

**Unapproved Meeting Minutes
Fairfield Planning Commission
Regular Meeting
December 7, 2022**

Minutes

Date: Wednesday, December 7, 2022

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

Time: 7:00 p.m.

Minutes by: Stephanie Shelley - Recorder

Agenda Item #1 - Open the Planning Commission Regular Meeting.

Chairwoman Alina Pringle called the meeting to order at 7:04 pm.

AGENDA ITEM #2 - Roll Call.

Commissioners Present - Chairwoman Alina Pringle, Heather Strong, David Riet, Jane Lancaster (arrived at 7:06 pm)

Excused Commissioners - Daymon Stephens

Staff Present - Town Recorder Stephanie Shelley

Others Present: Mayor Brad Gurney, Mike Burch, Travis Ramler, Theodore Kranendonk, Richard Cameron, Adrienne Bell, Christine Mikell, Jon Cox, and Michael Weber.

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 a comment.

Agenda Item #4 - Preliminary Discussion with Scott Preswitch Regarding Zone Change.

Scott was caught in traffic due to a snowstorm. Scott asked to be rescheduled.

Agenda Item #5 - Discussion with Travis Ramler Regarding Building Permit.

Travis Ramler wanted to know why his permit was denied. Mayor Gurney stated that the permit was denied for the following reasons:

1. The building was built as a commercial building.
2. ADUs (Accessory Dwelling Units) are not allowed in a commercial building
3. The water line needs to go through to the end of the property.
4. No water rights have been shown for the property.

More discussion on the matter followed."

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Agenda Item #6 - Discussion with Adrienne Bell of Holland & Hart and Christine Mikell of Lake Mountain Land Regarding Land uses in the Light Industrial East Zone.

Adrienne Bell presented what they would like to do with the property. She said they feel that it should be categorized as a public utility and that it would fit in the Light Industrial East Zone." They are looking at putting in power battery storage. (I have attached the websites that Adrienne had shared with the Commissioners) <https://www.eolianenergy.com/> and <https://formenergy.com/> .

Discussion followed. The Commissioners requested the following information from Ms. Bell and Ms. Mikell before proceeding further:

1. Fire Suppression Plan.
2. Road plan.
3. Battery storage environmental effects studies.
4. Technology used for battery storage.
5. Tax revenue that will be generated by the project.
6. Life expectancy of the batteries.
7. Emergency Services requirements.

Agenda Item #7 - Discussion on the Road Vacation Ordinance and Vote to Recommend to the Town Council to Adopt the Road Vacation Ordinance.

The Commissioners discussed the Road Vacation Ordinance.

Chairwoman Pringle stated that Richard Cameron should start the process stated in State Code regarding vacating a road.

Commissioner Lancaster moved to send 'An Ordinance of Fairfield Town, Utah, Vacation of Public Street or Right-of-Way' with a vote for the Town Council to approve. Commissioner Strong seconded the motion. The motion passed unanimously.

Chairwoman Pringle - yes

Commissioner Riet - yes

Commissioner Strong - yes

Commissioner Lancaster - yes

Agenda Item #8 - Discussion and Vote to recommend to the Town Council to Vacate the Roads for Richard Cameron, Jaren Hancock, and Julie Clover.

This agenda item was tabled until after the Public Hearing.

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Agenda Item #9 - Discussion on the Non-Conforming Lots of Records - Chapter 1.

The Commissioners discussed the properties 59:053:007 and 59:053:008. The people would like to build one or two buildings on the lots. Since these lots were there before Fairfield was incorporated, they are grandfathered in. See Fairfield Town Land Use Ordinance Chapter 1 General Provisions I. A nonconforming lot of Records.

Agenda Item #10 - Discussion and Edits on the Soil Ordinance.

Commissioner Strong suggested that the Commission accept the changes that the soil testing company EarthTec Engineering recommended. (5.3.90)"

Agenda Item #11 - Vote to Recommend Soil Ordinance Amendments to the Town Council.

The Commissioners will need to make recommendations in the codebook on the soil ordinance.

No vote was taken.

Agenda Item #12 - Vote to Approve Planning Commission Regular Meeting Minutes on the November 2, 2022.

Commissioner Strong motion to approve the minutes for November 2, 2022. Commissioner Riet seconded the motion. The motion was unanimously approved.

Chairwoman Pringle - yes

Commissioner Riet - yes

Commissioner Strong - yes

Commissioner Lancaster - yes

Agenda Item #13 - Review and Vote to Approve the 2023 Planning Commission Meeting Schedule.

Commissioner Lancaster moved to approve the 2023 Planning Commission Meeting Schedule with the addition of the January 11th work session. Commissioner Strong seconded the motion. The motion was passed unanimously.

Chairwoman Pringle - yes

Commissioner Riet - yes

Commissioner Strong - yes

Commissioner Lancaster - yes

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Agenda Item #14 - Discussion on the Fairfield General Plan.

Chairwoman Pringle thanked the Commissioners for the comments they had made. She has contacted different planners to help with the general plan they have not gotten back to her with a quote.

Agenda Item #15 - Discuss Old Business.

Mayor Gurney informed the Commissioners of the future plans for a Town Park.

Agenda Item#16 - Discuss New Business.

Chairwoman Pringle informed the Commissioners that the Town would have a Town Office location sign and sign for the office.

Chairwoman Pringle Councilwoman McKinney, Mayor Gurney, and Larry Jenkins met with North Pointe landfill. There will be continued discussions with North Pointe's Lawyer and Larry Jenkins.

Agenda Item #17 - Action Items.

Commissioner Strong will add the updated soil information to the codebook.

Go through the General Plan.

Contact the County Health Department to see how many septic tanks Fairfield can have before they are required to have a Town septic system.

Agenda Item #18 - Adjourn the Planning Commission Regular meeting.

Motion made by Commissioner Lancaster to adjourn the meeting. Commissioner Strong seconded the motion. The meeting was adjourned at 9:37 pm.

January 4, 2023

Stephanie Shelley

Minutes Approval Date

Town Recorder Stephanie Shelley