

Approved Meeting Minutes
Fairfield Planning Commission
Meeting
March 23, 2026

Minutes

Date: Wednesday, March 23, 2026

Location: Fairfield Town Office 121 West Main Street Fairfield, Utah

Time: 7:30 P.M.

Minutes By: Recorder: Stephanie Shelley

Call to Order

1) Roll Call

Chairman Taylor opened the meeting at 7:30 pm

David Riet, Wayne Taylor, Kyler Fisher, Jamie Mascaro, Kelton Butterfield

Staff Present:

Recorder: Stephanie Shelley, Mayor: Hollie McKinney, Attorney: Brad Christopherson, Sargent Dutson,

Others Present:

Via Zoom: Michael Weber, Tal Adair, VW, Neil, Cherie Anderson, Daniel Van Woerkom, Sherie's Iphone, Brent Ault, guest.

Business Items

The Planning Commission will discuss (without public comment) and may either make a recommendation to the Town Council or approve the following items as needed:

1) Approve the March 9, 2026, minutes.

Commissioner Mascaro to approve March 9, 2026, minutes item #1. Commissioner Fisher seconded the motion. The motion passed unanimously.

Commissioner Taylor - Yes

Commissioner Riet - Yes

Commissioner Fisher - Yes

Commissioner Mascaro - Yes

Commissioner Butterfield - Yes

2) Discuss and vote to approve the Lovendahl Site Plan.

The Commissioners discussed the Lovendahl Site Plan for Von Lovendahl. It was explained that the site plan had previously been considered acceptable with the exception of an overlooked irrigation ditch easement. Chairman Taylor discussed with the Lovendahls a sixteen-foot easement added to the plan. The Chairman confirmed that this adjustment was coordinated to avoid any conflicting measurements on the document. The updated easement was incorporated into the official site plan. No additional comments or concerns were raised.

Approved Meeting Minutes
Fairfield Planning Commission
Meeting
March 23, 2026

Commissioner Riet made a motion to approve the Lovendahl Site Plan located at 34 East Lehi-Fairfield Road. Commissioner Butterfield seconded the motion. The motion passed unanimously.

Commissioner Taylor - Yes

Commissioner Riet - Yes

Commissioner Fisher - Yes

Commissioner Mascaro - Yes

Commissioner Butterfield - Yes

- 3) Discuss and vote to send ‘An Ordinance Repealing Airpark Zone and Adopting Fairfield Town Code § 10.11.260. Airpark Mixed-Use Zone (AMUZ) and Amending Town Code § 10.16. Special Use Regulations, Adding Additional Special Uses and Conditional Uses within the AMUZ. (This action follows from the Notice of Pending Ordinance Change related to the Airpark Zone and Airpark Overlay Zone adopted by the Town Council on Sept. 25, 2025).’ To the Town Council.**

Chairman Taylor turned the time over to Brad Christopherson.

Attorney Brad Christopherson provided an overview of the ordinance and explained that, following the prior public hearing, he and staff reviewed both written and oral public comments. Approximately 18 revisions were made, including clarifications of definitions, adjustments to improve enforceability, and minor revisions to special-use provisions. He stated that, while a few minor edits may still occur prior to Council consideration, the ordinance was in a solid, complete form.

The Commissioners discussed whether the public hearing had been properly continued from the previous meeting. After clarification, it was determined that the public hearing was not continued.

The Commissioners discussed several technical aspects of the ordinance. Questions were raised regarding references to the overlay zone, given the intent to repeal it. Legal counsel explained that the Town Council may adopt a limited replacement provision rather than leaving the section blank. Additional discussion addressed whether certain terms, such as “wildlife,” required formal definitions, and it was clarified that undefined terms would default to standard dictionary definitions.

The Commissioners also discussed insurance requirements, noting they were based on estimated damages and property values and could be refined later. Concerns were raised regarding the Town’s ability to regulate air traffic patterns. The Commissioners acknowledged that the Town does not have jurisdiction over aircraft once airborne and that such authority lies with the FAA, and that enforcement is limited to ground-based operations. It was further discussed that flight pattern concerns had been exacerbated by repeated touch-and-go operations associated with outside flight schools.

Approved Meeting Minutes
Fairfield Planning Commission
Meeting
March 23, 2026

The Commissioners conducted a detailed review of the table of allowed uses. Permitted, special, conditional, and prohibited uses were discussed at length. The Commissioners discussed accessory dwelling units and determined they would not be permitted within the airpark zone due to safety concerns related to proximity to the runway and potential emergency landing situations. Particular attention was given to flight school operations, with the Commissioners distinguishing between private flight schools, which are allowed, and public flight schools, which are prohibited. The Commissioners noted that prior impacts to residents were primarily caused by outside or public flight school operations repeatedly using the runway for training maneuvers. The Commissioners also reviewed restrictions related to aircraft types, commercial operations, and other uses.

During this discussion, the Commissioners specifically addressed bars and taverns. It was noted that such uses had previously been removed from the ordinance. After discussion, the Commissioners agreed to explicitly include bars and taverns as prohibited uses due to safety concerns regarding alcohol consumption in proximity to aircraft operations.

Chairman Taylor motion to forward An Ordinance Repealing Airpark Zone and Adopting Fairfield Town Code § 10.11.260. Airpark Mixed-Use Zone (AMUZ) and Amending Town Code § 10.16. Special Use Regulations, Adding Additional Special Uses and Conditional Uses within the AMUZ, to the Town Council with a positive recommendation, including adjusted items and amendments suggested tonight. The motion was seconded by Commissioner Butterfield. The motion passed unanimously.

*Commissioner Taylor - Yes
Commissioner Riet - Yes
Commissioner Fisher - Yes
Commissioner Mascaro - Yes
Commissioner Butterfield - Yes*

The Chairman expressed appreciation for the Commissioners' efforts throughout the long and sometimes difficult process, emphasizing the importance of working together to improve the town.

Closed Session

Possible motion to enter into closed session for the purchase, exchange, or lease of property; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual; or the deployment of security personnel, devices, or systems.

Commissioner Riet motion to temporarily recess the Planning Commission meeting to go into a closed meeting for the following purpose(s): Discussion of the character, professional competence, or physical or mental health of an individual. Commissioner Mascaro seconded the motion.

Approved Meeting Minutes
Fairfield Planning Commission
Meeting
March 23, 2026

Commissioner Taylor - Yes
Commissioner Riet - Yes
Commissioner Fisher - Yes
Commissioner Mascaro - Yes
Commissioner Butterfield - Yes

The closed session began at 8:13 PM at Town Hall, with the public asked to retire to another location.

Commissioner Riet motioned to reopen the meeting at 8:24 pm. Commissioner Butterfield seconded. The motion passed unanimously.

Commissioner Taylor - Yes
Commissioner Riet - Yes
Commissioner Fisher - Yes
Commissioner Mascaro - Yes
Commissioner Butterfield - Yes

Adjournment

Motion made by Commissioner Riet to end the meeting. Commissioner Butterfield seconded the motion. Meeting end time 8:24 pm.

May 6, 2026

Stephanie Shelley

Minutes Approval Date

Stephanie Shelley Recorder/Clerk