

# **FAIRFIELD, UTAH**

## **GENERAL PLAN**

(REVISION 2)

PLANNING FOR THE PRESENT AND FUTURE NEEDS,  
GROWTH AND DEVELOPMENT OF FAIRFIELD

PURSUANT TO UTAH CODE TITLE 10, CHAPTER 9a,  
SECTION 4 OF THE MUNICIPAL LAND USE,  
DEVELOPMENT, AND MANAGEMENT ACT

[Utah Code Part 10-9a-4](#)

## **ADOPTED**

THIS DOCUMENT WAS PREPARED BY THE FAIRFIELD PLANNING COMMISSION AND TOWN COUNCIL

# **ACKNOWLEDGEMENTS**

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First and foremost, the City Council and Planning Commission would like to thank the residents of Fairfield; whose participation, input, and support have made this plan possible.

### **FAIRFIELD TOWN**

#### **Town Council**

Mayor Brad Gurney  
R.L. Panek  
Hollie McKinney  
Tyler Thomas  
Richard Cameron

#### **Planning Commission**

Alina Pringle  
David Riet  
Heather Strong  
Jane Lancaster  
Michael Weber

Hollie McKinney – Treasurer  
Stephanie Shelley - Recorder  
Vonda Cook – Clerk

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# FAIRFIELD, UTAH VISION STATEMENT

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Fairfield Town residents treasure living away from crowds, traffic and intrusions.

Residents enjoy an appreciation of open spaces full of 'sagebrush and rabbits', livestock, pastures and dark night skies.

The General Plan serves to (1) support large lots and open spaces, low population to land ratios and slow residential growth (2) preserve, protect and promote the history of Fairfield (3) encourage an economically viable future centered on recreation, historical tourism, agritourism, local entrepreneurship, cottage industries and affordable opportunities for future generations (4) preserve the ranching, small scale agriculture, wilderness lifestyle, clean air, clean water, dark skies and "Fair-Field" views.

# FAIRFIELD, UTAH BRIEF HISTORY

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## Brief History of Fairfield

Long before Fairfield Town was incorporated in 2004, it was known as Big Spring. And long before that, the Tintic Tribe of the Ute Indians used the valley for their hunting grounds and had exclusive use of the vast freshwater supply at Big Springs.” (The Tintic Wars, n.d.). Latter Day Saint pioneers began grazing cattle and sheep in the valley in 1849. By 1855, the widow Mary Ann Carson together with her six adult children, most with families of their own, a.k.a., the Carson Brothers, answered the call to help settle Fairfield. Together with the Beardshall and Clegg families, they built a rock fort<sup>[1]</sup>. Additional families joined the newly formed settlement.

Tensions between the Tintic Tribe and new settlers led to a skirmish in February of 1856 known as the Tintic Wars which led to the deaths of seven pioneer men, including two of the original Carson brothers, multiple Tintic Tribesmen<sup>[2]</sup>

In 1858, what is known as the *Buchanan's Blunder*, or the *Utah War* brought one-third of the US Army to Fairfield in an effort to squash the “Mormon Rebellion”. By November 1858 there were over 300 buildings, with two bowling alleys, a circus, playhouses, a Masonic lodge and two hospitals. The town swelled to over 7,000 occupants making it the third largest city in the territory almost overnight. A section of Fairfield dubbed Frogtown was one of the wildest places anywhere in the Utah territory with gambling houses, brothels and 17 saloons. Assaults, murders and horse stealing were regular occurrences. The fort was named Camp Floyd after Secretary of War, John Floyd. After the Civil War broke out, and the Mormons never rebelled, the army left their encampment and the town. The remaining Camp Floyd commissary building now serves as a museum.

Camp Floyd was a major stopping point for the Pony Express and one of the few places that had keys to the saddle pouches.

The telegraph came through Fairfield just as Camp Floyd was closing. The Stagecoach Inn was a telegraph station for a period of time.

The Overland Stagecoach route was utilized to supply Camp Floyd and later transported thousands of immigrants on their way to California. People like Mark Twain and Sir Richard Burton stopped at the Stagecoach Inn -which still exists in Fairfield<sup>[3]</sup>.

Fairfield moved from cattle to sheep herding by the turn of the century and by 1900, over 100,000 sheep were sheared at the Fairfield sheep shearing sheds<sup>[4]</sup>.

Mining for gold,<sup>[5]</sup> clay, limestone and silver in the hills around Fairfield brought growth, travel and transportation. A ride up Manning Canyon via the Mercur Railroad, a historical winding engineering marvel, brought travelers and supplies up the treacherous canyon. Mercur had the largest cyanide mill in the U.S. in 1898-1902 and a city with 5,000 residents. In 1902 a fire burned the city of Mercur to the

ground<sup>[6]</sup>. Sadly, the immense historic mining activities left behind tailings of arsenic deposited throughout Fairfield and has led to environmental cleanup efforts and soil ordinances.

The Union Pacific Railroad established the Fairfield Branch Station in 1888 that connected the Mercur Railroad and Salt Lake line. The Fairfield Branch line extended all the way past Eureka into the Tintic Mining area and transported people, ore and wool from Tintic through Fairfield to Salt Lake City. The line was planned to continue all the way to Los Angeles, CA but was fully abandoned in 1952<sup>[7]</sup>.

Transportation has long been a backbone of Fairfield: The Pony Express, Overland Stagecoach Routes, Union Pacific Railroad and since 1933, SR73 that transports over 695,000 vehicles through Fairfield every year<sup>[8]</sup>. In 2002, West Desert Airpark, a privately owned public-use airport, began operations providing new modes of transportation into Fairfield for travelers from all over the world.

At the beginning of this century, attracted to the isolated and remote setting of Fairfield, new developments began to settle here including the airport, a landfill, acres for biosolid applications and a fireworks facility. Residents of the area gathered in order to guide future development surrounding them and incorporated it as Fairfield Town in 2004.

<sup>[1]</sup> *The Settlement of Utah County: Part 2 (2020 Vol.67 No.3)*

<sup>[2]</sup> *Native Americans in Utah, 2016b*

<sup>[3]</sup> *To Utah by Stagecoach - 2015*

<sup>[4]</sup> *The Journal of William Henry Snyder (1871-1946)*

<sup>[5]</sup> *The Mercur District - a History of Utah's Top Gold Camp 2023*

<sup>[6]</sup> "Mercur." *Wikipedia*, - 2014

<sup>[7]</sup> *UP-LA&SL Fairfield Branch - 2022*

<sup>[8]</sup> *AADT Google Map*

# EXECUTIVE SUMMARY

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## Introduction

This General Plan is the result of a cooperative effort to assure a successful future for Fairfield. The original version of the Fairfield General Plan was written in 2005 after the Town was incorporated. Work on this revision (Revision 2) was done over the course of two years and was adopted 2023. Fairfield Town's Planning Commission worked with Mountainland Association of Governments and civil engineering students from Brigham Young University to gather input, data and ideas. Community surveys were used to gather insight into the residents' vision for Fairfield's future. This General Plan is the result of those efforts. This plan is meant to guide growth for the next five years and to create goals and policies that will prepare the town for the next 20 years.

The General Plan will be revisited and revised during the first quarter of each year.

## Changes Since Last Revision

Since Fairfield's last revision, many changes have occurred in land use and the town's economic outlook and planning. The Heavy Industrial Zone was created with a Conditional Use Permit for a municipal landfill which provides over 80% of the town's yearly income. An Airpark Zone was approved and is a mixed-use zone with commercial and light industrial uses and a residential airpark with a public use runway designed to FAA standards. Many efforts are currently underway to support, implement and honor the rich history of Fairfield Town including plans for a town and state cooperative museum, park and town offices located in the heart of Fairfield's Old Town. A large portion of Fairfield Town has been designated as wetlands by the U.S. Army Corps of Engineers. Plans will be implemented to protect and utilize these precious resources. A Fairfield Spring protection area has been formed to protect the town's culinary water sources that will restrict the types of development along the north-western borders of Fairfield. A large, 2600-acre parcel, more than 15% of Fairfield's land mass, is owned by Central Valley Water Reclamation Facility and is held for future bio-solids aka sewage sludge land applications.

## Role of General Plan

The mission of the General Plan is to provide for a strong, positive civic image and quality of life for people who live or work in Fairfield. It provides policies and standards that ensure the orderly and balanced distribution of growth, sound fiscal and economic investment, and preservation of the open and rural environment in a clean, attractive physical setting.

## Legislative Authority

The Fairfield Town Planning Commission has legally prepared, and the Fairfield Town Council has legally adopted the following General Plan in accordance with Title 10 Utah Municipal Code, Chapter 9a Municipal Land Use Development and Management, Part 4 General Plan of the Utah Code Annotated.

## Implementation

This plan is to be used as a guide for the decision-making process and should remain flexible enough to allow decisions to be made that are in the best interest of Fairfield. The Plan, if followed, will efficiently manage and prepare for growth without adversely impacting the overall character of the community. As a

guide, it is important that the recommendations contained in this document are followed by policy and decision-making organizations. These decisions must carefully consider how the activity relates to the community's goals, objectives, and policies, as well as the overall impact on the Town.

## **Dynamics of the General Plan**

This General Plan is intended to be an active document. It is to be used as a guide to identify what needs exist in the community and what decisions should be made. The Plan will be revisited and revised during the first quarter of each year and may be amended as necessary according to state law to reflect changing needs in the community. The Planning Commission, the Town Council, or the general public may initiate amendments to the plan. After approximately five years, Revision 3 will be produced to plan for the next several years.

## **Primary Goals**

- **Land Use**  
Preserve Fairfield's small-town rural character. Adopt rural density ordinances to promote open space. Set aside budgets, design master plans and apply for grants for trails and public open space.
- **Transportation and Circulation**  
Adopt a road master plan, implement standards for maintenance of road surface inventory to aid maintenance decision-making.
- **Environmental**  
Protect residents and the environment from landfill operations, soil contaminants from past mining operations, road work and future development.
- **Public Services and Facilities**  
Improve the town water system and plan for future public services.
- **Affordable Housing**  
Implement accessory dwelling unit (ADU) standards.
- **Economic Development**  
Support and incentivize local cottage industries throughout Fairfield. Develop plans for infrastructure to encourage improved growth in the light and heavy industrial areas.
- **Historic Preservation**  
Protect the historic character of Fairfield and support improvement of Camp Floyd/Stagecoach Inn State Park. Promote historical tourism.

# 1: LAND USE

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## Primary Goal

Preserve Fairfield's small-town rural character and protect Fairfield's historic significance.

## Introduction

Land use has the most significant impact on the character of a community. The land use in Fairfield creates the image of a peaceful, productive, rural town. The large lot sizes, mixture of housing styles, and open spaces strengthen the small-town feeling, while the agricultural and industrial uses provide a sense of productivity. The discussion and goals in this chapter are aimed at preserving this character and implementing strategies that will allow the town to grow without losing this rural quality.

## Existing and Future Land Use

Fairfield covers a total area of about 16,960 acres or 26.5 square miles. The town center, where most of the population lives, is about 440 acres.

The primary land uses in Fairfield are residential, agricultural, airpark, light-industrial, heavy industrial and commercial. Fairfield is unique in that there are only about 140 landowners, two of which hold nearly half of the total land.



