commission.

AGENDA ITEM #4 - REVIEW AND APPROVE SUBDIVISION PLAT FOR TERRY & HELLY NELSON.

Chairman tabled until later in the meeting.

AGENDA ITEM #5 - REVIEW AND DISCUSS ZONE CHANGE FOR THE SOLAR FARM.

Mayor Gurney introduced Emily Skill, Representative of Enyo Renewable Energy, to the Commissioners. He stated that they have come to the Commissioners to ask for a zone change on 163 acres (parcel numbers 59:109:003, 59:109:0004).

Chairman Stephens verified with the Mayor that this is the property next to Jim Simmons. Mayor stated that it is on the west side of his property.

The Commissioners looked at the parcel map on the town office wall where the property was located.

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Chairman Stephens asked Emily Skill if they have purchased or leased the property. Emily stated that they are in the process of purchasing the property. She said they want to have the substation either in Eagle Mountain or Unincorporated Utah County.

Mayor Gurney stated that Enyo would like to have the Zone Change to allow for a solar farm.

Chairman Stephens asked if the Town has heard anything from Jim Simmons. Mayor Gurney stated that he is looking into putting in roads and water. He is looking into warehouse space.

Ms. Emily Skill gave a presentation about what her company does and how they do business. She then answered questions from the Commissioners.

Chairman Stephens stated that access for the solar plant will be from Eagle Mountain.

Commissioner Lancaster asked what the new zone for the solar plant would be called. Mayor Gurney said it will be something like "Light Industrial East" or "Solar Zone" or something that will reflect the Solar Plant and what Jim Simmons is doing with his property. He said it will be something that will be different from the Light Industrial Zone.

Mayor Gurney stated that the Fire Department is okay with it. The Cedar Fort Fire Department will need to come around Eagle Mountain eventually. When Jim Simmons puts in the road it will be better for access.

Mayor Gurney answered Commissioner Pringle earlier questions. This will protect the Town's borders and bring a tax base for the Town. Commissioner Pringle asked what kind of tax base it would be and the Mayor stated that it will be property taxes.

Chairman Stephens asked Ms. Skill if they already have a company who will be buying the energy from them. Ms. Skill stated that they have no one yet. It is still in the early stages. She replied that they have been talking to Rocky Mountain Power but they have been reaching out to other companies. Chairman Stephens asked Ms Skill if they can move forward with or without having a company buying it. She stated that they can still move forward.

Commissioner Pringle asked if the project would add any improvements to the Town's infrastructure. Mayor Gurney stated that it wouldn't because it is too far east of Town.

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Chairman Stephens stated that they will have a work session before their next regular meeting. So they should be able to get the zone change and the ordinance done.

Mayor Gurney stated that the following week will be Town Council.

Chairman Stephens stated that this can be beneficial for the Town. This could keep Fairfield growing.

Mayor Gurney has been in discussions with Enyo over the past few weeks. Gurney also stated that he has information that he will send to the Commissioners.

The Commissioners discussed road access to the site through Eagle Mountain would have less impact on the Town and also the fact that they would not need infrastructure in that area from the Town. They discussed the fact that the Cedar Valley Fire Department would have to drive through Eagle Mountain to access the solar plant.

Chairman Stephens said he would like to be a good neighbor to our neighboring cities.

Mayor Gurney stated that the Town needs to have a plan for all the roads and access points to other major roads for the future of Fairfield.

Chairman Stephens stated that Jim Simmons and Enyo should work together for road access to both of their properties.

Commissioner Reit stated that since a major freeway will be going through that area the Town should plan for more business along that area.

Ms. Skill addressed the environmental concerns surrounding the solar plant. She stated that research has shown that batteries, if broken, do not cause damage to the ground. She also noted that research has shown that the solar panels can hold damage and If one of them does break they will have someone on site to take care of it. She explained that solar panels are not classified as hazardous waste. Ms Skill also said that they will have maintenance on site everyday, and If not on site, they have someone who can remotely send a call out for them to go and check on a panel. They should have one person on site or monitoring the panels by remote location. She continued by saying that the company does not like to have dust on its panels and they will use water or magnesium chloride on the roads and property to prevent as much dust as possible. She said they also plan on having native plants under the panels and they will trim

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the plants to make sure they can prevent the possibility of fire damage as much as possible. She told the Council that the panels are 10 feet high on a 60 degree angle.

