

Approved Meeting Minutes
Fairfield Planning Commission
Regular Meeting
May 7, 2025

Minutes

Date: Wednesday, May 7, 2025

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

Time: 6:00 P.M.

Minutes By: Recorder: Stephanie Shelley

Call to Order

1) Roll Call

Commissioner Taylor opened the meeting at 6:00 pm.

Heather Strong, David Riet, Wayne Taylor, Kyler Fisher

Staff Present:

Recorder: Stephanie Shelley, Mayor Hollie McKinney, Sgt. Garrett Dutson,

Others Present:

Tal Adair, Shaun Hill (GSBS), Scot Hazard (Eagle Mountain), Heather & Nick Christensen (Fairfield), Vance & Suzanne Baxter (Fairfield), Michael Weber, KC Morris, Darwin Bundy, Andrew Rawling, Andre' Bundy.

Via-Zoom:

Kent, Dagan McKinney, Travis McKinney, Rochelle Plaizier (Bowen Collins), Jim, Alina, mckays, Peggy Fisher.

Work Session

1) Review Changes to Title 10 (Land Use Regulations), Chapter 16 (Special Use Regulations)

Commissioner Taylor noted that Todd Sheeran (Attorney) had looked at some of the changes that day. The commission discussed Title 10, Chapter 16, and made some changes. Commissioner Taylor asked the Commissioners to review the definitions section to ensure consistency with definitions in Title 12.

2) Review Ordinance: Amending Chapter 10.21. Signs

The Commissioners briefly noted no comments on the sign ordinance changes and had previously gone through it thoroughly. They decided they were satisfied with it as is.

3) Review General Plan

Mayor McKinney suggested that the roads section of the general plan needed to be examined more closely. She noted that they had been working with another engineering department to update roads for the whole valley and needed to ensure consistency

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between plans. She also mentioned needing to align with Firefly's plans for connecting roads. She informed them that they had removed Darwin Bundy's property from the General Plan.

The commission discussed the need to take their time reviewing the general plan further before passing it.

4) Review Water Master Plan

This item was not discussed due to time constraints.

5) Review Sewer Master Plan

This item was not discussed due to time constraints.

Public Hearing (will begin at 7 pm)

The Commissioners will accept public comment, limited to two (2) minutes each, on the following items:

Commissioner Taylor called the public hearing to order. He explained they would go through each agenda item for public hearing one at a time, with public comment allowed for each item.

1) Adoption of a new General Plan. The General Plan is a comprehensive, long-range policy document that guides future growth, land use, development, resource management, and public services in Fairfield.

Sean Hill from GSBS gave an overview of the general plan development process and key components. He outlined the vision for Fairfield to remain a small town with a population under 1,000, preserving its character while allowing some economic development in certain areas. He noted they would remove the mention of public access to Darwin Bundy's spring based on feedback.

Darwin Bundy expressed concern regarding language in the town's plans, suggesting partnerships with the Port Authority and efforts to attract business or developers. He emphasized that such direction contradicts the long-standing goal of keeping Fairfield a small town. Mr. Bundy, a resident of the area for approximately 35 years and an original proponent of Fairfield's incorporation, reiterated the community's foundational intent to preserve its rural, small-town character.

He noted a contradiction in the plan, which on one hand affirms a desire to remain small, yet on the other proposes becoming a global shipping hub through partnerships, an idea he strongly opposes. He stated he has no interest in selling his land and believes the presented plan promotes growth and development contrary to community values. He

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questioned the need for increased development, noting Fairfield already has sufficient revenue and vibrant community events.

Mr. Bundy also pointed out an error regarding water infrastructure, stating that a chlorination station has existed for some time. He raised doubts about the projected growth rates in the water master plan, expressing skepticism about their realism and desirability. Additionally, he cited the high costs associated with development and opposed reliance on developers to fund such projects. He questioned the capacity of the current water system and urged the town to reassess its growth objectives, emphasizing that the current direction does not align with a goal of limiting or slowing growth.

Mr. Bundy referenced Lehi as a cautionary example of unwanted rapid development and urged the town to avoid a similar path. He reiterated multiple times his concern that the town's infrastructure plans appear to be pushing for growth that many residents do not support.

Scott Hazard, representing West Desert Airport, proposed three revisions to the general plan. He commended the plan as a strong visionary document that effectively reflects the town's character and aspirations. However, he identified a misrepresentation concerning the airpark, clarifying that while the facility is privately owned, the airstrip itself is public property funded through taxpayer dollars with support from the Utah Department of Transportation (UDOT). Mr. Hazard emphasized the importance of accurately categorizing the airstrip in the general plan to ensure proper understanding among the town, landowners, lenders, constituents, and other stakeholders.

