

CITY OF FAIRVIEW
PLANNING COMMISSION MEETING
85 South State Fairview, Utah
October 7, 2025

4:00 P.M. SESSION - COUNCIL CHAMBERS

CONDUCTING	Jason Mardell
APPOINTED OFFICIALS	Kelly Rosenlund, Travis Chambers, and Talon Peterson
ABSENT	Lindsey Barker
APPOINTED STAFF	Mike MacKay; Planning and Zoning Officer, Justin Jackson; Water and Sewer Superintendent, Greg Sorensen; Power Department Superintendent

CALL TO ORDER – Jason Mardell

INVOCATION – Branden Sidwell

TOPICS OF DISCUSSION

Maria's Kitchen Business License

Maria Rivera appeared before the Planning Commission and introduced their business. Ms. Rivera stated they would be operating inside of Miller's Travel Center on the north end of town.

Mr. Mardell asked what kind of signage would be present at the business. General Discussion ensued regarding parking, commercial business licensing in general, and how they would be set up within the gas station.

Mr. Chambers motioned to approve the Maria's Kitchen Business License. **Mr. Peterson seconded** the motion. The motion passed unanimously.

Branden and Suzanne Sidwell Business License

The Sidwells appeared before the Planning Commission and explained they would like to open up a year-round golf simulator in the old City Drug building. He stated they would be operating as a franchise for Virtual Green, which already has a successful store open in Saint George.

Mr. Mardell asked if any sort of food would be provided. Mr. Sidwell responded that some refreshments would be provided, but not much else than that. Mr. Mardell then informed the Sidwells on the virtual golf simulator that recently closed in Ephraim city. He stated the business did very well in the winter, but not in the summer. Mr. Sidwell concluded his remarks by updating the Commission on the renovation process for the building.

Mr. Peterson motioned to approve the Mr. Sidwell's business license request. **Mr. Rosenlund seconded** the motion. The motion passed unanimously.

Bruce Dickerson – Development Discussion

Mr. Dickerson came before the Planning Commission and introduced himself and his company. He stated his company has developed affordable housing in many different cities throughout the state over the last 50 years. Mr. Dickerson stated he initially wanted to build a large-scale development with a handful of multi-level buildings on the northwest corner of town. He explained that after purchasing the desired property fell through, he reassessed and decided he would like to do a smaller development instead. Mr. Dickerson stated he would most likely construct around 16 units in total, in a single, four-story building on an acre. He also explained there is nothing solidly decided on, and that he is mainly appearing to see if this is something the Planning Commission even wants in Fairview City.

Justin Jackson, Fairview's water and sewer superintendent, expressed support for the general idea of Mr. Dickerson's project. He stated some reengineering of surrounding water and sewer utilities may need to take place. Mr. Mardell also stated that general zoning and ordinance changes would need to take place for this development to be able to move forward.

Mr. Mardell stated the property that was formerly being looked at may not be the best location for the development. He expressed there may be greater interest in the development if it were closer to amenities within town.

General discussion took place regarding FHA financing, the layout of potential units, zoning and ordinance requirements, location, and expected pricing of these units.

The Commission asked that Mr. Dickerson return and discuss any future plans he may have with the Planning Commission.

Shelley Franklin – Business License

Ms. Franklin appeared before the Planning Commission and gave them an overview of her prospective business. She explained she wants to provide a low-cost place where kids can go to have fun. She also stated the business would be opening in the old hardware

store. She explained she would like to feature different art classes, a maker's space, and a small thrift/consignment space.

Mr. Mardell asked about operational hours. Ms. Franklin stated most of it would be after school, with earlier in the day scheduling for younger kids. General discussion ensued regarding signage and location.

Mr. Rosenlund motioned to approve Ms. Franklin's business license request. **Mr. Chambers seconded** the motion. The motion passed unanimously.

ADJOURNMENT

Mr. Chambers moved to adjourn. The motion **passed unanimously**. The meeting adjourned at 8:38 PM.

Signed and approved this 4th day of November, 2025