Ms. Skill stated that they are in the process of building farms in Box Elder and Tooele County and construction on those will begin in this year (2020). The plan for the Fairfield project will begin in 2023. She said they will need a conditional use permit now so they can shop for buyers. She also provided a packet to the Commissioners. The solar company is based in Salt Lake County with an office in Sandy.

Ms. Skill stated that they are considering putting the substation in Eagle Mountain right now but could move it to unincorporated Utah County. She said if they do buy property they would like to annex into Fairfield. She stated that the substation will need to make sure that Rocky Mountain Power can accept their voltage on their power lines.

Ms. Skill stated that they plan to use the full 163 acres solar panels and it will have a fence around the property to keep out livestock, large wildlife, and people.

Ms. Skill stated that they need the Conditional Use Permit in order to show potential buyers that they will be installing a Solar Farm. She is very confident that they will have a buyer once they have the permit.

Ms. Skill stated that they will not have lights on all night unless they are needing to do maintenance.

Mayor Gurney stated that they will send out a letter to all property owners about a Public Hearing for the zone change. We will also send out postcards to those in Town.

Mayor Gurney stated that solar farms only last for 15 to 20 years. The permit will include the stipulation that they will need to put the ground back to the way it was and it will have noise, lights, vegetation, road and other necessary stipulations in the permit.

Ms. Skill offered to send the Town copies of conditional use permits and applications that they have filled out in Utah. She said she will email them to Mayor Gurney.

AGENDA ITEM #4 - REVIEW AND APPROVE SUBDIVISION PLAT FOR TERRY & HELLY NELSON.

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Mayor Gurney stated that Kent Withers, the Town surveyor, had reviewed their plat and he had notified Nelson's surveyor of what changes need to be made.

Mayor Gurney stated that Nelson's property title is clear and they have resolved their issue with the property line.

Chairman Stephens asked if a fence is shown on the plat. Mayor Gurney showed him where it was located.

Mayor Gurney stated that Kent Withers went over the Meadowlark Subdivision and is fine with it now.

The Commissioners held a discussion on the width of Allen Ranch Road and what should be dedicated to the Town for the road. No conclusion was reached at this time.

Chairman Stephens made a motion to approve the Meadowlark Subdivision. Commissioner Reit seconded the motion. Motion was unanimously approved.

AGENDA ITEM #6 - DISCUSS FAIRFIELD TOWNS GENERAL PLAN.

Chairman Stephens Tabled for a future meeting.

AGENDA ITEM #7- APPROVE PLANNING & ZONING REGULAR MEETING MINUTES JUNE 6, 2020.

Chairman Stephens Tabled until the July meeting.

AGENDA ITEM #8 - APPROVE PLANNING & ZONING WORK MEETING MINUTES JUNE 13, 2020.

Chairman Stephens tabled until the July meeting.

AGENDA ITEM #9 - DISCUSSION AND REVIEW TITLE 10.

Chairman Stephens tabled until the June Work Session.

AGENDA ITEM #10- DISCUSS OLD BUSINESS.

Nothing discussed.

AGENDA ITEM #11- DISCUSS NEW BUSINESS.

Nothing discussed.

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AGENDA ITEM #12 - ACTION ITEMS.

Chairman Stephens asked the Commissioners to review the Solar Zone and Ordinance and to review and comment on Title 10.

AGENDA ITEM #13- ADJOURN THE PLANNING & ZONING REGULAR MEETING.

Motion made by Chairman Stephens to end the meeting. Commissioner Lancaster seconded the motion. Meeting end time 8:45 pm.

August 5, 2020

Stephanie Shelley

Minutes Approval Date

Town Recorder Stephanie Shelley