

Approved Meeting Minutes
Fairfield Planning Commission
Session
September 25, 2025

Date: Thursday, September 25, 2025

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

Time: 7:00 P.M.

Minutes By: Recorder: Stephanie Shelley

Call to Order

1) Roll Call

Commissioner Taylor opened the meeting at 7:01 pm

Commissioners present: Wayne Taylor (Chair), David Riet, Jami Mascaro.

Commissioner Kelton Butterfield arrived at 7:13 p.m. Excused: Kyler Fisher.

Staff Present:

Recorder: Stephanie Shelley, Mayor: Hollie McKinney, Treasurer: Codi Butterfield (via Zoom)

Others Present:

Michael Weber - Fairfield Town Councilman, Mark Pringle - WDAP, Alina Pringle - WDAP

Via Zoom:

Lhulme, Amy Walker, Cherie Anderson, iPad, iPhone(3)

Business Items

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

1) Ordinance #2025-17 An Ordinance Repealing and Reinstating Fairfield Town Code § 10.11.275 Airpark Overlay.

Chairman Taylor said the purpose of the meeting was to review Ordinance #2025-17. An Ordinance Repealing and Reinstating Fairfield Town Code 10.11.275. Airpark Overlay, which would repeal the current ordinance and reinstate the new one installing the State Code.

Mayor McKinney proposed opening the meeting up to public comment with a two minute limit per speaker.

Ms. Walker, legal counsel for WDAP, said that there was one paragraph that concerned her, (not the overlay itself), and her understanding was that it was referring to the state and federal code. Chairman Taylor and Mayor McKinney clarified that it was mostly from the state code with some of it partially federal.

Approved Meeting Minutes
Fairfield Planning Commission
Session

September 25, 2025

Ms. Walker explained that if it was State code, they were fine with it, but her concerns were the FAA Circulars, which they believed were advisory, and still within the scope of FAA's regulations, which the Federal government imposes. She explained that they believed that it was overreach to impose it at the Town level, the requirement of the FAA Circular.

Mayor McKinney pointed out that the very first sentence in the legislative findings and purpose says the Airport Mixed Use Zone was drafted using FAA standards and suggestions and the Town just took them as suggestions. She said they are not law but advisory, and that they were used to help the Town come up with the land use standards they want.

Ms. Walker pursued the idea that there were FAA requirements in the overlay zone and Mayor McKinney disagreed stating that they just went by the State code.
Amy's time was up.

Chairman Taylor asked Mark Pringle if he wanted to say anything. He said he would give his two minutes to Amy if she wanted them.

Loyal Hulme, Council for the Church of Jesus Christ of Latter Day Saints introduced himself and said the Church is a significant property owner in the area, and he urged the Council (this was the Planning Commission) to delay a decision until they were all able to get together and resolve some issues.

He explained that there were internal ambiguities as well as references and other elements that needed polishing. He asked if residential is allowed, and if so, where to find it, and residential wasn't listed as an approved use, while other sections contemplate residential development. He wanted to know what the rush was to get the ordinance in place. He said the Church would like a little time to work with the City to solve these issues. He said it needs to be cleaned up and clarified regarding development rights.

Mr. Hulme had questions about the proposed overlay ordinance. He said the intentions of the ordinance were unclear. He asked about the statement that it is a public use airport, about restrictions on non airport properties outside that boundary, and if the overlay zone expands the area subject to FAA requirements, and could that be a taking of adjacent properties. He said there was an issue of takings if the airport is allowed to grow.

Two minutes were up. The two minutes were up but Mr. Hulme was granted additional time.

Mr. Hulme said that he thought the Church could get comfortable with the situation and could help the City get a good ordinance if they just had a little more time. He said it felt there was a rush that may not be necessary, especially if Ms. Walker's client agreed not to file anything. He continued by explaining that they (airport) were the only land owner affected and if they would agree not to act, the Town could re-notice this and give everyone more time. He said they don't need months, he thought they could do it in a few weeks.

Chairman Taylor stated that the Town was under a Notice of Intent and that it would run out on the 29th (of September). He explained that the Town attorney advised the Town that they did

Approved Meeting Minutes
Fairfield Planning Commission
Session

September 25, 2025

not have more time and couldn't extend the Notice (of Intent). He said the airport offered more time but with contingencies that the Town was not willing to accept.

Mr. Hulme asked Ms. Walker if they could give an extension without conditions. Ms. Walker replied that she would have to confer with her client, but that they were open to conversation. She said she thought the two contingencies the Town opposed were related to postponing certain business licenses.

Mr. Hulme told Ms. Walker that they were going to get an ordinance they don't like and the Church doesn't like, or if they give a continuance they would be no worse off than they are.

Ms. Walker said she needed five minutes to consult her client. She agreed with Mr. Hulme's position.

