

Approved Meeting Minutes
Fairfield Planning Commission
Regular Session
June 3, 2026

Minutes

Date: Wednesday, June 3, 2026

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

Co-Chair Riet opened the meeting at 7:00 pm

David Riet, Jamie Mascaro, and Kelton Butterfield participated via Zoom until arriving in person at approximately 7:19 p.m.

Excused Commissioners:
Wayne Taylor, Kyler Fisher

Staff Present:

Recorder: Stephanie Shelley, Mayor: Hollie McKinney, Treasurer: Codi Butterfield, Attorney: Brad Christopherson (via Zoom), Sargent Dutson.

Others Present: Vern Carson, Chase Andresi

Via Zoom: Tal Adair, Weber, Jim Smith.

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) Approve the May 6, 2026, minutes.

Commissioner Mascaro motioned to approve the May 6, 2026, minutes.

Commissioner Butterfield seconded the motion. The motion passed unanimously.

Commissioner Riet - Yes

Commissioner Mascaro - Yes

Commissioner Butterfield - Yes

2) Update from Oquirrh Wood Ranch.

Chase Andresi, representing Oquirrh Wood Ranch, provided an update on the proposed development project. Mr. Andresi explained that Oquirrh Wood Ranch owns and is under contract to purchase approximately 1,400 acres adjacent to the Firefly development in Eagle Mountain. He stated that the intent is not to replicate the Firefly development within Fairfield, but rather to create a development consisting of industrial, commercial, agricultural, and residential ranchette uses. Residential lots being considered would generally range from one to five acres.

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Mr. Andresi stated that a draft development agreement is being prepared and will incorporate proposed land uses, development standards, road and utility plans, and other project requirements. He indicated the development agreement would be provided to the Town for review once additional exhibits and supporting documents are completed.

Commissioners noted that information regarding the project had previously been presented to the Town Council, but that the Planning Commission had not yet received a presentation on the proposal. Commissioners requested additional information and maps showing existing property owners, parcel boundaries, and how the proposed Fairfield development would transition from the Firefly development in Eagle Mountain.

Commissioners also discussed the importance of following the Town's land use review process, noting that future zoning amendments and related land use applications should be reviewed by the Planning Commission before recommendations are forwarded to the Town Council.

Commissioners reviewed the proposed land-use map and discussed the locations of residential, commercial, industrial, and agricultural areas. Discussion included existing neighboring properties and the proposed development's relationship to surrounding landowners.

Commissioner Riet expressed concerns regarding the proposed realignment of Lehi-Fairfield Road and its potential impact on the historic Pony Express Trail route. He stated that the road has been used for many years as part of the annual Pony Express Re-Ride and emphasized the importance of preserving the historic route whenever possible. Mr. Andresi acknowledged the concern and stated that the proposed road alignments remain conceptual and can be adjusted as planning progresses.

Discussion also focused on future roadway planning and traffic impacts. Commissioners emphasized the importance of preserving future roadway corridors and establishing a northern access route to serve future industrial and commercial development and reduce traffic through Fairfield. Commissioners noted that future roadway easements and dedications should be addressed during the planning process to avoid future access issues. Discussion included previous concerns regarding the loss of access to Lewiston Road and the importance of preserving future transportation corridors.

Commissioners discussed the proposed ranchette area and the anticipated acquisition of several lots by existing Fairfield residents and their families. Discussion included proposed lot locations, compatibility with surrounding properties, and development standards that would govern residential uses, livestock, and accessory structures within the development. Commissioners also discussed the anticipated timeline for those residents to begin construction once zoning and approval processes are completed.

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Discussion also included existing zoning within the project area and the need for future rezoning requests. Commissioners noted that portions of the property are currently zoned AR-40 and discussed how proposed land uses would need to be addressed through the zoning process. Commissioners also discussed an area currently designated AR-10, which was identified as a placeholder for future development, and reviewed potential future land uses for that property. Commissioners reviewed the Town's existing Tech Overlay Zone and discussed the possible use of a Site-Specific Development (SSD) Zone to establish project-specific standards for portions of the development. Town Attorney Brad Christopherson explained that the SSD approach could be used to clearly define development standards and requirements. He also explained that the Town's contracted planner, together with legal counsel, would prepare staff reports, findings, recommendations, and supporting materials to assist the Planning Commission during its review of future applications.

Commissioners discussed the proposed relocation of Bryce Thomas's agricultural operation as part of a land exchange and noted concerns regarding how future roadway alignments could affect agricultural uses in that area.

The discussion also included future commercial development opportunities along Highway 73 and a parcel currently identified as a placeholder for future development. Mr. Andresi stated that future uses have not been finalized and would be evaluated through future planning and approval processes.

Mr. Andresi explained that Oquirrh Wood Ranch has acquired water rights in conjunction with its land holdings and is working with engineers on utility and infrastructure planning. He stated that additional information regarding utilities, roadway layouts, design standards, and development requirements would be included in future presentations. Discussion also included the anticipated review process for the proposed development. It was noted that any future zoning amendments, development agreements, and related land use approvals would proceed through the Town's required public hearing and review process before any formal action is taken.

Mr. Andresi stated that he had prepared a draft development agreement and was working with Jared, Town Attorney Brad Christopherson, and Mayor McKinney to finalize supporting materials. He explained that exhibits, development standards, road cross-sections, utility information, and other project details were being assembled and could be provided to the Town within the next few weeks. When asked about the review process, Mr. Andresi indicated that he would like to hold an additional work session with the Planning Commission to review the development agreement and supporting documents and receive feedback before proceeding through the formal approval process.

The presentation was informational only. No formal application, development agreement, zoning amendment, or other land use request was before the Commission for consideration, and no recommendation or action was taken.

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3) Wildlife Hazard and Safety Protection Area within Fairfield.

Commissioners discussed the item briefly and agreed that additional review was needed before further discussion. The item will remain on the agenda for future discussion.

Adjournment

Motion made by Commissioner Mascaro to end the meeting. Commissioner Butterfield seconded the motion. Meeting end time: 8:12 pm.

July 1, 2026

Stephanie Shelley

Minutes Approval Date

Stephanie Shelley Recorder/Clerk