

PUBLIC NOTICE IS HEREBY GIVEN THAT THE
Planning Commission of Fairfield, Utah
Shall hold a Regular Session on
July 22, 2024 @ 7:00 P.M.
At the Fairfield Town Office
103 East Main Street Fairfield, Utah

Agenda

1. Open the Planning Commission Regular Meeting Roll Call
2. Swear in Kyler Fisher to Planning Commissioner
3. Discussion and vote for a new Chairperson.
4. Discussion and vote for a new Co-Chair.
5. Public Comment Period (2-minute limit per person). Public comment is for any matter not on the Agenda and not the subject of a pending land use application.
6. Motion to approve the Regular Session minutes on June 19, 2024.
7. Discussion and vote to approve the Write site plan and application.
8. Discussion and vote to approve the West Desert Airpark Master Site Plan. (5 minutes)
9. Presentation and discussion on a paintball field in Fairfield. (5 minutes)
10. Discussion of the Tech Overlay Zone Exhibit A.
11. Review on the Tech Overlay Zone Ordinance.
12. Discussion on the Annexation policy.
13. Discussion on the Annexation Map.
14. Discussion on the Zone change for the east side of Fairfield.
15. Vote to set a date for a public hearing to include Zone Change, Tech Overlay ordinance, Tech overlay Zone Exhibit A, Annexation policy, and annexation map.
16. Discuss Old Business and New Business
17. Adjourn the Planning Commission Regular meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/86042171153?pwd=pkEBGU8PHadcdwCVII57HobPAV2n2E.1>

Meeting ID: 860 4217 1153

Passcode: 740359

Certificate Of Posting

The above agenda notice was posted on or before the 19th day of July 2024 at the location of the meeting, Fairfield town office 103 East Main Street Fairfield, UT, and at the Fairfield town website <https://fairfieldtown.org/agendas-minutes/>, and on the Utah State public notice website at <https://www.utah.gov/pmn/index.html>.

In Compliance With The Americans With Disabilities Act, Individuals Needing Special Accommodations (Including Auxiliary Communicative Aids And Services) During This Meeting Should Notify City Offices At 801-766-3509.

Date

Stephanie Shelley Town Recorder/Clerk

56'-0"

TH
3

ELECTRICAL

SCALE: 1"=20'

PROPERTY LINE
N 89°38'10" W 635.860'

50'X60'
STORAGE
SHED

50'X60'
STORAGE
SHED

WATER DRAINAGE
PIT FOR 100
YEAR STORM

GRAVEL &
ROADBASE

STONE LAYDOWN
STORAGE YARD

GRAVEL &
ROADBASE

FUTURE CONCRETE PAD

40'X60'
STORAGE
SHED

40'X60'
STORAGE
SHED

40'X60'
STORAGE
SHED

FUTURE CONCRETE PAD

CONCRETE PAD

CONCRETE PAD

CONCRETE PAD

SHOP
AREA

OFFICE
AREA

LEACH FIELDS

LOCATION OF
SEPTIC TANK

WATER PIT #1
10'x10' IN GROUND
CONCRETE PIT

WATER PIT #2
10'x10' IN GROUND
CONCRETE PIT

20'x20'
WELL
HOUSE

10'x10'
STRUCTURE

GRAVEL &
ROADBASE

PARKING

PROPANE
TANK

PROPANE
TANK

15'x20'
WATER TANK
FOR FIRE
CONTROL

ELECTRICAL
BOX

FENCE

FENCE

GATE

FENCE

STONE PAVERS &
DECORATIVE GRAVEL

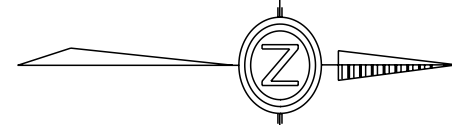
STONE PAVERS &
DECORATIVE GRAVEL

STONE PAVERS &
DECORATIVE GRAVEL

PROPERTY LINE
S 89°38'10" E 635.860'

NOTE:

THIS SITE PLAN WAS DRAWN FROM INFORMATION PROVIDED FROM OTHERS. ALL EFFORTS HAVE BEEN MADE BY 3G DESIGNS LLC TO ENSURE ACCURACY. WE ASSUME NO RESPONSIBILITY FOR ANY UNSEEN ISSUES WITH THE LOT AND THE STRUCTURE PLACEMENT ON IT. THE BUILDER IS RESPONSIBLE TO VERIFY ACTUAL SITE CONDITIONS AND TO COMPLY WITH ALL LOCAL CODES, EASEMENTS AND SETBACKS.