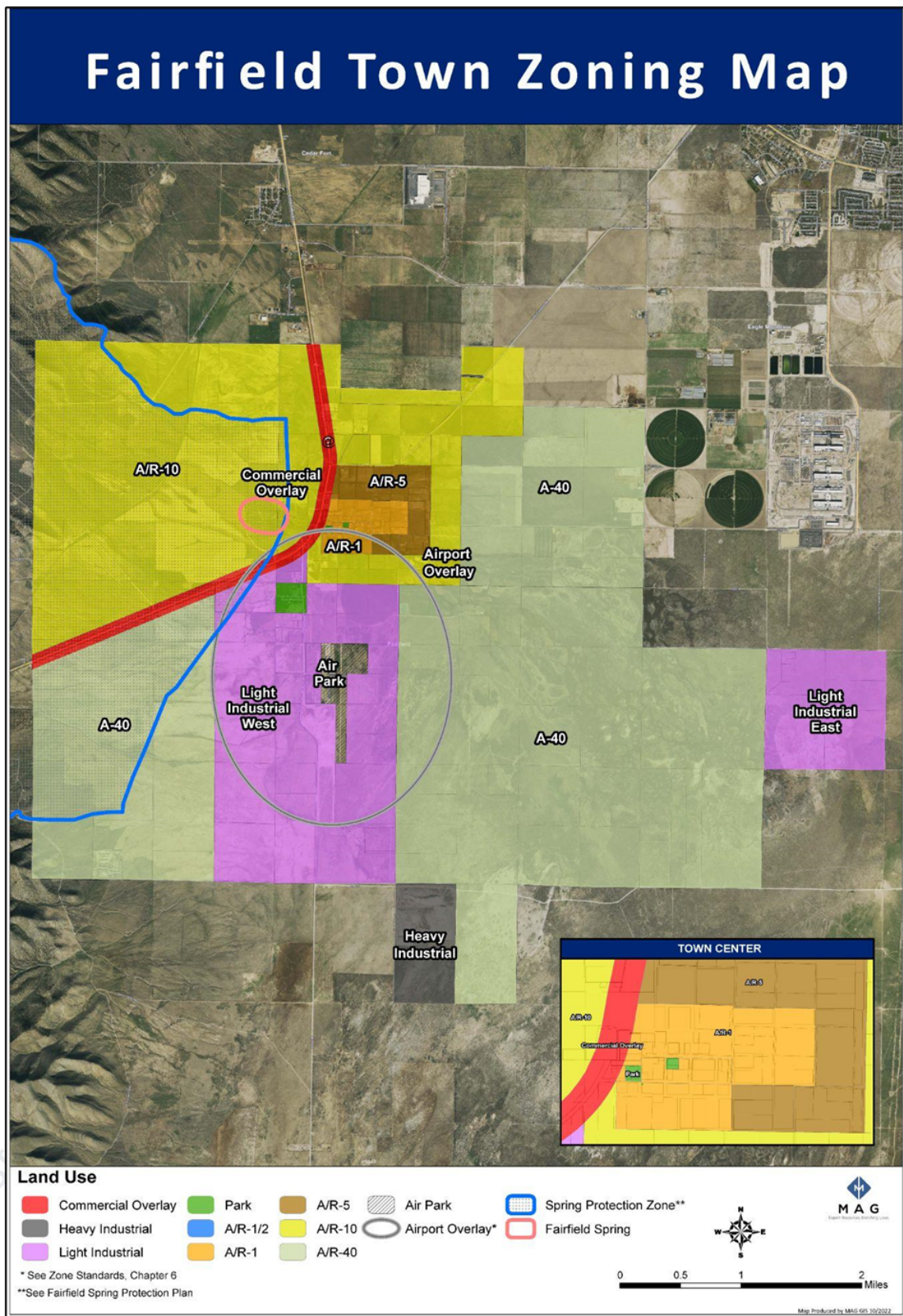


Figure 1: Existing Land Use and Zoning



## Zoning

Zoning names for residential uses generally indicate the primary use and the minimum lot size for a dwelling. A-40 represents Agricultural uses and a 40-acre lot minimum to build a dwelling. AR-10 or smaller represent agricultural/residential uses and the minimum lot size required for a residential dwelling.

Agriculture has been an important element of Fairfield since it was settled in 1855. This heritage will be carried on by maintaining agricultural land within the town limits. All areas zoned residential are also zoned agricultural with a perpetual right to farm and raise farm animals.

Fairfield is making strides to move away from lot size zoning to density zoning. The objective is to preserve the rural character of the land by retaining stretches of open fields while reducing development costs for areas zoned for big lots.

### Action Items - Zoning

| Description                               | Who                   | Time      | Budget |
|-------------------------------------------|-----------------------|-----------|--------|
| Create Rural Density Ordinance - Title 11 | Planning Commission ▾ | 2 Years ▾ | TBD ▾  |

### Agricultural Residential - AR-1

Residential uses are focused on the town center. This is the most populous area of Fairfield but is still low density and very open with large lots.

### Primary Goal

To maintain the open feeling, rural atmosphere and sense of community.

### Objective

Create community areas for residents to enjoy the company of each other in a safe and comfortable environment with walkable trails, public parks and spaces.

### Standards - Residential Use

- Minimum lot size - 1 acre.
- Swells, not curb and gutter, for stormwater control.
- Dead-end or cul-de-sac streets are prohibited.
- Mature trees are maintained and protected.
- Streetlights and residential lighting kept to a minimum - dark sky standards.
- Low traffic and low speed limits.
- Trails to connect neighborhoods and public parks.
- Cottage industry shops, convenience stores and gathering places within walking distance.
- Tree planting incentives.
- Minimal landscaping requirements.
- Right to farm, farm animals and pastures preserved.

## Action Items – Residential

| Description                     | Who                   | Time    | Budget |
|---------------------------------|-----------------------|---------|--------|
| Create tree planting incentives | TBD ▾                 | Later ▾ | TBD ▾  |
| Create trail master plan        | Planning Commission ▾ | TBD ▾   | TBD ▾  |
| Create town park                | Town Council ▾        | TBD ▾   | TBD ▾  |

## Agricultural Residential - AR-5 – AR-10 - AR-40

Agriculture has been an important element of Fairfield since it was settled in 1855. This heritage will be carried on by maintaining agricultural land use within the town limits in all zones. Smaller lots can also be used for agricultural purposes from small farms to family gardens. This is encouraged and accommodated by ordinances found in the Fairfield town code book. Fairfield has implemented an ordinance allowing mortgage lots for financing needs.

Agricultural land provides the additional benefit of creating open space within the town even if the space is not public.

The Bureau of Land Management (BLM) has two pieces of land within town limits. These are located at the northwest and southwest corners of town. This land is occasionally used for grazing through permits to local ranchers.

Central Valley Water Reclamation Facility (CVWRF) owns 2,600 acres on the west side of Fairfield. This equates to 15% of the total land in Fairfield. Much of the land owned by CVWRF is in A-40 zones and is being held for future sewage sludge land applications.

## Primary Goal

To protect Fairfield residents, businesses and visitors from negative aspects of land applications of sewage, to reclaim land decimated by overgrazing and to prevent damages from stormwater runoff.

## Standards

- Farming and ranching are highly encouraged.
- Stormwater retained on property.
- Biosolid applications restricted to non-freezing and non-windy conditions.
- Promote replenishment of land damaged by years of grazing.
- Protect Fairfield Spring from potential contamination sources.
- Rural density zoning standards.

## Action Items - Agricultural

| Description                                     | Who                      | Time  | Budget |
|-------------------------------------------------|--------------------------|-------|--------|
| Create standards for biosolid land applications | Town Council & Airpark ▾ | TBD ▾ | TBD ▾  |

## Commercial/Retail

Commercial uses throughout Fairfield are common but not apparent to residents and visitors. Currently at least 22 businesses operate in Fairfield. Some are in the light industrial zone and others operate out of residents' homes. These businesses operate at differing times and schedules because few of them are point-of-sale locations. Because of this they attract very little traffic or activity to the town, creating minimal impact.

The commercial overlay zone is a 300-foot buffer along SR73's center line through most of the town limits. This zone provides commercial uses mixed with residential in an area that allows easy access to retail commercial businesses by potential visitors, while also providing for the safety and benefits of a mixture with residential uses. This area is highly traveled with over 690,000 vehicular travels annually.

How commercial uses relate to the State Park is an important issue. The state park will be an attraction for consumer-oriented businesses because of the traffic it brings. However, many businesses are such that they could have a negative influence on the experience of park visitors. Because of this it is important that commercial uses near the park are carefully selected, located, and designed. They can be built in such a way that they are beneficial to the park and town and are financially viable. [Chapter 7](#), on Historic Preservation, contains more details about this issue including discussion on establishing design standards for businesses in the town center as part of a historic district.

### Primary Goal

Promote retail commercial development and mixed-use development with residences along SR73 that reinforces Fairfield Town's historical significance. Revise home based business standards to incentivize cottage type, historically supportive businesses in town center.

### Objective

To capitalize on the vehicular traffic passing through Fairfield via SR73. Over 690,000 vehicles travel through Fairfield via SR73 annually. Incentivizing this area for preferred commercial developments with emphasis on historical architecture, recreation and agritourism will create an additional economic strength while supporting Fairfield's history, recreation and agritourism focus. Retail commercial developments such as ATV rentals/repair, convenience stores or recreational types of stores are preferred commercial developments. [AADT Google Map | UDOT \(utah.gov\)](#)

### Standards

- Historic architectural standards.
- Incentivize recreational and historical focused business to locate along SR73.

### Action Items - Commercial

| Description                                                                                                             | Who                   | Time   | Budget |
|-------------------------------------------------------------------------------------------------------------------------|-----------------------|--------|--------|
| Revise Commercial Overlay Zone to include uses that support historical and recreational uses and clarify permitted uses | Planning Commission ▾ | 2023 ▾ | TBD ▾  |

| Description                                                                                       | Who                   | Time    | Budget |
|---------------------------------------------------------------------------------------------------|-----------------------|---------|--------|
| Revise Home Based Business Ordinance to simplify operating cottage type businesses in town center | Planning Commission ▾ | Later ▾ | TBD ▾  |

## Airpark

The Airpark Zone is a mixed-use zone that includes a mixture of commercial, light-industrial and airport focused residential uses which will bring enhanced property values, tax basis and recreational advantages. The airport will support Fairfield Town's goals for tourist-based economies by attracting visitors to the area via enhanced transportation modalities.

### Primary Goal

Adopt master planned development agreement with a mixture of residential, commercial, light-industrial and airport uses.

### Standards

- Planned opening is not less than 30% of development.
- Residential lots not greater than 22% of development.
- Runway designed per FAA standard for small aircraft.
- Noise abatement procedures.
- Day VFR use.
- Culinary water via a town approved public water system.

### Action Items - Airpark

| Description                                | Who                      | Time   | Budget |
|--------------------------------------------|--------------------------|--------|--------|
| Adopt Master Planned Development Agreement | Town Council & Airpark ▾ | 2023 ▾ | N/A ▾  |

## Airpark Overlay Zone

The Airpark Overlay Zone (APO) was created to promote public health and safety in the vicinity of the runway.

### Primary Goal

To minimize exposure to crash hazards and high noise levels generated by airpark operations, by encouraging future development which is compatible with the continued operation of the Airpark and to protect operating aircraft and town residents from the hazards of obstructions in the flight path and runway approach zones.

### Standards

- Conform with requirements in Utah Airport Zoning Regulations 72-10-403.

- Apply requirements found in 14 C.F.R. Part 77 Safe, Efficient Use and Preservation of the Navigable Airspace.
- Apply overlay zone standards found in FAA Advisory Circular AC 150/5300-13B - Airport Design.

### Action Items - Airpark Overlay

| Description                                                                                    | Who                          | Time   | Budget |
|------------------------------------------------------------------------------------------------|------------------------------|--------|--------|
| Adopt Airpark Overlay zone ordinance, based on airpark development agreement and runway design | Airport Planning Commis... ▾ | 2023 ▾ | TBD ▾  |

### Light Industrial - LI-W & LI-E

Fairfield has two light industrial zones. Light Industrial-West (LI-W) is south of Old Town and Light Industrial-East (LI-E) is approximately 4 miles southeast. Several industrial businesses are in the LI-W zone along Allen's Ranch Road. The LI-E zone was created due to its proximity to the growing development of multiple data centers and Eagle Mountain's Technology Overlay Zone. These industrial uses are important to Fairfield because of their potential for diversification, jobs, and tax revenue. Steps need to be taken to prevent existing and future industrial uses from impacting on the way of life of Fairfield residents.

Many areas of LI-W have become areas used to store, dump and dispose of construction equipment, demolition debris and other unsightly material. Fairfield will take action to develop a historical overlay zone to protect the areas with significant history surrounding Camp Floyd Cemetery. Fairfield will also enforce current ordinances and work to build infrastructure, especially water, in order to beautify the area and attract sustainable and preferable light-industrial businesses.

