

CITY OF FAIRVIEW
PLANNING COMMISSION MEETING
85 South State Fairview, Utah
March 3rd, 2026

7:30 P.M. SESSION - COUNCIL CHAMBERS

CONDUCTING	Talon Peterson
APPOINTED OFFICIALS	Phil Beebe, Jordan Seely, Travis Chambers, Jami Christensen, and Talon Peterson
ABSENT	Jason Mardell
APPOINTED STAFF	Mike MacKay; Planning and Zoning Officer, Nathan Kent Nelson; City Administrator

CALL TO ORDER – Talon Peterson

INVOCATION –

APPROVAL OF MEETING MINTUES

- a. February 3, 2026 Meeting Minutes

Ms. Christensen moved to approve the meeting minutes as listed. **Ms. Seely seconded** the motion. The motion passed unanimously.

APPEARANCES

David Mast – Affordable Housing

David Mast appeared before the Planning Commission and went through a couple of ideas he has for building affordable housing in the area. He stated he would like each of these units to be under \$300,000 new, and to be able to do that, he would need to have smaller lot sizes than currently allowed.

General discussion ensued regarding type of housing, density, lot sizes, and more. Mr. Mast concluded by stating he is not looking at purchasing property and constructing the homes right at the moment, but would like the Planning Commission's cooperation when that time comes.

TOPICS OF DISCUSSION

Fairview City General Plan Review

Mr. MacKay explained the Fairview City General Plan had been attached to the end of the new city code binders and encouraged the Planning Commission to review it. He then explained the process of amending the General Plan. General discussion ensued regarding annexation policy and the status of current annexation requests within the area.

New Code Binder and Discussion

The Planning Commission was presented with new city code binders, which contained the 2026 updated city code, a flood plain map, a zoning map, and the Fairview City General Plan. The Planning Commission was asked to review the code and were shown which sections were most pertinent to the work they do.

Sawmill Flood Control Plan

Mr. MacKay explained that when the subdivision was put in place, the code required a retention pond. He further stated that the owner of this property is still paying taxes on the retention pond property, but is not doing anything to upkeep the pond and now neighbors are raising concerns about it. Mr. MacKay concluded by stating Fairview City is currently investigating taking the property over.

General discussion ensued regarding current utility lines, lot buildability, and other possibilities for the property.

ADJOURNMENT

Ms. Christensen moved to adjourn. The motion **passed unanimously**. The meeting adjourned at 8:42 PM.