423 WEST 645 SOUTH
FAIRFIELD, UT 84013

LANDSCAPE PLAN

SCALE: 1"=20'

3G DESIGNS
FUNCTIONAL · MODERN · INNOVATIVE

4297 MARVINWOOD DRIVE
TAYLORSVILLE, UT 84129
CELL: 801-765-4718
EMAIL: 3GDESIGNSLLC@GMAIL.COM

ATTENTION

THESE PLANS, DRAWINGS, & DESIGNS ARE THE PROPERTY OF 3G DESIGNS, LLC. ALL RIGHTS ARE RESERVED WITH OUT WRITTEN CONSENT OF 3G DESIGNS, THESE PLANS ARE RELEASED FOR A ONE TIME USE FOR CONSTRUCTION OF SITE BELOW.

WRIGHT SHOP
423 WEST 645 SOUTH
FAIRFIELD, UT 84013

DRAWN FOR ONE TIME USE FOR:
JESSE WRIGHT

PLAN: **#135**

DATE: **07/17/24**

MAIN FLOOR
3,360 S.F.

LOFT FLOOR
2,086 S.F.

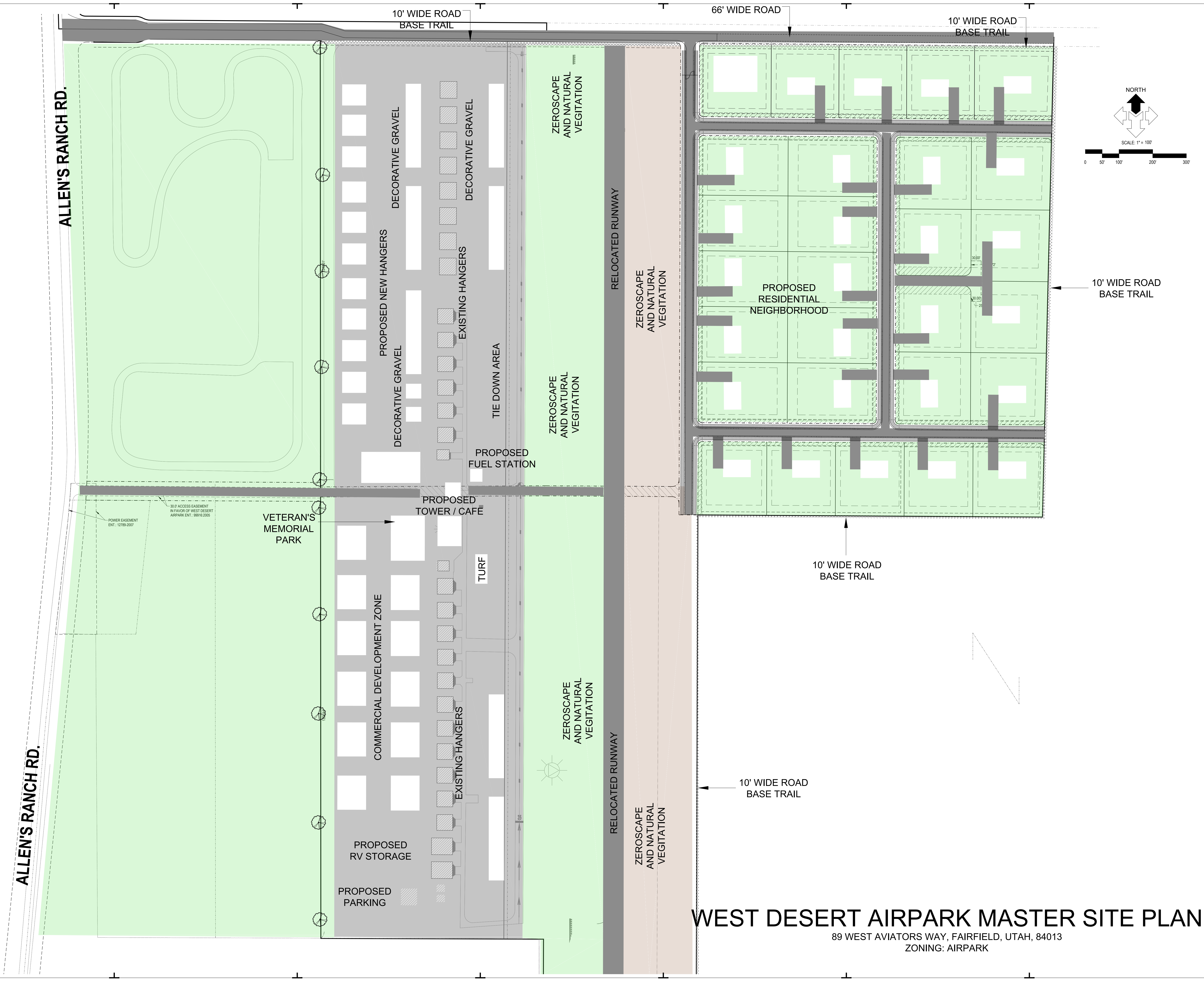
TOTAL S.F.
5,446 S.F.