A construction & demolition landfill exists in the LI-W zone with grandfathered special exceptions to operate within Utah County.

### Standards - Light Industrial

- Wide streets and driveways for commercial traffic.
- Landscaping - improve storm water drainage and visual aesthetics.
- Historical architecture in select areas.
- Dark Sky lighting - enforce Fairfield Town's Lighting Ordinance.
- Engine braking prohibitions.
- No structures greater than 40' - protect 'Fair Field Views'.
- Enforce outdoor storage ordinances.
- Major commercial roads improved – paved.

### Action Items - Light Industrial

| Description                                  | Who            | Time   | Budget |
|----------------------------------------------|----------------|--------|--------|
| Engineer & Budget for municipal water - LI-W | Town Council ▾ | 2023 ▾ | TBD ▾  |

| Description                                                                       | Who                         | Time    | Budget |
|-----------------------------------------------------------------------------------|-----------------------------|---------|--------|
| Encourage Committee to Support LI-W Development                                   | LI-W Businesses & Land... ▾ | 2023 ▾  | TBD ▾  |
| Enforce ordinances to discourage unsightly and illegal storage                    | Fairfield Mayor ▾           | 2023 ▾  | TBD ▾  |
| Obtain System Impact Study for three phase power - <i>Also in Public Services</i> | Planning Commission ▾       | 2023 ▾  | TBD ▾  |
| Post engine braking prohibitions                                                  | Town Council ▾              | 2023 ▾  | TBD ▾  |
| Begin planning to move landfill traffic west of Allen's Ranch Road and SR73       | Planning Commission ▾       | Later ▾ | TBD ▾  |
| Create standards to buffer industrial and residential uses                        | Planning Commission ▾       | 2024 ▾  | TBD ▾  |
| Create and enforce standards for North Pointe Landfill                            | Town Council ▾              | 2023 ▾  | TBD ▾  |

## Heavy Industrial

The Heavy Industrial Zone is a 325-acre zone in the southernmost portion of Fairfield. This land use allows for the conditional use of a municipal landfill. The landfill provides for over 80% of Fairfield's annual budget and is currently the economic strength of Fairfield. The landfill is governed by a conditional use permit governed by the Fairfield Town Council.

## Park

Areas of Camp Floyd State Park is in Fairfield and is currently designated as Park zone. This is not currently a zone by ordinance but is being used to designate the park land.

## Open Space

Open Space is important to Fairfield because it provides places for recreation and activity, and it improves the rural character of the town. Currently there is no protected open space in Fairfield. However, much of the land within Fairfield is open space because it is undeveloped, but this does not mean it will remain that way. As opportunities present themselves land should be preserved now to ensure that open space will be available in the future. Because most of Fairfield is privately owned the town will utilize three strategies to deal with this.

First, much of Fairfield is zoned for very low density residential. This will naturally leave open space that is visually appealing to all and available for use by individual residents.

Second, Fairfield will use development agreements and density zoning standards to secure open space in new developments.

Third, when available and financially feasible, the town should purchase land for use as open space.

Currently no open space ordinance is in place. The town will work to create a zone and ordinance to define and protect open space.

### Action Items - Open space

| Description                                     | Who                   | Time      | Budget   |
|-------------------------------------------------|-----------------------|-----------|----------|
| Create standards and definitions for open space | Planning Commission ▾ | 1 Year ▾  | N/A ▾    |
| Create Rural Density Ordinance - Title 11       | Planning Commission ▾ | 1 Year ▾  | N/A ▾    |
| Develop Fairfield Town Park                     | Town Council ▾        | 2 Years ▾ | \$350K ▾ |
| Apply for grants for trails and parks           | TBD ▾                 | Ongoing ▾ | TBD ▾    |
| Develop a trail master plan                     | TBD ▾                 | Later ▾   | TBD ▾    |

### Population

In 2010, Fairfield's population was 119 people. The 2019 Census estimated 152 residents, representing a 28% total increase. This rate is expected to decline over the next several years due to the aging population and town growth policies. Figure 2 shows projected populations to 2050.

| Year | Population |
|------|------------|
| 2020 | 152        |
| 2030 | 145        |
| 2040 | 140        |
| 2050 | 542        |
|      |            |

Figure 2: Population Projections

| Year | Homes |
|------|-------|
| 2010 | 38    |
| 2015 | 47    |
| 2020 | 57    |
| 2030 | 84    |
| 2040 | 125   |

Figure 3: Housing Unit Projection

[MAG Small Area Population Projections 2019.pdf \(mountainland.org\)](#)

The preference of the Town Council, Planning Commission, and Fairfield residents is to allow growth to occur slowly and naturally according to the projections given. The town will implement ordinances that will ensure that no matter how fast or slow growth occurs, the growth will be compatible with the existing community structure.

The primary issue preventing growth right now is the lack of water rights. The lack of water rights slows some growth. Fairfield does not have water rights for development. Fairfield requires all developers to bring water rights with the development.



## Subdividing

Subdividing of property will be allowed only according to the existing zoning code and subdivision ordinance. As policy, the town will not install new infrastructure, including roads and power and water utilities, to new parcels. Rather, the landowner will be required to develop roads and utilities and deed them back to the city for management. This is especially true for large subdivisions.

## Annexation Policy Plan

In general, Fairfield does not have plans to annex any land. It is not in the town's goals to grow very large or add land to accommodate large developments. Growth will proceed slowly from the center of town as designated in the land use plan and as guided by the zoning code. The existing town boundaries are more than enough to accommodate growth projections through 2040 and beyond.

If annexation were to take place the only areas available are unincorporated Utah County land to the west, south, and southeast. If annexation becomes a more important piece of town goals an official map will be made indicating where the annexations may take place. Four possible areas for annexation may be considered in the future:

1. Land adjacent to Highway 73 west toward Five-Mile pass.
2. Land adjacent to Allen's Ranch Road to the south.
3. Land adjacent to Intermountain Regional Landfill property if IRL expands operations into surrounding land.
4. Land east of Fairfield's southern boundary along 2400 South, extending to the Pole Line Road along Lake Mountain. This area is also included on Eagle Mountain's annexation declaration. Fairfield will work with Eagle Mountain in the future to determine a compromised solution when annexation becomes a possibility.

The town of Fairfield will consider the value of any annexation before proceeding.

Considerations to be made include how much of the land is developable, what the proposed use is, what resources will come with the land, how it will add to the community, how it will add to the tax base, and any other factors the town determines are important.

One possible scenario in which Fairfield may annex land sooner than expected is to aid in acquiring or preserving water rights.

Other scenarios include annexing small properties already adjacent to the town boundary and annexing any areas necessary to maintain control of lands that impact the town significantly or to preserve open space.

Annexations will be done only if necessary and economically viable.

## 2: TRANSPORTATION

### Introduction

The current transportation system is adequate for Fairfield and its residents. With minor changes and additions, the service can be improved to handle growth for the next several years. This chapter will outline the current functionality of the transportation system, maintenance activities, and regional transportation plans that may impact the town.

The primary route in and out of Fairfield is SR73, a state-owned highway managed and maintained by Utah Department of Transportation (UDOT). SR73 provides a connection from Interstate 15 (I-15) in Utah County through Cedar Valley to Tooele County.

Main Street is the main local road in Fairfield and is the main intersection with SR73 that provides access to most residences and town roads. Allen's Ranch Road connects SR73 to the Light-Industrial Zone, is the main transportation corridor to both landfills in Fairfield and is heavily traveled by recreational vehicles. The existing road system is about half gravel and half asphalt and outlying roads are simple tire-track roads.

The public use runway at West Desert Airpark provides for air traffic transportation, medical transport and has been included in UDOT's aeronautical transportation plans including grants and funding to repair and maintain the movement areas.

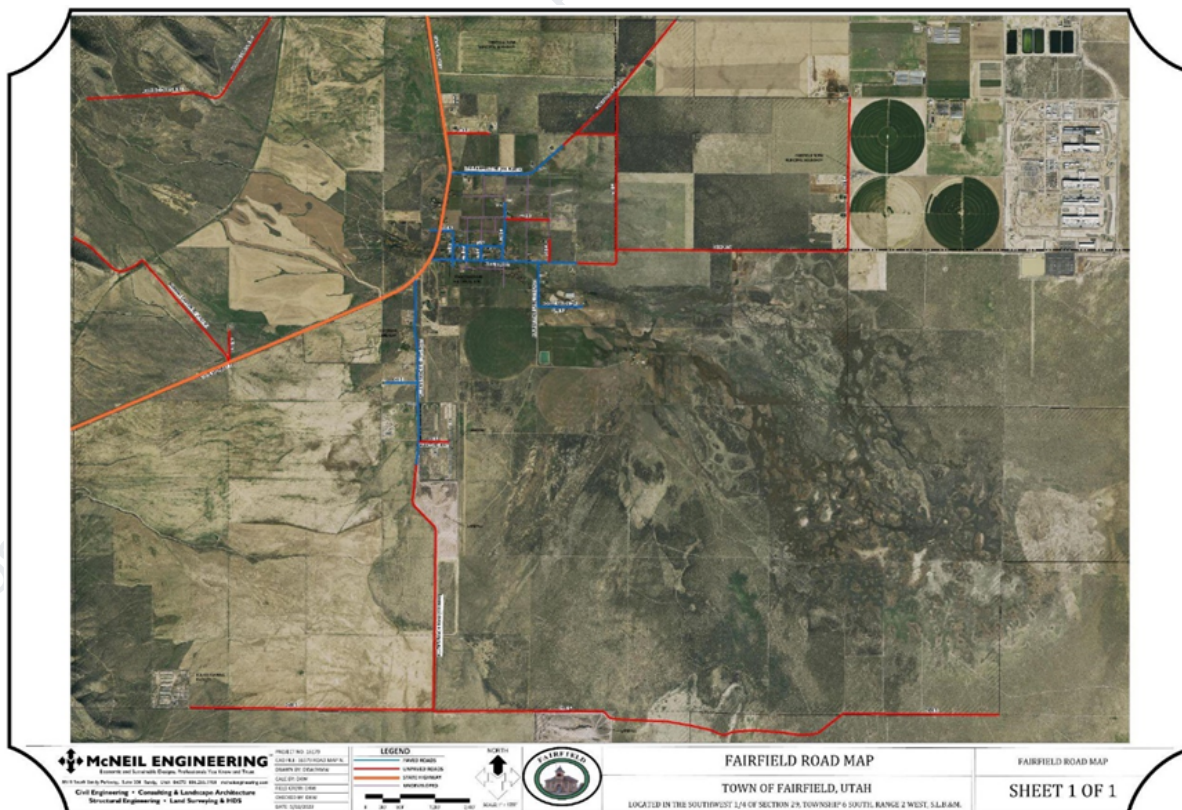


Figure 4: Current Transportation System

## Primary Goal

To guide the future safe and efficient movement throughout the town and provide for future connectivity to surrounding areas while maintaining the rural feel of the area.

## Objective

Establish a road master plan integrated with a trail master plan to guide the future safe and efficient movement throughout the town. To organize multi-modal forms of transportation throughout the valley to provide connectivity to surrounding areas while maintaining a rural feel.

## Standards

- Utilize swells and ditches for drainage.
- No curbs and gutters.
- Adherence to the Fairfield Road Ordinance and Roadway Classification System.
- Mild back and fore slope on ditches to reduce safety risks.
- New developments shall provide for future transportation connectivity.
- New development shall include trails in prospective plans.
- Trails will connect public areas and will protect historical areas and paths.
- Heavily traveled roadways receive priority for improvements and maintenance.
- Utah County grid system guides the Road Master Plan, providing multiple routes for travelers.
  - [RTP 2023 - Goal 1 | MAG \(mountainland.org\)](#)
- Multi-modal system to accommodate different modes of travel: pedestrians, bicyclists, horses and all-terrain vehicles.
- ATV and UTV traffic allowed on all town roads.

