

Unapproved Meeting Minutes
Fairfield Planning Commission
Regular Meeting
May 4, 2022

MINUTES

DATE: Wednesday, May 4, 2022

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 called the meeting to order at 7:05 pm.

AGENDA ITEM #2 - ROLL CALL.

Chairwoman Alina Pringle, David Riet, Jane Lancaster, and Heather Strong (arrived at 7:15 pm)

Excused Commissioners: Daymon Stephens

Staff Present: Recorder: Stephanie Shelley

Others Present: Mayor Brad Gurney, Justin Johnston (Jerry Bradshaw), Russ Berry (Jerry Bradshaw), Phillip Heck (Central Valley WRF), Gary Faulkner (Central Valley WRF), Michael Earl (Central Valley WRF), Brandon Heideherger (Central Valley WRF), Jess Wright, Camille & Ryan Durrant, Bryan Mansell

Via Zoom: Jon, jon (two different Jon's), Jami Mascaro

AGENDA ITEM #3 - 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.

AGENDA ITEM #4 - PRESENTATION FROM CENTRAL VALLEY WATER RECLAMATION FACILITY ON LAND APPLICATION OF BIOSOLIDS.

Mr. Phillip Heck, CVWRF, gave a presentation before the Planning Commission. (attached to the public website)

Chairwoman Pringle asked if unclassified biosolids could be taken to the landfill. Mr. Heck said yes, but only some of the landfills in the State will take biosolids. He continued by saying that more landfills are starting to refuse it.

Commissioner Riet clarified that they are talking about the sludge. Mr. Heck said they could, but they have not taken the sludge to the landfill in 20-plus years.

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Commissioner Lancaster asked if they could process the unclassified biosolids. Chairwoman Pringle clarified that reports are turned in to the Division of Water Quality. Mr. Heck informed them that they needed to report where it goes, what was applied, what land, and what type of compost. They track it and submit it to the Division of Water Quality. He also said that Class A is not restricted since it is mixed with wood chips, can be used in gardens, and is not tracked.

Commissioner Riet asked what the groundwater depth was. Mr. Heck said it had been more than five feet on the holes tested. "Commissioner Riet informed them that in some places in Fairfield, the water depth is two feet.

Mr. Heck said they must fence this property where the biosolids are spread. He said that the Department of Natural Resources thought it would be a good use. You can graze cattle after 30 days.

Chairwoman Pringle asked about the policy for this stage and the length of time until it needs to be spread. Mr. Heck stated that it needs to be spread in 30 to 90 days once delivered. He noted that one of the farmers spread it as soon as possible. For this site, he said they would have to have a quick turnaround because they would need to get the equipment back at the facility (CVWRF) as soon as possible. In the contract with the farmer, it is the farmers' responsibility to spread it. This site would be used for grazing.

Chairwoman Pringle asked if there were weather restrictions. Mr. Heck explained that they do not like to spread it on frozen ground as some equipment could sink and damage the land.

Mr. Heck stated that the testing and ground prep needs to be done on the site to get it ready for spreading.

Chairwoman Pringle asked if the Town would like a CUP to include such things as wind conditions when spreading and having the reports sent to the Town.

Mr. Heck said they are working with the State of Utah Division of Wildlife to prep the land and find the plant seeds that will work best for this area. They will divide the land into sections and spread it in each section. Prepping the fields will take the next four months.

Chairwoman Pringle said that she does not see any health issues with spreading the biosolids, and the only concern with the Town will be the smell while applying.

They brought samples of the classified A and B biosolids for those present to smell and look at its texture. The Commissioners could not detect a smell unless it was in their hands, but the smell was still very faint.

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Commissioner Riet informed those present that this is a different process than what he does in Tooele.

Mr. Heck asked the Commissioners what they meant by CUP. The Commissioners would like to sit down with the CVWRF to discuss a CUP.

Mayor Gurney has a few concerns: 1) The growth with sagebrush is faster and a huge fire hazard. Phillip Heck reported that they have a student working on getting plants that will hinder the growth of the sagebrush. They want good healthy plants that would eliminate the sagebrush and tumbleweeds. If it does occur, they will mow it down. They want to avoid those plants. 2) Long-term goals. The Town does not want to lose more farmland. Will this become a primary site? Phillip Heck said that this is a backup site for now.

AGENDA ITEM #5 - DISCUSS CONDITIONAL USE PERMIT ORDINANCE FOR BIOSOLIDS LAND APPLICATION.

