

CITY OF FAIRVIEW
PLANNING COMMISSION MEETING
85 South State Fairview, Utah
June 2, 2026

7:30 P.M. – COUNCIL CHAMBERS

CONDUCTING Chairman Jason Mardell

APPOINTED OFFICIALS Talon Peterson, Phil Beebe, Travis Chambers, and Jami Christensen

ALTERNATES IN ATTENDANCE Richard Cox

STAFF Mike MacKay; Councilmember/Planning and Zoning Administrator, Nathan Kent Nelson; City Administrator, and Justing Jackson; Water and Sewer Superintendent,

CALL TO ORDER – Chairman Jason Mardell
INVOCATION/PLEDGE – Mike MacKay

APPROVAL OF MEETING MINUTES

a. April 7th, 2026 Meeting Minutes

Mr. Chambers moved to approve the meeting minutes as presented. **Mr. Beebe** seconded the motion. **The motion passed unanimously.**

REPORTS/ACTION ITEMS

Justin Jackson – GIS Improvements

Mr. Jackson appeared before the Planning Commission and introduced a GIS tool which he has been working on which he believes could help with planning and zoning in the city. These tools included interactive zoning maps, utility services and boundaries, business license tracking, etc. Mr. Jackson ran through the specifics of using these tools and asked the Planning Commission to appoint a liaison officer to hold the login to the GIS tool and to be the one who learns from Justin and will train the rest of the commission on the tool.

Public Hearing // Ordinance – Sewer and Water Service Outside of City Limits

Mr. MacKay introduced the topic. He explained to the Planning Commission and all those in attendance that this ordinance is just to formalize the policy that growth will pay for itself – all connections and extensions from the current sewer and water service area.

Chairman Mardell opened the public hearing at 7:59PM

John Brinkerhoff stated he has property just outside of current service limits and would like to know how this would affect his property.

Mr. Justin Jackson asked Mr. Brinkerhoff for feedback on the Ordinance, further asking if he had any issues with the Ordinance in its current draft.

General discussion ensued regarding building density, drilling of wells, water quality, and septic systems. Other zoning discussions also took place regarding zoning size, buffer zone requirements and annexation.

Residents within the audience stated they would like the maximum pioneering agreement length to be increased from the currently stated five years to ten years.

Seeing no further comments, Mr. Mardell closed the public hearing at 8:45 and turned the topic back to the Planning Commission for further discussion.

Mr. Jackson asked the Planning Commission if taking city water would require taking city sewer services. The Planning Commission consensus was that if someone were to hook onto Fairview City water, they would also have to hook onto the sewer system.

Mr. Beebe moved to recommend the City Council pass the ordinance 2026-02 with the stipulation that the maximum pioneering agreement length be changed to ten years, any pipe added to the system be water modelled, and if someone were to take city water services, they would also have to take city sewer services. **Mr. Chambers Seconded** the motion. **The motion passed unanimously.**

PLANNING COMMISSIONER REPORTS

No Planning Commission reports were presented at this meeting.

ADJOURN

Mr. Peterson motioned to adjourn the meeting. The motion passed unanimously.

The meeting adjourned at 8:53 pm.

MINUTES SIGNED AND APPROVED THIS 1ST DAY OF SEPTEMBER, 2026