## Action Items

| Description                                      | Who   | Time  | Budget |
|--------------------------------------------------|-------|-------|--------|
| Adopt Road Master Plan                           | TBD ▾ | TBD ▾ | TBD ▾  |
| Adopt Road Maintenance and Improvement Standards | TBD ▾ | TBD ▾ | TBD ▾  |
| Adopt Trail Master Plan with Trail Standards     | TBD ▾ | TBD ▾ | TBD ▾  |
| Funding for bike path along SR73                 | TBD ▾ | TBD ▾ | TBD ▾  |

## Roadway Classification System

A road classification system for all streets and roads within the corporate limits of the Town of Fairfield has been established. All streets and roads shall be identified by one of the classification types stated in the Road Classification Table. All roads in Fairfield Town will maintain a minimum standard of 56 feet (56) with ten (10) ft utility easements on both sides unless otherwise designated by the Town Council.

## Road Classification Table

| CLASSIFICATIONS                          | Right of way | Surface Width | Easements           | Snow removal        | Weight limits                                             |
|------------------------------------------|--------------|---------------|---------------------|---------------------|-----------------------------------------------------------|
| Local roads                              | 56 feet      | 28 feet       | 10 feet both sides  | 24 hrs.<br>4 inches | 4 ton per axle with a weight limit of 18 tons per vehicle |
| Minor Collector                          | 66 feet      | 38-44 feet    | 10 feet both sides  | 12 hrs.<br>4 inches | 4 ton per axle with a weight limit of 18 tons per vehicle |
| Rural roads                              | 56 feet      | 28 feet       | 10 feet both sides  | 48hrs.<br>6 inches  | NA                                                        |
| Partial Roads<br>Minimum Local Road only | 28 feet      | 28 feet       | 10 feet on one side | 24 hrs.<br>4 inches | 4 ton per axle with a weight limit of 18 tons per vehicle |

## Regional Transportation Planning

TransPlan50 is the regional transportation plan for Utah County. The Projects and programs proposed within the plan are a coordinated system of capital-intensive roadway projects, transit improvements, and pedestrian/bicycle facilities needed by 2050. Utah County is projected to double its population by 1.2 million people by 2050. TransPlan50 attempts to address this growth while minimizing impacts on society and the environment while providing for enough capacity and transportation choices to ensure the region's economy continues to flourish.

For a complete list of projects, maps, and a discussion on the projects' regional impacts refer to the full plan which is available on MAG's website (<http://www.mountainland.org>).

## Proposed Utah County Grid

As part of the road master plan, Fairfield will work to adopt a regional roadway grid network that provides multiple routes (access) to destinations for commuters and other travelers. A system of regional roads that help connect people to and from destinations. A well-connected grid system allows for better connections for cars, bicyclists, pedestrians, and transit vehicles that reduces travel time and helps spread travelers out, reducing congestion.



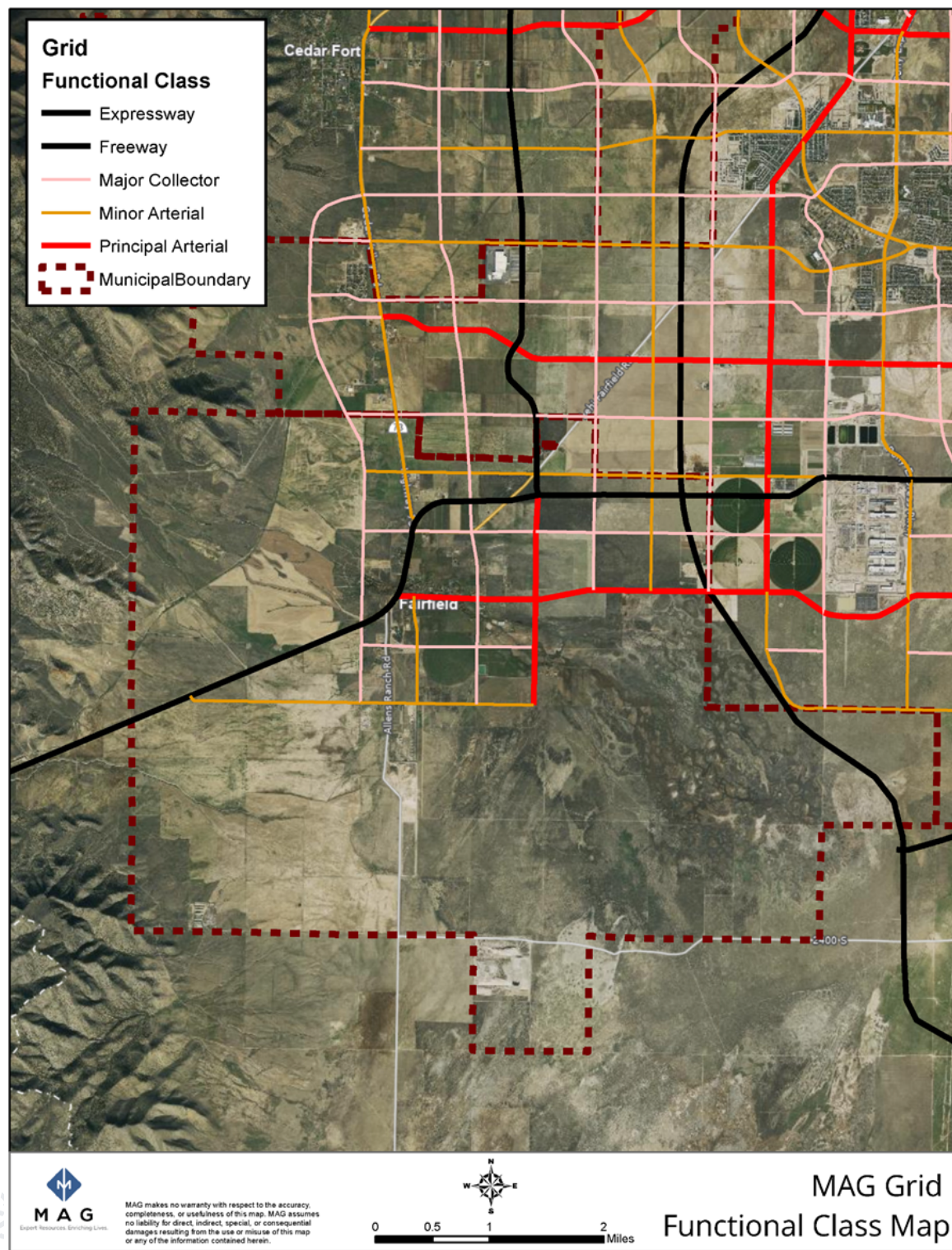


Figure 5: Grid Visual

(see [TransPlan50](#) for a full list of proposed transportation networks)

## Trails

Trails will connect public places such as parks, recreational areas and retail zones. Trails will protect historical areas such as the Pony Express Trail and the Overland Stagecoach Route.



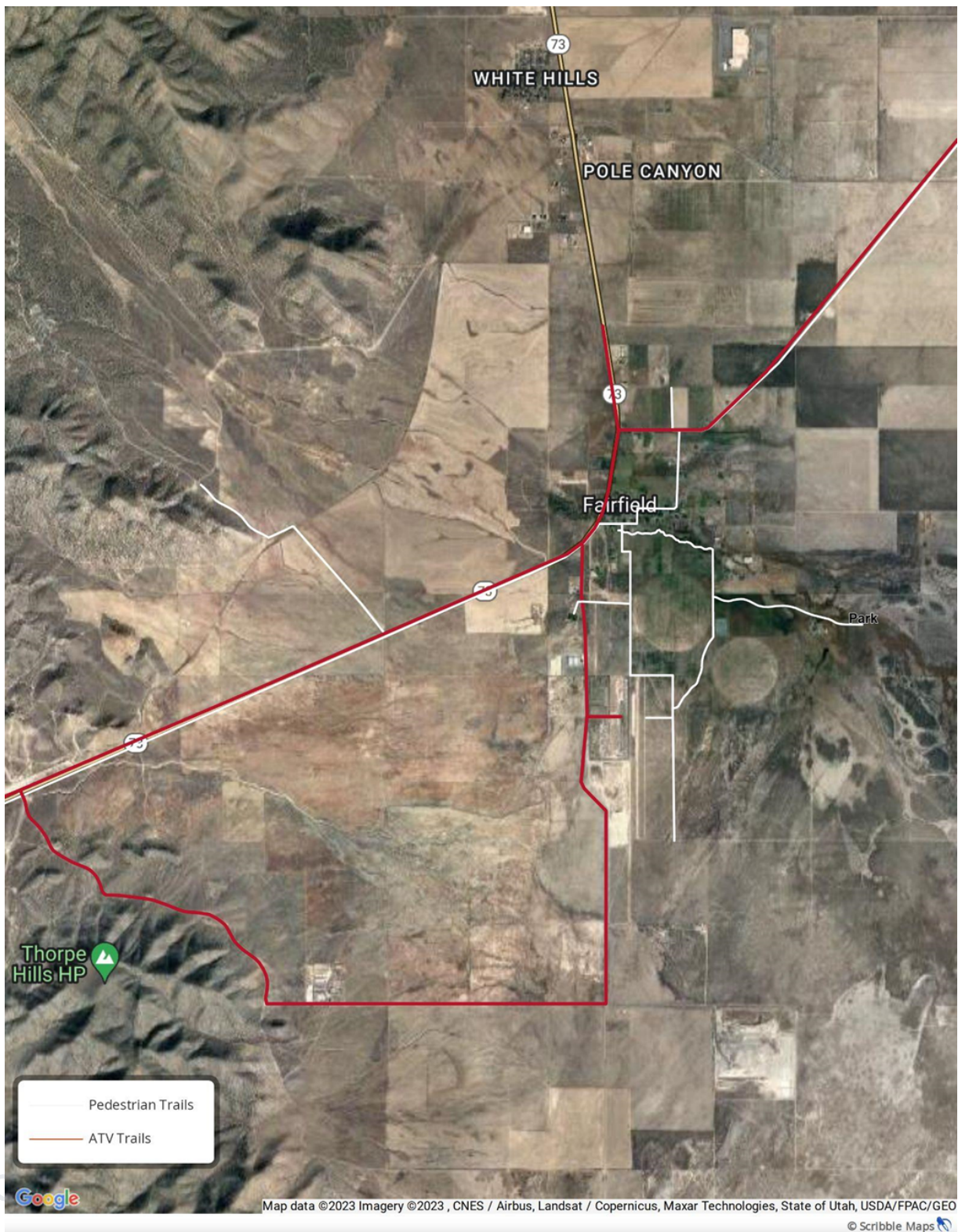


Figure 6: Trails visual

## 3: ENVIRONMENTAL

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### Introduction

Maintaining a healthy natural environment is essential to maintaining a healthy town. Because of Fairfield's rural character and the vast open spaces around it, keeping the natural environment healthy is especially important. This environment is a primary reason that people choose to live in Fairfield. The dark night skies add to the rural 'away from the city' feeling.

Historical mining activities in the areas surrounding Fairfield led to areas of heavy metal pollutants throughout the town. Fairfield's culinary water is supplied by a spring which is surrounded by the Fairfield Spring Protection Area.

A unique large area nicknamed the "Sinks" has been designated as wetlands by the United States Army Corps of Engineers.

There are two active landfills in Fairfield. A 365-acre municipal landfill that accepts non-hazardous municipal solid waste, commercial waste and industrial waste and a 295-acre construction and demolition landfill. This chapter will explain some existing environmental conditions in Fairfield, the pollution problem, and goals the town has to deal with the pollution and other environmental issues.

### Primary Goal

Protect and preserve Fairfield's environmental resources: water, air quality, wildlife habitat, scenic quality, prime agricultural land, open space, soil, vegetation, wetlands and dark sky.

### Objectives

Assure protection to residents and visitors from hazards of heavy metal soil contamination. Increase the quantity of trees throughout Fairfield. Create appropriate controls to protect the town's culinary water supply. Preserve our unique designated wetlands. Restore lands for future agricultural uses. Maintain dark skies. Provide transportation corridors free of litter. Inspire incentives to defend dark skies.