Mr Hulme said he understood that the Town's former attorney had withdrawn out of frustration with the timing. He said if Ms. Walker agreed to no contingencies, they could agree to a stand still and the Town could issue a new Notice of Intent the next day, with no gap.

Chairman Taylor said the Town had sent letters to the First Presidency and the Presiding Bishopric, trying to get someone to answer. He said Mr. Rindilsbacher had the entire overlay airport drawing for months, and it has just now come to Mr. Hulme. Chairman Taylor told Mr. Hulme that he was not against working with him in the future to overhaul the overlay, but he felt better putting something in place today. He said the Town had felt pushed from the beginning.

Mr Hulme apologized on behalf of the Church explaining that it was elevated to him two days ago and the Town had their full attention now. He said they would work promptly if the Town would allow them more time. He said he still didn't understand the urgency if Ms. Walker won't take action.

Chairman Taylor said that tonight was the first time he had heard about any extension without conditions.

Mayor McKinney said they had tried previously and didn't get anywhere.

Commissioner Kelton Butterfield arrived at the meeting. (7:13 p.m.)

Chairman Taylor explained that he was told by an aviation engineering firm, that there are public use rules and private use rules and little or no rules for private/public use. He thought the airport used that to their advantage.

He also noted that the airport simply became a public use airport by sending in a form to the FAA. He said the Town didn't know they went public until the Airport told them they were

public, and then, as soon as that form was cleared, UDOT Aviation gave them \$2.5 million to build the runway. He said they (UDOT) didn't talk to the Town. He said no one in Town talked

Approved Meeting Minutes

Fairfield Planning Commission

Session

September 25, 2025

to the FAA or UDOT Aviation except the Planning and Zoning Chair at the time, who was part owner of the airport.

Multiple people talking at once with outbursts from the audience.

Mark Pringle became upset and accused Chairman Taylor of lying.

Mayor McKinney told everyone to shut it down as this was not the time.

Alinga Pringle addressed Mayor McKinney stating that she didn't think Mayor McKinney was chair of the meeting.

Chairman Taylor told Mark Pringle that they could finish it if he wanted.

Mayor Mckinney again told everyone to stop.

Mark Pringle replied "Bring it on".

Mayor McKinney told those present to stop and directed Chairman Taylor to continue with the meeting.

Chairman Taylor addressed Mr. Hulme stating that the Town would feel better to pass something that night and that he (Chairman Taylor) would work with Mr. Hulme the next day to overhaul it. He said he understood that the runway is sixty feet from the Church fence (property line) and that he thought that constitutes a taking. He said the airplanes are barely above the fence when they come in.

Chairman Taylor then asked the Commission how they felt about passing the ordinance.

Commissioner Riet said he thought they needed to get it into place and then work to make it better if there are ways to make it better. He said he didn't think they could make it any better than having them comply with State requirements like they have done.

Commissioner Butterfield agreed.

There were no other comments from the Commissioners.

Alina Pringle addressed the Commissioners saying that she did not think the conditions to extend (the Letter of Intent) were unreasonable. She said they had asked for a business license and the ability to move the tanks the fire marshal asked them to move.

Alina continued by explaining that they had asked and pleaded and asked and pleaded with the Town Council to work this out amicably and collaboratively, and they had been turned down multiple times. She said she had been turned down and blocked multiple times.

Approved Meeting Minutes
Fairfield Planning Commission
Session

September 25, 2025

Chairman Taylor responded that his feeling was that Alina wanted to work with the Town as long as she got what she wanted. He didn't think there had been much give and take, just take.

Alina responded by saying that they hadn't had a chance to sit down and meet.

Councilman Michael Webber suggested they get an answer on the contingencies from the airport's attorney. He said he thought that if they still have those two contingencies, the Town should move on, but if they were willing to remove all contingencies it would be worth considering and discussing.

Commissioner Riet pointed out that if the Planning Commission passed the ordinance, all that would do is send it to the Town Council with a positive recommendation. He said then, if the Town Council decided differently, that would be their prerogative.

Chairman Taylor told those in attendance that there would be a Town Council meeting following the Planning Commission meeting.

Chairman Taylor stated that the Commissioners were willing to move the Airpark Overlay Ordinance forward to the Town Council.

Commissioner Mascaro motioned to send Ordinance 2025-17, an Ordinance Repealing and Reinstating Fairfield Town Code 10.11.275 Airpark Overlay Zone, with a positive recommendation to the town council. Commissioner Butterfield seconded the motion. Unanimously approved

Commissioner Taylor - Yes

Commissioner Riet - Yes

Commissioner Mascaro - Yes

Commissioner Butterfield - Yes

Adjournment

Motion made by Commissioner Butterfield to end the meeting. Commissioner Mascaro seconded the motion. The meeting ended at 7:20 pm.

January 7, 2026

Stephanie Shelley

Minutes Approval Date

Stephanie Shelley Recorder/Clerk