3G DESIGNS, LLC ASSUMES NO LIABILITY FOR ANY BUILDING CONSTRUCTION FROM THESE PLANS. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO PERFORM BUILDING REVIEWS OF THE PLANS AND TO VERIFY ALL DIMENSIONS, MATERIALS, AND METHODS OF CONSTRUCTION. THE PLANS ARE NOT INTENDED TO BE USED FOR ANY OTHER PURPOSES. THE REVIEW ALL STAIR REQUIREMENTS. 3. VERIFY COMPLIANCE WITH LOCAL CODES. 4. VERIFY ALL FOUNDATION HOLD DOWN DISCREPANCIES ON THE PLANS MUST BE RESOLVED BY THE BUILDER PRIOR TO CONSTRUCTION. TRUSS DESIGN AND LAYOUT IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. THE BUILDER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UNDERSTANDING THE ASSISTANCE OF A BUILDING PROFESSIONAL.

**LANDSCAPE
PLAN**

SHEET:
3
OF:
13

C:\Users\JAMEL - MCM\OneDrive\Temp\MapData_12876\2755 P1.dwg - P1.dwg Date: Jun 28, 2024 - 4:20pm



ALLEN'S RANCH RD.

ALLEN'S RANCH RD.

WEST DESERT AIRPARK MASTER SITE PLAN

89 WEST AVIATORS WAY, FAIRFIELD, UTAH, 84013
ZONING: AIRPARK

REVISIONS		DESCRIPTION
REV	DATE	

PROJECT NO: 22755
DESIGNED BY: DIC
CHECKED BY: RJP
DATE: DATE

MASTER
SITE
PLAN

WEST DESERT AIRPARK MASTER SITE PLAN

89 WEST AVIATORS WAY
FAIRFIELD, UTAH 84013

C:\Users\JAMEL - MCM\MyPhotos\Local\Temp\MapData_12876\2755 P1A - Planning Done! Jun 28, 2024 - 4:20pm

ALLEN'S RANCH RD.

PROPOSED
PARKING

ZEROSCAPE
AND NATURAL
VEGETATION

ZEROSCAPE
AND NATURAL
VEGETATION

ZEROSCAPE
AND NATURAL
VEGETATION

ZEROSCAPE
AND NATURAL
VEGETATION

RELOCATED RUNWAY

ZEROSCAPE
AND NATURAL
VEGETATION

ZEROSCAPE
AND NATURAL
VEGETATION

RELOCATED RUNWAY

WEST DESERT AIRPARK MASTER SITE PLAN

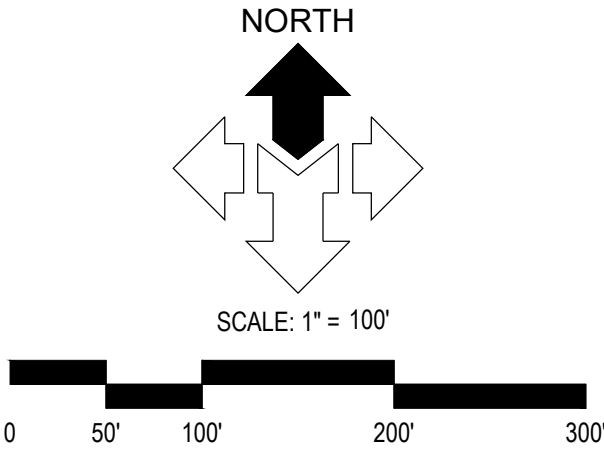
89 WEST AVIATORS WAY, FAIRFIELD, UTAH, 84013
ZONING: AIRPARK