### Standards

- Compliance with Fairfield Town Soil Ordinance.
- Compliance with Fairfield Town Landscaping ordinance emphasizing trees.
- Agricultural uses allowed in all residential zones.
- Utilize Fairfield Spring Water Protection Plan to guide land uses.
- Compliance with Fairfield Lighting Ordinance to assure dark skies.
- When able, Fairfield Town will purchase land for public open space.
- Utilize density-based zoning in lieu of acreage based zoning.
- Littering prohibited.
- Wildlife vehicle strikes alleviated.



## Action Items

| Description                                                          | Who   | Time  | Budget |
|----------------------------------------------------------------------|-------|-------|--------|
| Work with Utah County to form Fairfield Spring Water Protection Plan | TBD ▾ | TBD ▾ | TBD ▾  |
| Create enforceable litter control ordinances                         | TBD ▾ | TBD ▾ | TBD ▾  |
| Explore dark sky activities                                          | TBD ▾ | TBD ▾ | TBD ▾  |
| Create tree planting grant or incentive program                      | TBD ▾ | TBD ▾ | TBD ▾  |
| Begin process to protect wetlands                                    | TBD ▾ | TBD ▾ | TBD ▾  |
| Create wildlife vehicle strike mitigation plan                       | TBD ▾ | TBD ▾ | TBD ▾  |
| Create landfill monitoring plan                                      | TBD ▾ | TBD ▾ | TBD ▾  |
| Adopt CUP to govern North Pointe Landfill                            | TBD ▾ | TBD ▾ | TBD ▾  |

## Climate and Geography

Fairfield is in the Great Basin region. The town lies in central and western Cedar Valley, directly east of Utah Lake. A prominent feature of the town is a natural spring with a creek running through the Town. State road 73 dissects the town with most of the current community east of the highway. The nearest communities are Eagle Mountain immediately to the north and east and Cedar Fort 5 miles to the north. Tooele is 35 miles northwest on Highway 73 and Lehi is 20 miles northeast.

Cedar Valley is relatively flat with a gentle slope to the southeast. The valley is surrounded by mountains on all sides with Lake Mountain on the east, the Oquirrh Mountains on the north and west, and the Tintic Mountains to the south. Figure 7 shows slopes of 30% or greater in the area. Slopes of 30% are considered not buildable due to constructability concerns and landslide risks. Nearly all of Fairfield is sloped less than 30%.

The climate is arid with an average annual precipitation of 13.11 inches. This rainfall is reasonably steady throughout the year. The average low precipitation month is June with 0.72 inches and the average high precipitation month is May with 1.29 inches. The average daily maximum temperature is 63.9 degrees (F), and the average daily minimum temperature is 30.8 degrees (F)<sup>1</sup>. Due to its location directly east of Five-mile pass, which separates two large mountain ranges, Fairfield often experiences moderate winds in the evenings.

1 Department of Commerce, Climatology of the United States No. 81, Monthly Station Normals 1971 -2000. 42 – Utah, Fairfield Station 422696

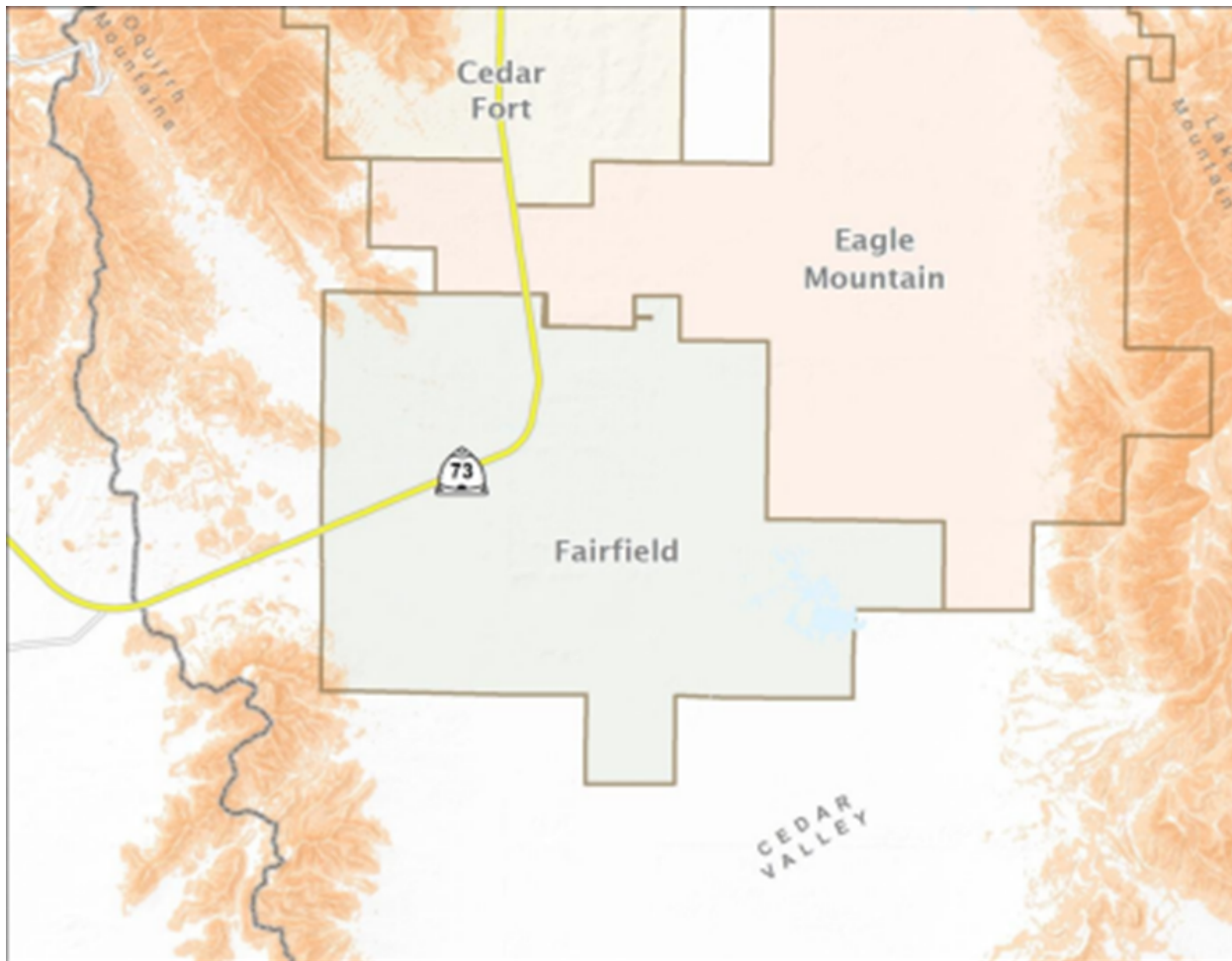


Figure 7: Fairfield Slope map.

Dark orange areas indicate slopes of 30% or greater, light orange indicates slopes of 15% to 30%.

## Vegetation

Common sagebrush and prairie grasses are the dominant vegetation of the area. These plants thrive in the arid climate and the prevailing soil types. Fairfield is unique to Cedar Valley because it has lots of mature trees in town. Most of these were imported many years ago and have yielded new saplings through the years. They are throughout the town center but thrive especially around the creek. These trees are very important to the community and need to be protected. The town encourages all landowners to preserve mature and developing trees so this beautiful part of the community can be maintained. The town will consider beginning a tree planting program by providing grants and education to residents regarding the species and viability of trees in Cedar Valley. The town also requires new developments to include trees in landscape plans.

## Arsenic Contamination

In the late 1800's and early 1900's heavy mining was done northwest of Fairfield in Manning Canyon at the Mercur Mine. During operation the mine used arsenic to extract heavy metals from the ore. A railroad spur was even built to carry tailings to leach fields. This process resulted in severe contamination of the

drainage area. The arsenic would leach through the tailings then continue downhill, contaminating the soil and water in the area. In 1940 a berm was built around the spring to protect it from contamination, but no measures were taken elsewhere.

Testing has been done in the past to examine the degree of contamination in Fairfield. Tests have shown anything from 3600 to 8000 parts per million (PPM). These levels are too high according to the Utah Department of Health, but they are still not at dangerous levels according to the Utah Department of Environmental Quality (DEQ). Most testing has been done in the area at the southwest corner of Allen's Ranch Road and Highway 73. Tests have also shown that water going into the creek from this area is contaminated. The creek bed has been tested and shown contamination that slowly decreases as it heads east. Tests of the subgrade under Main Street have also shown contamination. Personal accounts of highway workers from decades ago state that they would use the tailings to fill holes and patch roads in Fairfield. As long as the road stays patched and in place this does not pose a significant hazard but will be a problem when road reconstruction occurs.

To date the spring water has not had high levels of arsenic, but this does not mean it will always be that way. As the heavy metals continue to settle and leach into the soil it is very possible that they will begin to contaminate the groundwater, especially with the high-water table in the area. This would leave the town with no water source for its residents.

In the past 20-30 years mining activity has picked up at various times and some cleanup has been done. The tailings are now covered and controlled, but until they are completely removed the possibility of more contamination is still possible. The mining company cleaned up the site and everything down to the former railroad alignment. This helped because the risk of more arsenic being brought to the area was reduced, but it did nothing to clean up contamination already in town.

Fairfield has adopted a Soil Ordinance to protect landowners from the negative effects of arsenic in the soil. New construction is required to have the soil around the project tested for heavy metals. If arsenic levels are found to be unacceptable, the developer is required to cap or remove the contaminated soil.

## **Landfills**

North Pointe Landfill (NP) is a construction and demolition (C&D) landfill that began operation in 2000 prior to Fairfield's incorporation. NP accepts non-hazardous construction/demolition waste, yard waste and inert waste. NP encompasses a 295-acre area located in the southern area of Fairfield. Intermountain Regional Landfill, IRL, is a Class V landfill that accepts non-hazardous municipal solid waste, commercial waste and industrial waste. The landfill encompasses a 325-acre area located in the southernmost area of Fairfield and is governed by a conditional use permit that is overseen by Fairfield Town Council. The landfills have obtained Utah Department of Environmental Quality, DEQ, permits and are subject to that department's inspections, monitoring and reporting.

The DEQ permits require a multitude of environmental protections for Fairfield's environment including liners, ground water and gas monitoring, litter and fugitive dust control, rodent and bird control and fire control plans.

Litter and blowing debris from dump trucks traveling through Fairfield have been an environmental nuisance and IRL has worked with Fairfield to provide litter clean-up crews.

## Wetlands

A significant portion of Fairfield has been designated by the United States Geological Survey as Wetlands:

*“Wetlands are transitional areas, sandwiched between permanently flooded deepwater environments and well-drained uplands, where the water table is usually at or near the surface or the land is covered by shallow water.”<sup>[9]</sup>*

Wetlands are regulated by the U.S. Army Corp of Engineers and the Clean Water Act. Currently none of the wetlands in Fairfield are under ‘jurisdictional control’. That means that they are not protected by the Clean Water Act. They were mapped in 1983 by the USGS and could become protected. Developers in Fairfield are strongly advised to verify what land has been designated as protected or under jurisdictional control prior to land purchase or development.

Fairfield Town will work to protect the wetlands in Fairfield and to create areas where residents and visitors can benefit from the unique resource.