He also recommended evaluating the alignment of transportation corridors near the air park, citing the need to enhance safety for aviators and nearby residents. He noted that work is currently underway on a master transportation plan, which could serve as an appropriate framework for addressing these concerns. His comments were intended to ensure that the airpark is recognized correctly and safely incorporated into the town's planning efforts.

KC Morris disagreed with everything the gentleman (Scott Hazard) next to me said.

Alian Pringle thanked the commission for their efforts on the general plan and acknowledged the foresight demonstrated in requiring the runway to comply with FAA standards for small aircraft. She agreed with Scott Hazard's prior comments regarding the airpark. She voiced concern that the general plan insufficiently recognized the

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airport's importance to Fairfield, Cedar Valley, and the wider Utah region. Ms. Pringle emphasized that the airport plays a vital role in preserving Fairfield's rural character, serving as a natural buffer against high-density development.

She noted that airports surrounded by compatible land uses help retain open spaces and rural aesthetics. In addition to its transportation functions, she highlighted the airport's contributions to firefighting support and recreational activities that foster community engagement. Ms. Pringle pointed out that operations at the airport are limited to small aircraft to mitigate noise impacts while still generating economic benefits for the town.

Looking ahead, she referenced the upcoming 2034 Olympics, asserting that the airport's role in supporting emerging air taxi services could help reduce regional traffic congestion in a way that preserves rural landscapes more effectively than new highway or rail infrastructure. She cited recognition from BYU planning efforts, which acknowledged the airport's alignment with Fairfield's rural identity, and noted that there is resident support for integrating residential components near the airport while safeguarding open spaces.

Ms. Pringle urged the commission to restore West Desert Airport in the general plan, including the residential components approved in 2023 and 2024. She framed the airport's long-term vision as contributing to a sustainable community that values open space and rural integrity. Concluding her remarks, she questioned whether Fairfield would become known as a place "where waste makes wealth," raising concerns about development pressures and the potential loss of community character. Her comments strongly advocated for the inclusion and support of the airport in the general plan to help maintain Fairfield's rural nature.

2) Ordinance: Amending Chapter 10.21. Signs

There were no public comments on this item.

3) Amending Changes to Title 10 (Land Use Regulations), Chapter 16 (Special Use Regulations)

There were no public comments on this item.

4) Adoption of the Culinary Water Master Plan

Representing Bowen Collins & Associates, Rochelle presented an overview of the Water Master Plan. She reported that the current water infrastructure has an estimated replacement value of approximately \$12.2 million. While the existing water supply is adequate for current needs, she noted that significant additional sources would be

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required to meet projected future growth. The plan identifies a need for an additional 2.4 million gallons of water storage at full build-out. Rochelle also pointed out some fire hydrant deficiencies in the northern portion of the town. To address system vulnerabilities and prepare for future demand, recommended projects include connecting dead-end water lines and installing an emergency booster station.

Mark Pringle asked why the airpark was left out of the plan. Rochelle, it was included, just not by name.

Mr. Bundy acknowledged that some growth is inevitable but urged the town to prepare for it cautiously and intentionally. He expressed skepticism regarding the growth rate projections referenced in planning documents and raised concerns about the accuracy and feasibility of such assumptions. Regarding water infrastructure, he noted that the existing chlorination station is outdated and should be relocated. He also discussed the possibility of residents utilizing personal wells and septic systems as an alternative to expanding full municipal services. On the topic of sewer infrastructure, Mr. Bundy highlighted that no system currently exists in Fairfield and emphasized that any future development in this area would represent a significant and potentially transformative change for the town. His comments consistently reflected a strong preference for maintaining Fairfield's small-town atmosphere, a cautious approach to development, and a reluctance to invest in large-scale infrastructure that may encourage or accelerate growth. He advocated for policies that prioritize the preservation of the town's rural character and slow-paced lifestyle.

Alina Pringle offered brief remarks emphasizing the importance of including the airpark in future infrastructure planning. She noted that the airpark had previously been considered in plans for water line extensions, possibly a new road right there to a subdivision that has preliminary plat approval. It will make a huge impact on the models and should be included, she underscored the need to recognize and account for its water needs. Her comments reaffirmed the importance of incorporating the air park into the town's long-term water planning to ensure it is accurately reflected in official documents.