10' WIDE ROAD
BASE TRAIL

10' WIDE ROAD
BASE TRAIL

PROPOSED
RESIDENTIAL
NEIGHBORHOOD

N 89°32'39" W 2658.25'



REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 22755

DESIGNED BY: DIC

CHECKED BY: RJP

DATE: DATE

MASTER
SITE
PLAN

2 OF 2

WEST DESERT AIRPARK MASTER SITE PLAN

89 WEST AVIATORS WAY
FAIRFIELD, UTAH 84013

MCNEIL ENGINEERING
Economic and Sustainable Designs. Professionals You Know and Trust.
8410 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.355.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

Exhibit A.

Section 10.11.280. Tech Overlay Zone (TOZ).

Dated _____ 2024

Section 10.11.280. Tech Overlay Zone (TOZ).

A. **Purpose.** The Technology Overlay Zone (TOZ) is intended to provide for the development and operation of large-scale technological, clean industrial, and high-tech manufacturing uses that will increase the tax base and/or provide jobs for the city's residents.

B. **Establishing a TOZ.**

1. Size and Location. Lands in the TOZ shall encompass a minimum of [REDACTED] contiguous acres as part of the TOZ campus. The acreage requirement may be joined with a campus located in another municipality. Additionally, parcels in the TOZ shall be located on lands that can be served by adequate infrastructure, including power, water and sewer (or other suitable ground water and septic systems), and a road network with acceptable capacity that can serve the TOZ's intended uses.
2. Jobs. An applicant seeking to apply for the TOZ must show that its project will include a minimum of [REDACTED] or more permanent jobs.
3. TOZ Adoption. The TOZ may only be approved with a development agreement.
4. Base Zone. The TOZ shall only be permitted in the following zones: light industrial, heavy industrial, and airpark. The standards and processes of the base zone shall be applicable unless modified by this Section.

C. **TOZ Design Standards.**

1. Principal Building Façade.
 - a. The principal building façade shall include all the building facades substantially visible to adjacent public roads and streets. When a building has more than one principal façade, such principal building facades shall be consistent in terms of design, materials, details, and treatments. Principal building facades shall meet the following standards:
 - i. Avoid the use of undifferentiated surfaces by including at least two (2) of the following design elements: (1) change in building height,

(2) building step-back or recesses, (3) fenestration, (4) change in building material, pattern, texture, or color, or (5) use of accent materials.

- ii. Buildings not visible from adjacent roads or properties due to buffering shall not be required to have differentiated design elements.
- iii. Building Façade Material Requirements shall be the following: (1) The following primary and second materials are permitted and to include: a tinted textured masonry block, pre-cast concrete, tilt-up concrete panels with brick finish or stone facing, glass, stucco and external insulation finish system that simulates a stucco appearance, fiber-cement siding, metal panel systems, structural metal siding, wood siding and smooth-faced concrete blocks; (2) precast concrete must contain other materials embedded within and articulated with design detailing or have application of other building materials to create design interest; and (3) notwithstanding anything to the contrary herein, the BOS may approve alternative building facades and features, and building façade materials.
- iv. Examples of compliant buildings facades is shown in Addendum A.

b. Screening of Accessory Equipment.

- i. To minimize visibility from adjacent public roads and adjacent properties, ground level and rooftop accessory equipment shall be screened from public roads and streets abutting residentially zoned or planned properties. This screening may be provided by a principal building or existing vegetation that will remain on or is within a landscaping/buffer easement on an adjacent property. Accessory equipment not screened by a principal building or existing vegetation shall be screened by a visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building. Notwithstanding the requirements of this section, accessory equipment located in a manner found to have no adverse impact on adjacent roads and adjacent properties, as determined by the Planning Commission, shall not be required to be screened.