<sup>[9]</sup> [What are wetlands? | U.S. Geological Survey.](#)



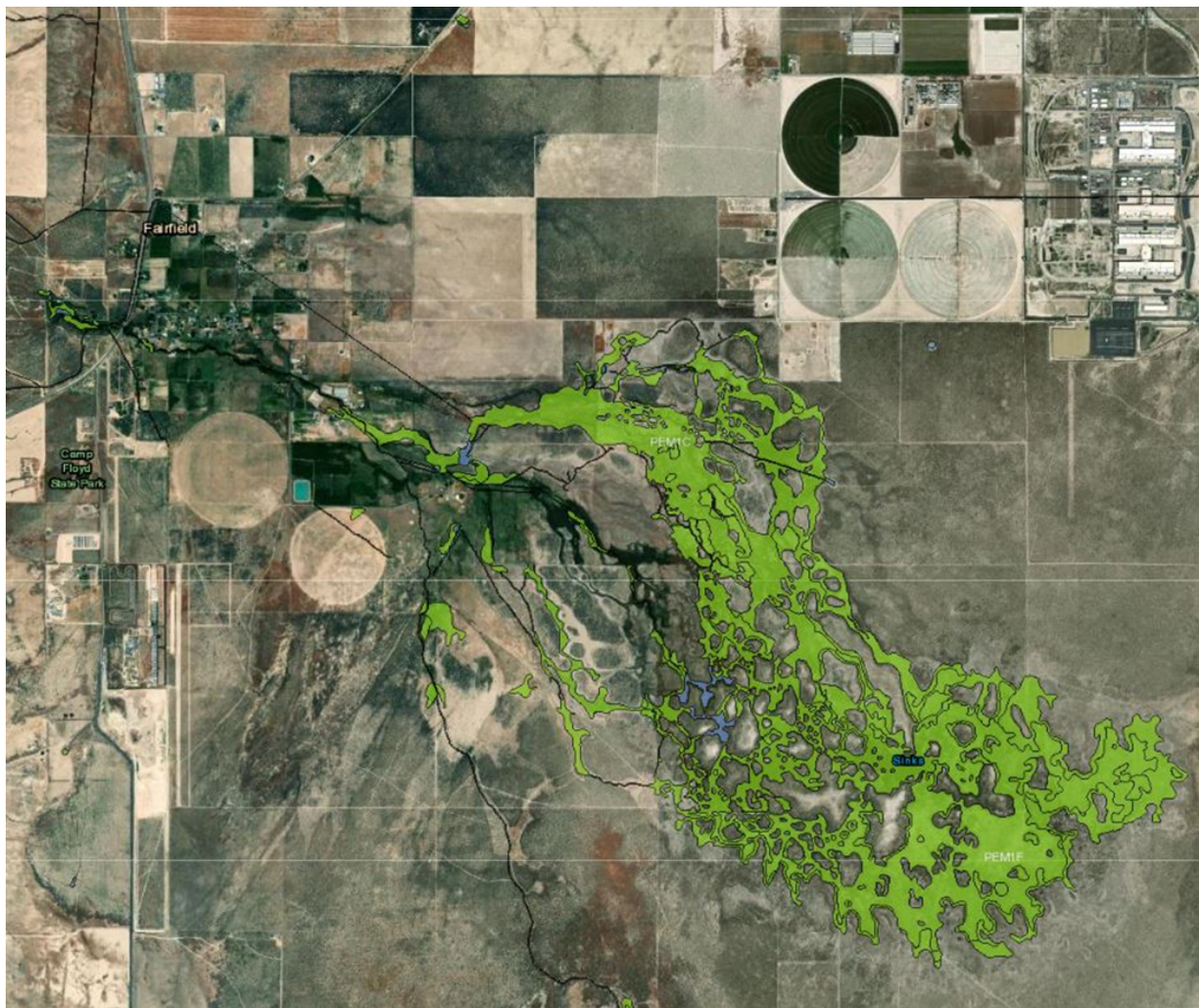


Figure 8: National Wetlands Inventory  
[National Wetlands Inventory \(usgs.gov\)](https://www.usgs.gov/national-wetlands-inventory)

## Natural and Human Hazards

The nearby Wasatch Range fault zone is considered active and at high risk for seismic activity. Fairfield is at least 15 miles away from any active faults, so the risk of Fairfield being affected by this is low. Liquefaction is also a risk in much of Utah County and especially in areas around Fairfield. As necessary, building codes need to incorporate requirements for analysis of liquefaction risk. Landslides can be extremely destructive and are very difficult to avoid or plan for. The slopes on the hillside are mild enough that a landslide is not a significant risk, so preventative measures are unnecessary.

## Flooding

Flooding is a potential hazard. A primary drainage for the mountains to the northwest goes through the creek in Fairfield and through culverts just north and south of the town center. The low point of Cedar Valley is inside city limits in the 'Sinks' area to the southeast. In the event of a very severe rainstorm or a year with high rainfall, it is possible that minor flooding could occur in this area. Some flooding has occurred near the intersection of Allen's Ranch Road and SR73. The culvert just west of the intersection brings water under SR73, but there are no drainage facilities on the south side. Water will often pool



inside the right-of-way and run over Allen's Ranch Road and onto private property, eventually ending up in the creek. A ditch to carry the water south or a detention basin may be sufficient. Land degradation due to over-cultivation of lands to the west of Allen's Ranch Road have led to flooding damaging adjacent properties 'downstream'. The major property owner is working to mitigate flooding hazards. New development in the area requires us to engineer storm water containment plans. The drainage north of town is also through culverts on SR73.

## **Fires**

Fires are both a natural and human hazard. Because Cedar Valley can be very dry a small fire could quickly become catastrophic for the area. Lightning strikes could ignite a blaze, but the greatest risk is that a man-made fire would get out of control. Fairfield requires that all residents strictly follow the burn guidelines set forth by the Cedar Valley Volunteer Fire Department (CVFD). Information can be found by calling 801-374-BURN. For agricultural burns it is okay on any day designated as a "burn day". Non-agricultural burns must be in the spring and require a permit. Burning yard waste can only be done in the spring during the open burn month, but no permit is required. Personal fire pits for recreation or cooking can be done any time if they are at least 25 feet from any combustibles. These rules keep individuals, our homes, and the town safe.

## **Wildlife**

Birds, mule deer, antelope, coyotes and other species are part of the wildlife living with us in Fairfield. We respect our responsibility to protect their habits and guide future development to coexist with them.

Fairfield will create a strategic effort to implement migratory corridors and strategies to mitigate hazards along main travel ways.

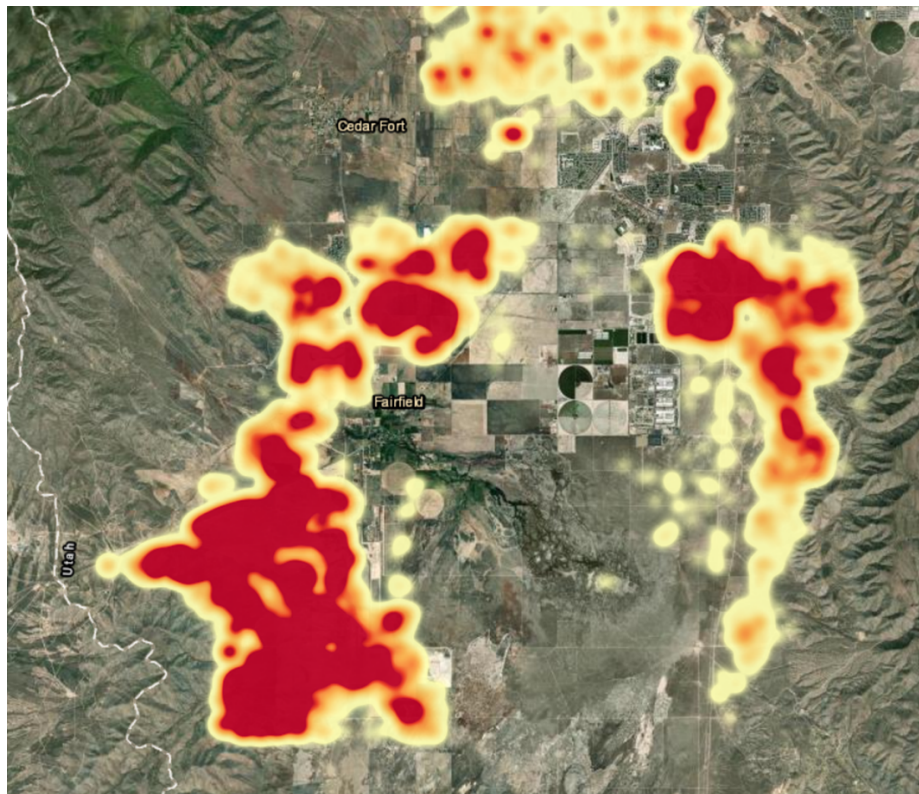


Figure 9: Pronghorn Locations  
 Tagged Pronghorn Locations Cedar Valley –  
 Utah Department of Natural Resources  
 Division of Wildlife Resources

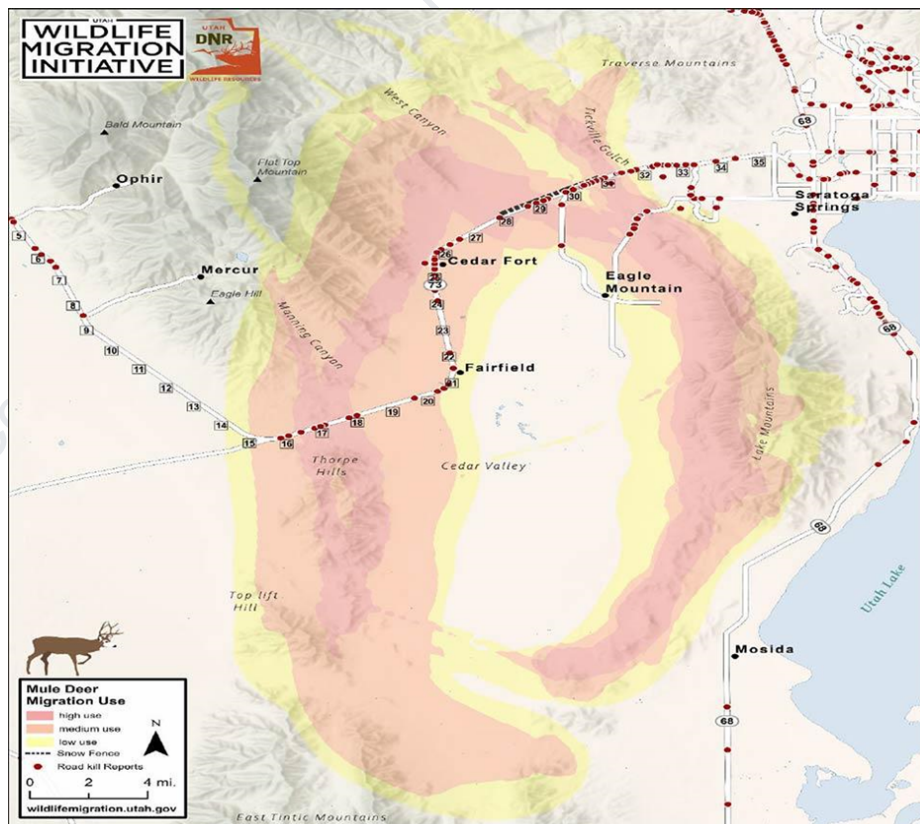


Figure 10: Pronghorn Locations

## Dark Sky

Fairfield is a town with beautiful starry nights. We intend to keep it that way by enforcing and supporting Fairfield Outdoor Lighting Standards found in Title 9.3. The standards implement Dark Sky compliant light-pollution control measures.

Light pollution is any adverse or unintended effect of the use of artificial light at night, including sky glow, glare, light trespass, light clutter, decreased visibility at night, and energy waste. Light trespass, one of the forms of light pollution, is an issue because it can interfere with a property owner's private enjoyment and use of his/her own land. Despite all of this, there is a strong tendency to light up property in the name of safety and security although there is no scientific evidence to support the popular opinion that light equates to higher safety. The appropriate use of "dark-sky friendly" lighting will improve overall safety with lower lighting levels, warmer light temperatures, and better coverage.

## 4: PUBLIC SERVICES AND FACILITIES

### Introduction

Public services are essential to maintaining a healthy, productive community and for securing the future we want. Providing public recreational spaces fosters a strong sense of community and brings forth unity. Fairfield is committed to providing for the public needs of the town. Currently, most of the utilities are provided by each landowner for their individual needs. Each property currently provides its own propane supply and wastewater system. Fairfield has expanded its water system and more residents are beginning to connect to the system. Single phase power is available to current residents and there exists a need for three-phase for future development.

### Primary Goal

Create community recreational areas and plan for future public services.

### Objective

Budget for costs to implement public services. Complete plans for recreational areas and purchase open space when feasible and available. Adopt master plans for trails, parks and community gathering areas.