Chairwoman Pringle asked the Commissioners if it would be wise to have a CUP or contract with CVWRF. She then suggested the following reasons for doing a CUP: 1) To protect the residents. 2) The Town would have the CUP on file for the residents to review. 3) Protect property values. 4) Protect the migrating corridor for wildlife. 5) To add trails for ATVs, horses, and walking.

Commissioner Riet suggested that the Town follow their (CVWRF) existing permit with the State. He also said that he would like to see trails to Five Mile Pass.

Mr. Heck said that the CVWRF board had approved the Town's request to put a Welcome to Fairfield sign on their property. They could have trails go alongside the property along the road.

Commissioner Strong agreed with Commissioner Riet that the Town should follow the existing agreement with the State. She does not see the need for more restrictions.

Commissioner Lancaster agrees with the other Commissioners that it is not a huge priority since it will take five years to reclaim the land.

Mayor Gurney said that the Town should mirror the States agreement with the CVWRF.

Phillip Heck will give the Town their State permit information (with the permit number). The Town can write up the CUP with the permit number, so if requirements do change, the Town will have it already taken care of.

They will work with the Department of Wildlife Resources to get the money released to reclaim the grazing land for wildlife. This project could begin in January.

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AGENDA ITEM #6 - DISCUSS A REZONE OF CVWRF-OWNED LANDS.

The Commissioners discussed rezoning the CVWRF property. It is located in different zones.

Mayor Gurney said they would need to take time to look into this more.

Commissioner Riet commented that he doesn't believe they need to rezone the property in question.

Commissioner Strong said that she doesn't think it is necessary to rezone.

Commissioner Lancaster was not sure if it needed to be rezoned or not. She asked the CVWRF if they only own this land for this purpose. Phillip Heck said yes, but eventually, they would like to put equipment building out there, so they need to haul equipment out.

Mayor Gurney said if they do a rezone, the Town needs to make sure it allows a building with equipment storage to be built on the property.

Phillip Heck said they would have gravel down around the buildings.

Commissioner Lancaster thanked them for coming and educating them on their process.

AGENDA ITEM #7 - JON WRIGHT, SHELL ENTERPRISES - DISCUSSION ON STONE CUTTING BUSINESS WITH LAYDOWN YARD - LIGHT INDUSTRIAL-WEST ZONE.

Jon Wright informed the Commissioners of what he would be doing if he bought the Bolinder property. He would have four to six employees in a small building to cut the stone in. The rest of the parcel would have the stone out in the open. They have a large water tower that recirculates the water for their machines, so they would not need water for cutting. They would, however, need to have water for bathrooms. He also said that when he looked into different zoning in other Towns, it was in the light industrial zone.

Mayor Gurney said that this could be light manufacturing. He noted that his biggest concern is water for the bathrooms and how hard it is to come by a water share at this time.

Chairwoman Pringle informed Jon Wright that he would need to request an amended rezone.

Commissioner Riet stated that this kind of business should be added to this zone. Commissioner Strong agrees. Mayor Gurney said that light manufacturing needs to be defined; this type of business right now will require a CUP.

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Chairwoman Pringle asked Mr. Wright to keep in touch with Stephanie Shelley so she could keep the Commissioners informed of what was going on.

AGENDA ITEM #8 - DISCUSS AND VOTE TO APPROVE CUP FOR RESURGENCE AUTOMOTIVE.

This agenda item is to be discussed later in the meeting.

AGENDA ITEM #9 - DISCUSSION WITH DURRANT ON PRELIMINARY SUBDIVISION.

Mr. and Mrs. Ryan Durrant would like to build a home on his father's property. They brought in a preliminary site plan for the subdivision.

The Commissioners feel he should put an application in to vacate the road that runs through the parcel. He will need to work with the Hansens to determine where the fence line is supposed to be located.

AGENDA ITEM #10 - DISCUSSION WITH JERRY BRADSHAW CONCEPT SITE PLAN.

Mayor Gurney showed the Commissioners Jerry Bradshaws' latest concept plan for his property. He has concerns that there are not enough parking stalls. Mr. Bradshaw needs at least three stalls for every 1000 square feet, and he needs to make sure 15% of the landscaping is on the plans. The drainage field needs to be addressed, and ADA bathrooms. Mayor asked them to review the current uses for that Zone. Mayor Gurney asked Jerry's representatives to bring a list of uses to the Commission and will need to look at fire suppression.