- ii. Notwithstanding anything to the contrary herein, this section shall not apply to permitted accessory uses, including without limitation electric substations, transmission, and distribution facilities.
- c. Landscaping.
 - i. A minimum of twenty (20) percent open space shall be maintained for each group of contiguous parcels within the TOZ, inclusive of undeveloped land wetlands, steep slopes, stormwater areas, or water left in undisturbed, open condition or developed as a landscaped or buffer area for buildings, streets or parking lots, areas used primarily for resource protection or recreational purposes.
 - ii. If created, individual parcels within the TOZ are required to submit a landscaping plan with a site plan.
 - iii. All landscaping shall be water-wise with a mix of trees and shrubs.
 - iv. Required landscaping shall be maintained in perpetuity.
- d. Perimeter Buffers.
 - i. All buffers shall be inclusive of required setbacks.
 - ii. All roads and utility rights-of-ways and easements are permitted to cross all TOZ buffered areas. Stormwater management features are prohibited in the buffer areas, except by a waiver approved by the Planning Commission.
 - iii. Buffer yard plantings shall be designed to minimize visual impacts from adjacent public roads and streets and properties. Notwithstanding the requirements of this section, use of natural topography and preservation of existing vegetation, supplemented by new vegetation, if needed, or on the outside of a six-foot-tall solid fence, may be substituted for the above requirements when found by the Planning Commission to provide minimal visual screening from adjacent land uses.

- iv. Buffers shall be shown on the TOD campus buffer and landscape plan and on any individual site plans when the buffer area is part of an individual lot or multiple lots for which the site plan was submitted.
- v. Minimum buffering requirements shall include the following: (1) When adjacent to residential zones, the minimum buffer area shall be two hundred (200) feet; (2) when adjacent to commercial or industrial zones, the minimum buffer area shall be one hundred (100) feet; (3) when adjacent to primary public roads, the minimum buffer area shall be one hundred and fifty (150) feet; (4) when adjacent to secondary public roads, the minimum buffer area shall be one hundred (100) feet; (5) where multiple parcels within the TOZ are included in a development master plan, buffer requirements shall not apply to internal parcel lines; and (6) where internal parcels lines intersect with perimeter parcel lines, the TOZ perimeter buffer regulations shall apply.
- e. Noise. TOZ decibel levels shall not exceed 75dB between 8:00 am to 5:00 pm, or 60dB between 5:00 pm to 8:00 am.
- f. Minimum Lot Sizes. There is no minimum lot size applicable to the TOZ.
- g. Fencing. Fencing of the property shall be located inside the buffer area.
- h. Setback Requirements.

Adjacent to Primary Public Roads (more than 50 feet ROW)	150 feet
Adjacent to Secondary Public Roads (less than 50 feet ROW)	100 feet
Adjacent to Residential Zones	200 feet
Adjacent to Commercial or Industrial Zones	100 feet
Setbacks between buildings (may be reduced by the Planning Commission)	50 feet

- i. Building Height. No building shall exceed 50 feet in height. The Planning Commission may, in its discretion, approve a building height up to 80 feet. Height shall be measured from the average elevation of the finished grade at the front line of the building to the highest point of the roof.

- j. Lighting Requirements. Lighting shall comply with the base zoning regulations.

D. **Uses.** Any uses not expressly listed below as a permitted, conditional, or accessory use shall be prohibited.

Legend:

P = Permitted use

C = Conditional Use

A = Accessory Use

T = Temporary Use

Blank = Not permitted

Technology college, university, or technical school	P
Conference or training center	P
Data centers	P
Technology capital intensive advance manufacturing facility	P
Technology research and development facility	P
Aerospace manufacturing, sales, assembly, and associated services	P
Automotive manufacturing, sales, assembly, and associated services	P
Food processing, packaging, and manufacturing (not including on-site slaughter, killing, or harvesting of animals)	P
Laboratory and testing services (the use of animal testing and experimentation is prohibited)	P
Clean advanced materials manufacturing or advanced manufacturing businesses (with no negative impacts on air quality)	P
Research and development uses including life sciences, medical, or electronic assembly and associated light manufacturing	P
Concrete batch plants, materials processing equipment, and other similar temporary uses may be approved by the Planning Commission as part of the site plan approval if the batch plant or materials processing is located at least one-half mile (2,640 feet) from any existing residence or residential lot within an approved residential subdivision	T
Water treatment plant	A
Sewage treatment plant	A
Elevated water storage tank or tower	A
Telecommunications tower	A
Central heating or cooling facility	A