### Action Items

| Description                                                                       | Who                           | Time       | Budget    |
|-----------------------------------------------------------------------------------|-------------------------------|------------|-----------|
| Official map of water lines                                                       | Fairfield Mayor ▾             | 6 Months ▾ | \$4,500 ▾ |
| Obtain System Impact Study for three phase power - <i>Also in Land Uses</i>       | Planning Commission ▾         | 1 Year ▾   | TBD ▾     |
| Feasibility studies for natural gas                                               | Planning Commission ▾         | 1 Year ▾   | TBD ▾     |
| Build Town Park                                                                   | Town Council ▾                | 1 Year ▾   | TBD ▾     |
| Expand municipal water system to Light Industrial West Zone                       | Town Council & Planning ... ▾ | 1 Year ▾   | TBD ▾     |
| Obtain grants and complete groundwater septic system density study                | Planning Commission ▾         | 6 Months ▾ | TBD ▾     |
| Add Booster Station near Allen's Ranch Road                                       | Water Department ▾            | 1 Year ▾   | TBD ▾     |
| Move Chlorinator closer to SR73                                                   | Water Department ▾            | 1 Year ▾   | TBD ▾     |
| Identify solutions to improve water pressure to areas lacking sufficient pressure | Planning Commission ▾         | 6 Months ▾ | TBD ▾     |

## Water System

The Fairfield Town water system is a public system located within the boundaries of Fairfield Town. The service area of the water system is the area within the Town boundaries and is supplied via the Fairfield Spring and Fairfield Well. There are currently 29 Equivalent Residential Connections (ERCs) that are served by the water system: 26 residential and three commercial. In addition to indoor use, outdoor use and fire flow is provided to those connected to the water system. The Town does not currently supply water to any industrial zones. Water for industrial uses is supplied by private wells. Not all residents of the Town currently have access to the water system, and they also utilize private wells. The existing source and storage facilities can support the development of approximately 135 ERCs. Fairfield Town requires water rights to be provided to the water system for all development within the service area. Therefore, although the Town does not currently have water rights to support 135 ERCs, necessary water rights will be deeded at the time of development.

Adequate pressures and fire flows to meet state and county requirements exist in most of the system. However, at the very end of the waterline, along SR73 near 874 North, minimum Utah County fire flow requirements cannot be met. It will not be possible to meet the minimum fire demands in this area until further development takes place and additional water lines are installed to eliminate the dead-end line.

The Light Industrial West Zone and the town will benefit economically and aesthetically when municipal water is extended the length of Allen's Ranch Road. Fairfield is working with landowners and engineers to design and implement a sufficient water line for future connectivity.

## Primary Goal

Providing a sufficient safe water system for residents, businesses, visitors and our community now and into the future.

## Standards

- Sizing and capacity of the drinking water system is based upon the requirements of Section R309-510 of the State of Utah Administrative Rules. The analysis of water demand for the system considers water used for domestic, outdoor irrigation and fire flow purposes.
- Fire flow for residential is 1,000gpm for one hour. Fire flow for industrial buildings is 1,500gpm for two hours. Industrial buildings requiring increased fire flow per the International Fire Code shall include fire suppression sprinklers.
- Minimum spacing of fire hydrants is 1,000' when no structures are present and 400' with structures in the vicinity.
- A value of 3.96gpm per acre of irrigated area has been used to account for outdoor irrigation. Landscaping for industrial uses shall use .06 acres per ERC.
- The amount of water required by the Town for domestic use is computed using the Utah Department of Environmental Quality Division of Drinking Water - Water System Capacity Calculation Sheet.
- New development will connect to the Town water system. No new wells are permitted unless approved by the Town Council. New development will deed water rights to the Town to connect to the system.
- Commercial and industrial water uses and the conversion of impacts to ERCs will be computed for each potential business at the time that it is proposed. An ERC supports approximately 53



employees in a light industrial setting ((800gpd)/(15gpd/employee)) exclusive of water usage in the industrial processes.

- New development will pay its share for infrastructure costs. Through the Town's zoning and planning efforts, growth will be managed through the approval process so that it does not outpace the capacity of the water system.

## **Wastewater**

Sewer water is treated by each property owner using septic tanks. This is currently sufficient but could be an obstacle to future development. Septic tanks add cost to construction and pose environmental risks. A sewer system would solve this problem but is not feasible for Fairfield at this time. Within the next 10-20 years the town will explore the possibility of developing a sewer system and will create a plan for implementation based on the findings. If a wastewater treatment facility is deemed necessary it will most likely be a pond system that is low cost and low-input operation. The town will consider opportunities to partner with other Cedar Valley communities on such a project.

## **Drainage**

Drainage is currently handled on city streets using ditches and culverts. This is a low-cost method and will continue to be used on new roads. The ditches are also convenient for two other reasons. First, because Fairfield is very rural there are often big trucks and/or horse trailers being used that do not fit in most driveways and cannot turn around on a normal road. The ditches provide turnaround and parking space that would not be available or would be very expensive with traditional curbs and gutters. Also, during the winter ditches allow for piling of snow without blocking the roadways. As a policy Fairfield will continue to use simple ditches for drainage on existing and future rights-of-way.

In future developments the owner/developer will be required to design and install the required drainage. Fairfield prefers that ditches continue to be used. Sidewalks, curbs and gutters will not be installed by the town on existing roads. Drainage must be of a rural nature. Sidewalks or trails will be separated from the roadway so that drainage can be achieved, and safety maintained.

All development is required to maintain stormwater drainage on their property.

## **Other Utilities**

Other utilities are provided through private contracts with vendors. This includes communications, electricity, gas, and garbage. Electricity is provided by Rocky Mountain Power, which has an agreement with Fairfield to serve as the power provider. Gas is propane stored on site in personal tanks. Garbage currently is collected by Ace Recycling and Disposal and disposed of at the Intermountain Regional Landfill (IRL). Landline telephone service is available to most residents but may not be available in the future. No other physical communication lines are available in the area. Internet, cable, or other communications are available only through satellite signals. While the town does not directly provide any of these services it is involved with each of the companies to ensure that utilities and services will always be available to Fairfield.

## **Public Safety**

Police and fire protection is provided through contract agreements. The Utah County Sheriff's Office provides police services. One Sheriff's Deputy assigned to Fairfield is dispatched as needed and spends

time performing regular patrols of the town. Firefighting is contracted through the Cedar Valley Volunteer Fire Department (CVFD).

The police service with Utah County works effectively for the town. Regular patrols are performed and response to emergencies is reasonably quick and efficient. This relationship with the Utah County sheriff's office will continue. As the town grows Fairfield will renegotiate the contract if needed to assure that enough services are provided.

### **Street Lighting**

Some street lighting already exists at key locations in town. Additional street lighting is not in Fairfield's immediate plans. In the future as new development comes in they may be required to add streetlights. It is preferred that lighting stays at a minimum to maintain the beautiful views of the night sky. Lights should be pointed downward and provide just enough illumination for a pedestrian to feel comfortable and safe walking at night.

### **Community Facilities**

Fairfield currently leases space for the town's offices, meetings and public hearings. In the next five years, Fairfield plans to expand its facilities and build a town hall with office space, community gathering areas and museum space to honor the town's history. The town hall will be constructed in concert with plans for a public park which is detailed more in the recreation area of this chapter.

### **Recreation and Cultural Activities**

The town is implementing a public park on a 7-acre parcel of land currently owned by Fairfield. The location will be accessed from Main Street and neighboring Camp Floyd Commissary will help to support the strong historical theme emphasis. The park will have picnic areas with a baseball diamond, pickleball courts, a playground, trails, and historical markers. The park will connect to a public trail system detailed in the future master trail plan.



Figure 11: Recreation and Activities

### Public Lands

Fairfield has a Bureau of Land Management (BLM) and state lands within its city limits. The BLM land is in the northwest and southwest corners, and the state land is the state park. These public lands have special restrictions for use that must be strictly adhered to. Anyone using this land should first contact the agency in charge to coordinate with them and get all activities approved through the appropriate avenues.

Five-Mile Pass, a Bureau of Land Management (BLM) owned recreation area, is only a few miles west of Fairfield on SR73. This is a popular destination for ATV enthusiasts. It also allows camping and hiking. As part of the town's commitment to recreation, all town roads are open to UTV/ATV traffic.

Cultural activities are provided by events and programs at the state park. These include educational programs, fun activities, and a chance to learn about Fairfield's history. Most of these are geared toward children, but the museums provide opportunities for all ages. Fairfield sponsors Halloween programs, food truck gatherings, and in conjunction with Lantis Fireworks, holds traditional fireworks shows with Christmas programs "*Christmas in the Night Sky*". As part of the Christmas celebrations. Fairfield hosts an electric light parade. These activities are typically held in and around the State Park.

### **Schools**

Fairfield is part of the Alpine School District. Children attend Cedar Valley Elementary in Cedar Fort with children from Cedar Fort. Junior High and High School Students attend with students from Cedar Fort, Eagle Mountain and Saratoga Springs at Frontier Middle School and Cedar Valley High School, both in Eagle Mountain. A bus for both schools stops in Fairfield. With street improvements in the future the town will work to make sure the bus stop stays safe for children.

### **Cemetery**

The town cemetery is located west of SR73 near the large curve. A resident volunteer maintains the cemetery and controls purchase of new plots. Income from purchased plots goes into a cemetery fund that is used to maintain the land and facilities.

## 5: MODERATE INCOME HOUSING

### Introduction

In 1996, the Utah State Legislature adopted §10-9-307 (now §10-9a-403.1) of the Utah Code dealing with “Plans for Moderate Income Housing”. This section of the code requires that cities adopt a plan for moderate-income housing within the community. Towns (population under 5,000) technically are exempt from this requirement.

### Primary Goal

Provide affordable opportunities for housing in Fairfield.

### Objective

To create an Accessory Dwelling Unit ordinance to fulfill the need for moderate income housing.

### Standards

- Exterior ADUs will be on lots no smaller than 1 acre.

### Action Items

| Description                              | Who                   | Time       | Budget |
|------------------------------------------|-----------------------|------------|--------|
| Create Accessory Dwelling Unit Ordinance | Planning Commission ▾ | 6 Months ▾ | N/A ▾  |



## 6: ECONOMIC DEVELOPMENT

### Introduction

Fairfield's location far from densely populated areas has allowed it the unique opportunity to base its major economy on landfill activities. Over 80% of Fairfield's budget is provided by fees collected. In order for Fairfield to maintain its rural atmosphere and current lifestyle long term it will need to diversify its income. Fairfield's rich history, its location along SR73 and an airport within its borders provide the opportunity to capitalize on a potentially lucrative tourism economy. The expansion of public services in Fairfield's industrial zones will bring greater economic returns, enhanced lifestyle and employment opportunities for residents. Tech centers have become a large economy to the north of Fairfield. The town will explore areas of economic strength by diversifying land uses where economic growth does not come at the expense of the quality of life we enjoy.

### Primary Goal

Diversifying Fairfield's economy from a single income source toward multiple sources.

### Objectives

Develop plan of action to create Fairfield's tourism economy, improve infrastructure in industrial zones, adopt master plan for land bordering Eagle Mountain's Tech Overlay Zones and create a master plan for commercial historical based retail businesses locating along SR73 in Fairfield.

### Standards

- Economic development that supports the quality of life that Fairfield currently has and wants to maintain.

### Action Items

| Description                 | Who                   | Time     | Budget |
|-----------------------------|-----------------------|----------|--------|
| Develop a branding strategy | Planning Commission ▾ | 1 Year ▾ | TBD ▾  |

### Cottage Industries

Home Occupations or Cottage Industries are an important piece of Fairfield's economy and a primary job source. Many residents reported that they work in a home-based business. These are convenient alternatives to traditional employment. Fairfield will continue to support these and protect their ability to function profitably.

### Industrial and Commercial Growth

Fairfield is in a position to be an attractive location for industrial businesses. The town is unique in that it can provide a rural area with allowance for various industrial activities with access to major population centers and transportation corridors. Additionally, because of Fairfield's large municipal boundaries, industries can be located far enough away that most residents will not notice impacts. Many businesses such as Lantis Fireworks, North Pointe Landfill, West Desert Airpark, Rocky Mountain Kitplanes,

Intermountain Regional Landfill and West Desert Flight School have located in Fairfield for these reasons.