Kent Withers thanked the presenter, Rochelle, for the comprehensive overview. Kent believes the town should proactively plan for future growth. He clarified that planning is not endorsing or entertaining growth but preparing for its inevitability. He emphasized that being prepared for possible growth and infrastructure needs is in the town's best interest.

5) Adoption of the Sewer Master Plan

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Rochelle provided an overview of the proposed Sewer Master Plan, describing it as a comprehensive, long-term strategy for wastewater collection and treatment in Fairfield. She explained that, as there is currently no centralized sewer system in place, this would represent entirely new infrastructure for the town. The plan utilizes the same growth projections as the water master plan to estimate future sewer demand based on indoor water usage patterns.

Rochelle presented an evaluation of treatment alternatives, comparing the feasibility of constructing a local treatment facility versus partnering with the Eagle Mountain treatment facility. She recommended the latter option, citing significantly lower costs and simpler long-term operations. She also reviewed various alternatives for the sewer collection system and recommended an alignment that best accommodates anticipated development while remaining cost-effective. The proposed alignment was broken down into phased projects, with associated timelines and cost estimates.

She concluded by emphasizing that formal agreements with Eagle Mountain would ultimately be required in order for that facility to accept Fairfield's sewer flows.

Kent Withers added that, similar to the water master plan, it is in the town's best interest to take a proactive rather than reactive approach to planning. He emphasized that both the water and sewer master plans are important tools for helping the town understand what actions may be necessary if and when growth occurs. He concluded by stating that being prepared is always beneficial for the community.

Darwin Bundy expressed agreement with Kent Withers on the need to prepare for the inevitability of growth, but reiterated his ongoing concern that the town is not making sufficient efforts to slow growth. He recalled earlier attempts to limit development through mechanisms such as capping building permits at five per year, which were ultimately deemed unenforceable. As a result, the town shifted to zoning larger lot sizes, such as 20- and 40-acre parcels. Despite these measures, Mr. Bundy stated that Fairfield now appears to be moving rapidly toward growth, a direction he believed was broadly undesired by residents.

He shared personal experiences from working in Lehi and moving to Fairfield to escape urbanization, noting his concern that Fairfield, which is the last rural town in Utah County, seems to be on a fast track toward losing that identity. He acknowledged that while growth cannot be entirely prevented, it can and should be slowed. Mr. Bundy expressed discomfort with the town installing infrastructure in anticipation of growth, suggesting that doing so accelerates unwanted development. He emphasized that the

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rapid pace of projected growth and associated expenditures may not reflect the desires of most residents, and he reaffirmed his wish to preserve Fairfield's rural character and way of life.

Andrew Rollins, identifying himself as Darwin Bundy's grandson-in-law and an attorney with Hempworth Legal, raised a concern unrelated to the sewer plan but related to recent planning documents. He stated that Darwin Bundy contacted him after reviewing a copy of the town's planning documents, which reportedly designated a large portion of land owned by Mr. Bundy and his wife, Lisa, including their privately owned springs, as public property, without their knowledge or consent. Mr. Rollins questioned the legality and authority behind such a designation and emphasized that the property is privately owned. He asserted that any attempt to reclassify or seize the land would be met with legal opposition. Mr. Rollins expressed deep concern that the land had been identified as public in a public document without the owners' agreement and urged that such actions be reconsidered.

Mayor McKinney informed Andrew that this had been previously discussed with Mr. Bundy. A discussion was held in the work session, and it was removed from the Proposed General Plan.

Business Items

The Commissioners will discuss (without public comment) and may approve the following items:

1) Planning Commission Minutes for April 8, 2025.

*Commissioner Strong motioned to pass the April 8 (2025) meeting with no changes.
Commissioner Fisher seconded the motion.*

*Commissioner Taylor - Yes
Commissioner Strong - Yes
Commissioner Riet - Yes
Commissioner Fisher - Yes*

The motion passed unanimously.

2) Review and approve the Wade Carson Lot line adjustment.

Kent Withers provided an overview of the Wade Carson lot line adjustment request. The situation involved two 40-acre tracts that Lehi-Fairfield Road originally severed. Previously, the Carson family had sold a triangle-shaped piece on the north side to McDonald's, leaving a smaller triangle on the west side connected with the original 40 acres. The request proposes making Lehi-Fairfield Road the official separation of

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property lines by moving the McDonald parcel to encompass everything north and west of the road, leaving the remaining portion of the 40 acres, everything south and east of Lehi-Fairfield Road, with the Carson family. Additionally, the Carson family agreed to dedicate the road to the town as part of this lot line adjustment. This proposal aligns the property boundaries with the existing road, ensuring proper delineation and use of land.

