



TOWN OF FAIRFIELD

UTAH

PLANNING COMMISSION

MEETING AGENDA

PUBLIC NOTICE is hereby given that the Planning Commission of the Town of Fairfield, Utah, will hold a **Work Session** meeting at the date, time, and place below. The agenda is as follows.

MEETING	Work Session Meeting
DATE & TIME	Wednesday, October 21, 2026 7:00 p.m.
LOCATION	Fairfield Town Hall, 121 West Main Street, Fairfield, Utah 84013
REMOTE / ANCHOR	Attend remotely at https://www.gomeet.com/FairfieldTown2026 or dial-in number +12063884501 ID 954 6979#. Anchor location: Fairfield Town Hall.
PRESIDING	Wayne Taylor, Planning Commission Chair
COMMISSIONERS	Kelton Butterfield, Kyler Fisher, Jamie Mascaro, David Riet

1. CALL TO ORDER & ROLL CALL

Wayne Taylor, presiding. Roll call of Commissioners; note any member attending electronically.

2. APPROVAL OF AGENDA

Discussion and possible action to approve the agenda as posted (Utah Code 52-4-202(6)).

3. WORK SESSION / DISCUSSION

Discussion only; no final action will be taken.

1) Discussion with Jared Westhoff and staff on the updated plan for Sunrise Hill, formerly known as the Goldmine development.

This will include the draft development standards, Master Development Agreement, and the Fairfield Sunshine Community Investment Fund.

[Sunrise Hill Development Standards](#)

[Fairfield MDS agreement](#)

2) Discuss adding parcels within the Sunrise Hill development to the Utah Inland Port Authority Pony Express Project Area.

4. STAFF REPORT**4.1** Staff and Town Council liaison report**5. ADJOURNMENT****NOTICES**

Order of items. Items on this agenda may be considered in a different order than listed and may be heard earlier or later than any time shown, at the discretion of the presiding officer. Times are estimates only.

Electronic participation. One or more members may attend electronically under Utah Code 52-4-207 and the Town's electronic meeting and will be counted as present.

Accommodations (ADA). In compliance with the Americans with Disabilities Act, individuals needing special accommodations, including auxiliary communication aids and services, during this meeting should contact Ami Smith, Town Recorder, at 801-766-3509 or recorder@fairfieldtown-ut.gov at least 24 hours before the meeting.

CERTIFICATE OF POSTING

I, the undersigned Town Recorder of the Town of Fairfield, Utah, certify that this notice and agenda was posted at least 24 hours before the meeting: (1) at Fairfield Town Hall, 121 West Main Street; (2) on the Utah Public Notice Website, utah.gov/pmn; and (3) on the Town website, fairfieldtown-ut.gov. A copy was provided to each Planning Commission member.

Posted on **October 20, 2026** at **4:15 PM**

 Mayor

Ami Smith, Town Recorder

recorder@fairfieldtown-ut.gov · 801-766-3509

10-20-2026
Date signed