A commercial zone has been established to attract consumer-oriented businesses to the town. This zone lines Highway 73 within 300 feet of the centerline on either side. Locating along SR73 is advantageous because it provides easy access and exposure to motorists passing by.

### **Historic District and Commercial Uses**

A primary incentive for locating a commercial business in Fairfield will be the State Park and the Fairfield Town Park and Museum. The park attracts thousands of visitors each year, providing a large market for any consumer-oriented business. Because it is likely that they will be located near the park, design standards will be established for commercial uses near the State Park. These standards will ensure that no commercial use takes away from the rural, old-town atmosphere that is so important to the park. It is the hope of the town that these standards will instead add to the park and improve the experience of visitors. Chapter 8 contains more detail and explanation of these plans.

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## 7: HISTORIC PRESERVATION

### Introduction

The “Brief History of Fairfield” in a previous section touched the surface of the precious history that Fairfield will work to celebrate, protect, preserve and build its future around. The only structures left standing from that time period are the Carson Inn, aka Stagecoach Inn, an army commissary building and a schoolhouse. The Camp Floyd Cemetery and the Fairfield Cemetery are still maintained in Fairfield and hold special significance for the town. Camp Floyd State Park was created in 1959 and is one of the first state parks to be created and the oldest state park in Utah. It consists of the commissary, schoolhouse, the inn and Camp Floyd Cemetery. The State Park is now operated as a museum and hosts various educational events throughout the year.

Most of the original Camp Floyd acreage is owned by private individuals and the remains of offices, a mess hall and tent rings are still visible and have not been overly disturbed (Fig. 12). Fairfield will work to preserve its history.

### Primary Goal

Preserve Fairfield’s history. Instill Fairfield pride and sense of belonging.

### Objectives

Create a marketing strategy with a town slogan, logo and brand to educate landowners, residents, developers and visitors about Fairfield’s history. Maintain a positive working relationship with Camp Floyd staff. Preserve the seven major historical areas of Fairfield: Train Depot, Sheep Shearing Corals, Camp Floyd, FrogTown, Pony Express Trail, Overland Stagecoach Trail and Fairfield Cemetery

### Action Items

| Description                                                                          | Who                           | Time        | Budget |
|--------------------------------------------------------------------------------------|-------------------------------|-------------|--------|
| Identify historical properties to purchase when appropriate and available            | Town Council ▾                | Ongoing ▾   | TBD ▾  |
| Adopt Fairfield Town slogan with logo and brand                                      | Town Council & Planning ... ▾ | 3 Months ▾  | TBD ▾  |
| Begin a financial plan for Fairfield Town branding                                   | Planning Commission ▾         | Immediate ▾ | TBD ▾  |
| Create an historical architectural overlay zone                                      | Planning Commission ▾         | Later ▾     | TBD ▾  |
| Research ordinance enforcement tactics to protect the aesthetics of historical areas | Town Council ▾                | Immediate ▾ | TBD ▾  |

## Camp Floyd State Park

Utah's Department of Natural Resources owns and operates the Camp Floyd/Stagecoach Inn State Park and Museum. The park was opened to the public in 1958 and includes the Camp Floyd Cemetery, the Camp Floyd Commissary/Museum, the Stagecoach Inn, and the Fairfield District Schoolhouse. The parks mission statement is:

*"To provide interpretation of the early territorial history of Camp Floyd, the Stagecoach Inn, Pony Express Trail, and the Fairfield District School. The mission corresponds with the guidelines of Utah code 63-11-63, which states that the specific purpose of the management of Camp Floyd/Stagecoach Inn is to protect, preserve and accurately preserve the resources."*

The existing park preserves the basic history, but much of what occurred at Camp Floyd is still undiscovered. The original boundaries of Camp Floyd are roughly shown in Figure 12. It is believed that this area contains artifacts and evidence that would be valuable to understanding the history of the camp and the era. Owing to its mission statement it is the duty of the park to preserve these artifacts just as much as the existing structures.

The park is open year-round, Monday through Saturday, and charges only a small fee to visitors. The park staff consists of a full-time director and curator, along with seasonal help as needed.



Figure 12: Approximate Original Boundary of Camp Floyd





Figure 13: Possible Boundary for Historical Overlay

### Economic Importance

Economically Camp Floyd State Park is vital to Fairfield. While the Park does not directly bring money to the town, its presence is important to the town image. Many people are attracted to Fairfield because of the history embodied in Camp Floyd State Park.

Commercial retail businesses have yet to come to Fairfield, but the State Park is likely to be a primary attraction for a first business like a convenience store or a gas station. The business could capitalize on tourist traffic and serve residents also. This could help visitors have a more enjoyable experience. However, an incompatible commercial use near the park could also make the park uninviting and hurt the visitor experience. Because of this it is important that all commercial growth come in such a way that it will not detract from the Camp Floyd atmosphere. Buildings should be built to match Camp Floyd structures and/or include landscape and fence barriers. These requirements will be described in the historic overlay ordinances. Care will be taken in the ordinance to assure that it both encourages commercial use near the park and assures that the commercial use will not be damaging to the park.

A local example of this is in Lehi, Utah. The Lehi Roller Mills is an important landmark to the town. Some of the other downtown businesses such as the grocery store have been designed to match the mills' general appearance. This has been very successful for the town and the same success can be achieved by establishing the standards discussed in this chapter.



## 8: IMPLEMENTATION PLAN

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### Introduction

The implementation plan is written to identify specific ways that goals, plans and standards described in the General Plan will be implemented. This provides a short list of actions to be taken and prioritizes those actions based on need, urgency, and ease of completion. Three phases are used. The first phase is actions that should be taken or begun immediately, some of which will be ongoing. The second phase includes medium priority items that need to be completed at some point in the future. The third phase is items that are stated as goals or merely as possibilities in the plan and are not particularly urgent. These may be started and completed at any time that is convenient and reasonable for town plans. The Vision Statement at the beginning of the General Plan explains general principles and policies that will guide each of these actions and related decisions.

### Phase 1

1. Rezone areas in accordance with the new land use plan.
2. Perform a comprehensive review of city code and land use ordinance for general editing and updating of ordinances in accordance with this plan. Aspects to specifically address Include:
  - Nuisance ordinance and industrial uses
  - Subdivision ordinance
  - Parking standards for commercial establishments
  - Standards for home occupations and cottage industries
3. Create uniform utility installation and connection guides.
4. Pursue cleanup of contaminated areas to protect the water supply and residents.
5. Establish a historic district around Camp Floyd State Park.
6. Establish design standards for businesses in the town center and near the State Park.

### Phase 2

1. Create an open space zoning ordinance.
2. Create the A/R-5 NC zoning ordinance.
3. Adopt simple beautification and maintenance standards including fences, setbacks, roadway design, and landscaping maintenance.
4. Install signs to warn drivers of pedestrians, cyclists, horses, recreational vehicles, and others using the street.
5. Create a town tree-planting program.

### Phase 3

1. Acquire property for community open space when financially viable.
2. Establish a volunteer fire department.
3. Construct a facility for town offices and community events.

# APPENDIX A HISTORY

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## Fairfield History

Fairfield incorporated on December 23, 2004, becoming Utah County's 24th municipality. Fairfield was first settled in 1855. In 1858 Fairfield became part of a United States military camp prior to the Civil War. After the War broke out the army left their encampment and the town. Fairfield then became a small farming community and has existed as such up to the present time.

Fairfield has been the sight of many historic events, many of which are still celebrated in the community today. Fairfield was the site used by the United State Army detachment under command of Brig. General Albert Sydney Johnston to construct what was at that time the largest fort west of the Mississippi. They were originally sent to help suppress the Mormon rebellion in Salt Lake City. The supposed "Utah War" never occurred, and the fort was established. By November 1858 there were 400 buildings constructed, today only the Commissary and Cemetery still exist. These places are part of the Camp Floyd/Stagecoach Inn State Park owned by the State of Utah Parks Department and are open to the Public. Plaques placed next to the two locations commemorate and explain the sites.

Possibly the most unique piece of Fairfield's history is the role it played in the Civil War. President Buchanan dispatched the troops for two primary reasons. First, it was the platform of his republican party to "abolish the twin relics of barbarism (slavery and polygamy)" and second, he felt that such a war could unite the republicans and democrats, northerners and southerners in a cause to suppress the Mormons, something that they all supported. This was especially valuable at a time when the slave conflict was escalating quickly. At the same time southern democrats had motives for the war. They felt a conflict with the north was imminent and saw the Utah War as an opportunity to occupy northern troops and drain northern treasuries of war money.

In the first days of settlement the community known as Fairfield was called FrogTown because of the number of frogs in the nearby wetlands. It was later named for Amos Fielding, one of the first white settlers to enter the Cedar Valley. The home of one of Fairfield's founding fathers John Carson is the site of the Camp Floyd/Stagecoach Inn Museum, part of the Camp Floyd/Stagecoach Inn State Park. The Carson home, which is also now open to the public, served as a hotel for travelers traveling the Pony express route and later the Overland Stage route.

Around the turn of the 20th century a District Schoolhouse was constructed. The Old Schoolhouse (Established in 1898) is also part of the Stagecoach Inn State Park and has been restored and opened to the public. Schoolchildren from local communities are brought here to experience how school was taught in the early 1900's.

The Pony express had a layover and change station in Fairfield where the Stagecoach Inn served as lodging. Every year the rides of the Pony Express are reenacted, and the riders come through Fairfield using it as a change station. On Memorial Day weekend the State Park is the host of an enactment of events civil war era soldiers who manned the fort would have experienced.

## Historic Structures and Locations

The Camp Floyd Cemetery was established in 1858 for soldiers and civilians associated with the US Army encampment. When the fort was abandoned in 1861 the cemetery was also. In 1913 the War Department placed a monument at the cemetery and in 1960, two years after the park opened, the American Legion placed granite markers at the graves and a metal fence around the area. The current location, along Allen Ranch Road, is approximately where the cemetery was originally located. After being abandoned for years no surface evidence of the graves could be seen and no burial records or map existed. While the actual identity of those buried is still unknown, new technology has shown that the current site is almost exactly where the cemetery was originally located. Plaques marking the site and detailing the history of the encampment are posted at the cemetery.

The Camp Floyd Commissary was built by Johnston's Army in 1858 for use in storing provisions. When the camp was abandoned the Beardshall family in Fairfield purchased and moved it into town for use as their home. It is the only remaining structure from Camp Floyd. The Commissary currently serves as a museum with artifacts from local history and civil war era military history. Youth summer camps and events on Memorial Day commemorate the soldiers and camp by re-enacting their experiences.

The Stagecoach Inn was originally built by John Carson, one of Fairfield's founding fathers. The Inn served as a change station for Pony Express riders during its operation from 1860 to 1861. It served even longer as a stop along the overland stage route from 1859 to 1869. The Inn continued operations after the closing of both lines until 1947 when it was closed. The Carson family donated the property to Utah State Parks and Recreation in 1959. The Inn was restored and opened as a museum in 1964. The Inn currently is one of the primary attractions at the State Park. It serves as a museum showing how the Inn operated, how the Carson family lived, and contains many artifacts from the era.

The Pony Express is one of the most celebrated elements of the history of Fairfield. The Pony Express was only in operation from April 1860 to October 1861 but has endured as an exciting part of American history. The Express was shut down in 1861 when the cross-country telegraph became operational. The Overland Stage continued routing through Fairfield until it shut down in 1869. Every year rides of the Pony Express are reenacted by riders that come through using the town as a place for rest.

The Historic Fairfield Schoolhouse was built in 1898 to replace the adobe school that had been built previously. In 1935 bathrooms and utility space were added on the back side of the school. It served the community until 1937 when children began to be bussed to Cedar Fort for school. The Schoolhouse is used today for civic and cultural activities. Other activities at the Fairfield Schoolhouse allow kids the opportunity to experience school as it was in the early 1900's. Children spend the day learning and playing games just as children did then. Their teachers join Park staff by dressing in era appropriate attire and instruct the kids using chalkboards and McGuffey Readers.

Currently there are no historic structures in Fairfield outside of Camp Floyd State Park. Most of the homes in Fairfield have been built within the last 30 years.