AGENDA ITEM #8 - DISCUSS AND VOTE TO APPROVE CUP FOR RESURGENCE AUTOMOTIVE.

Resurgence Automotive are waiting for items that are delayed by shipments before they can open. (this did not require a vote since the motion was passed in a previous meeting)

Chairwoman Pringle had them look over the CUP. Mayor Gurney and Stephanie Shelley signed it.

AGENDA ITEM #11 - DISCUSSION WITH KINGDOM ENTERPRISES, LLC REGARDING THE CRESTHILL PROPERTY.

It was tabled until later in the meeting.

AGENDA ITEM #12 - DISCUSS AND VOTE TO MOVE THE AIRPARK ZONE APPLICATION TO THE TOWN COUNCIL.

Commissioner Lancaster that she had talked to Larry Jenkins regarding a possible conflict of interest with the airpark. Her son will start working for Alina Pringle's business this week. Larry feels that this does not affect her in any way.

Commissioner Lancaster would like to take some more time on this discussion. The Commission held a discussion and decided to have a work session on May 18th.

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AGENDA ITEM #11 - DISCUSSION WITH KINGDOM ENTERPRISES, LLC REGARDING THE CRESTHILL PROPERTY.

They were not present for the meeting. They had called the Mayor earlier in the day and canceled.

AGENDA ITEM #13 - DISCUSSION ON THE GENERAL PLAN - FOCUS ON SURVEY QUESTIONS.

McKenzie Loo has not had time to do the survey.

AGENDA ITEM #14 - VOTE TO APPROVE PLANNING COMMISSION WORK MEETING MINUTES ON THE JANUARY 5, 2022.

Commissioner Lancaster made a motion to approve the January 8, 2022 minutes. Commissioner Strong seconded the motion. The motion was unanimously approved.

Chairwoman Pringle - Yes

Commissioner Riet - Yes

Commissioner Strong - Yes

Commissioner Lancaster - Yes

AGENDA ITEM #15 - VOTE TO APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES ON THE MARCH 2, 2022.

Commissioner Lancaster made a motion to approve the March 2, 2022 minutes. Commissioner Strong seconded the motion. The motion was unanimously approved.

Chairwoman Pringle - Yes

Commissioner Riet - Yes

Commissioner Strong - Yes

Commissioner Lancaster - Yes

AGENDA ITEM #16 - DISCUSS OLD BUSINESS.

Mayor Gurney informed the Commissioners that Commissioner Stephens could not meet with him or Chairwoman Pringle with his work schedule (to discuss nuisance ordinance violations) . The Commissioners are good with that. He and Chairwoman Pringle will meet and discuss what the property owners' violations are regarding the nuisance ordinance.

AGENDA ITEM #17- DISCUSS NEW BUSINESS.

Chairwoman Strong's Commissioners seat is up at the end of June 2022. If she wants to continue, she will need to fill out a new application. If anyone else wants to apply for the seat, they will need to do the same.

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Stephanie passed out land use regulation books titled "Ground Rules: Your handbook to Utah Land Use Regulation " to the Commissioners. The book comes from the State Ombudsman's office.

Chairwoman Pringle asked if there should be a committee formed to discuss what they would like to see happen in the East/West zone and the possibility of having a Historical Zone. Mayor Gurney stated that with at least the West zone, it should be property owners that meet on their own and bring their ideas to the Commissioners.

Mayor Gurney stated that the Council opened the bids for the Town Hall/Museum; the average bid was 3.5 million dollars. At this time, they will not be building the town hall/museum.

Commissioner Lancaster asked if public meetings could be held at the schoolhouse. Mayor Gurney said they could look into it. He said we could move the office around to make more room for meetings.

AGENDA ITEM #18 - ACTION ITEMS.

Chairwoman Pringle asked the Commissioners to go through and comment on the General Plan. Commissioner Strong commented that she had already gone through the General Plan.

The Commissioners need to work on Land Use and Airpark.

Mayor Gurney and Chairwoman Pringle will meet to discuss current violations of the nuisance ordinance.

AGENDA ITEM #19 - ADJOURN THE PLANNING COMMISSION REGULAR MEETING.

A motion was made by Commissioner Lancaster to adjourn the meeting. Commissioner Riet seconded the motion. The meeting was adjourned at 9:54 pm.

August 4, 2022

Stephanie Shelley

Minutes Approval Date

Town Recorder Stephanie Shelley