Wayne Taylor explained that the proposal meets the criteria for a lot line adjustment. No new lots are being created, and McDonald's has owned the property for many years. The adjustment simply shifts the boundary between the east and west sides of the Carson property following the passing of Lorraine, whose sons have now divided the land.

The commission members agreed this lot line adjustment was clear-cut and logical, necessitating no creation of additional lots but aligning existing property boundaries with practical road limits.

Commissioner Strong moved to approve the Wade Carson lot line adjustment request. Commissioner Reit seconded the motion.

Commissioner Taylor - Yes
Commissioner Strong - Yes
Commissioner Riet - Yes
Commissioner Fisher - Yes

The motion passed unanimously.

3) Discussion with McKay Swainston regarding road vacation.

Commissioner Taylor informed those present that his property is next to this property.

McKay Swainston presented a proposal to subdivide the Christensen property near 200 East and 200 North into three parcels—two at 2.5 acres and one at 1 acre—with the intention of keeping the land in the family. One family member plans to build a home, while another portion would be used as a family park, preserving existing structures.

A key element of the proposal involves vacating a north-south road through the property and realigning it along the northern boundary to connect with 220 North. Swainston suggested either shifting the road centerline by about 60 feet or using an S-curve alignment that meets AASHTO (American Association of State Highway and Transportation Officials) standards, supporting the town's goal of safer, calmer traffic flow.

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He also addressed a well house that slightly encroaches on town property, proposing to adjust it, and confirmed the well's legality and permitting through the Utah Division of Water Rights.

Commissioner Taylor clarified that the meeting's focus was on road vacation, not the subdivision itself, suggesting the vacation was the initial step.

Mayor McKinney indicated that while she could not greenlight the proposal alone, this meeting was an opportunity to gather feedback on the proposed road adjustments. She supported working together to balance the town's goals with the property owners' needs.

Commissioner Taylor motioned that we pass this road vacation request on to the Town Council with the Planning Commission's approval. Commissioner Riet seconded the motion.

Commissioner Taylor - Yes
Commissioner Strong - Yes
Commissioner Riet - Yes
Commissioner Fisher - Yes

The motion passed unanimously.

4) Discussion: Hansen property/road.

Commissioner Taylor briefly noted there were ongoing issues with David Hansen's house encroaching on the road right-of-way that would need to be addressed in the future, but it was not directly related to the current road vacation request.

5) Adoption of a new General Plan. The General Plan is a comprehensive, long-range policy document that guides future growth, land use, development, resource management, and public services in Fairfield.

The commission decided to table adoption of the general plan to allow time to address the issues raised during public comment and further review the roads section.

6) Ordinance: Amending Chapter 10.21. Signs.

Commissioner Taylor noted that there were no comments or specific issues raised in the packet for the sign ordinance. The Commissioners had previously reviewed it thoroughly and were generally satisfied with it. There was some mention of missing the sign charts or diagrams, but it was considered not essential.

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Commissioner Riet moved to send the ordinance amending Chapter 10.21 Signs to the Town Council for approval. Commissioner Fisher seconded the motion.

*Commissioner Taylor - Yes
Commissioner Strong - Yes
Commissioner Riet - Yes
Commissioner Fisher - Yes*

The motion passed unanimously.

7) Amending Changes to Title 10 (Land Use Regulations), Chapter 16 (Special Use Regulations).

The commission decided to table this item to allow more time for review of the proposed changes.

8) Adoption of the Culinary Water Master Plan.

Commissioner Riet moved to send the Culinary Water Master Plan to the Town Council. Commissioner Taylor seconded the motion.

*Commissioner Taylor - Yes
Commissioner Strong - Yes
Commissioner Riet - Yes
Commissioner Fisher - Yes*

The motion passed unanimously.

9) Adoption of the Sewer Master Plan.

Commissioner Fisher moved to send the Sewer Master Plan to the Town Council. Commissioner Taylor seconded the motion.

*Commissioner Taylor - Yes
Commissioner Strong - Yes
Commissioner Riet - Yes
Commissioner Fisher - Yes*

The Motion passed unanimously.

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Adjournment

Commissioner Strong moved to end the meeting, which Commissioner Ries seconded. The meeting ended at 8:05 p.m.

June 4, 2025

Stephanie Shelley

Minutes Approval Date

Stephanie Shelley, Recorder/Clerk