Energy generating facility	A
Security building	A
General storage and maintenance facility	A
Structured parking	A
General office	A

- E. **Prohibitions.** Any use that produces gas, smoke, odor, dust, vibration of earth, or soot that in the opinion of the city council will negatively impact commercial or residential areas that are currently existing or that are proposed in the Town's general plan.

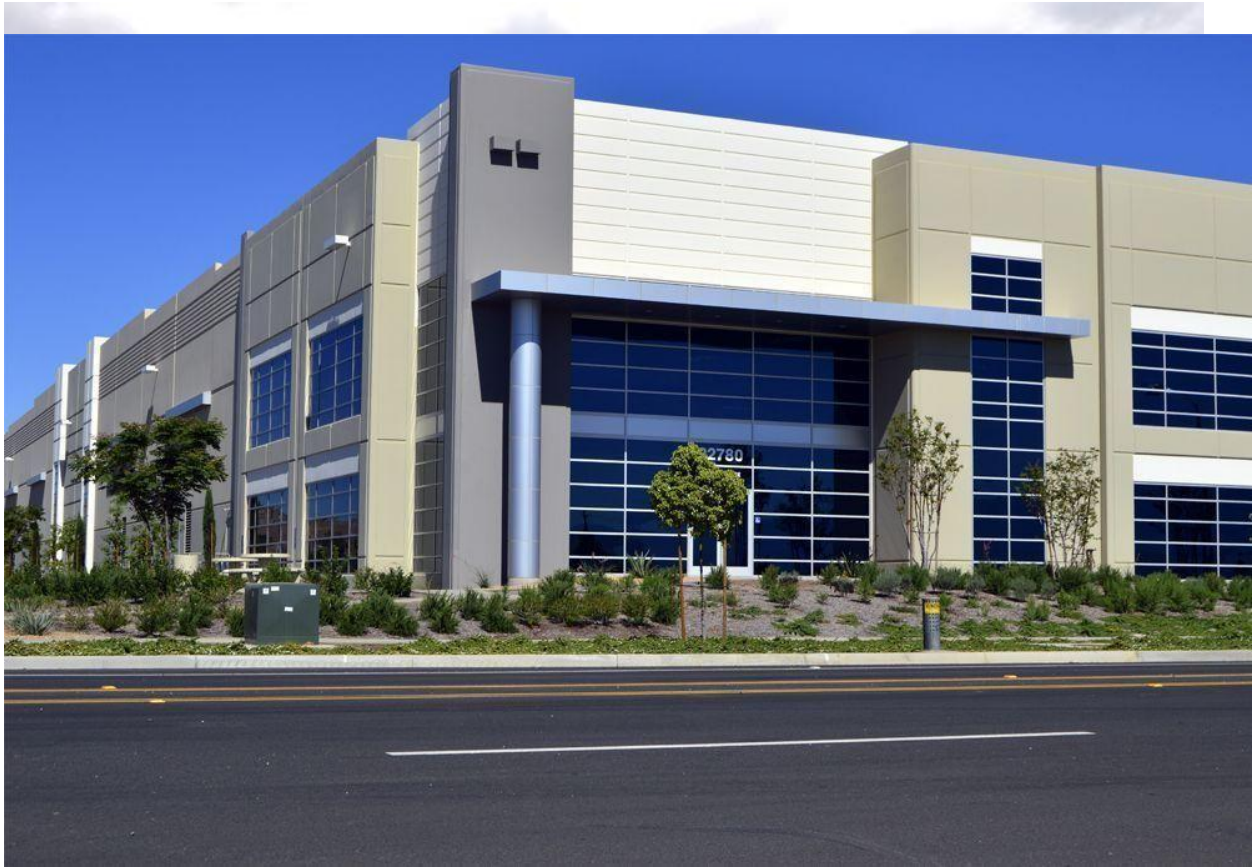
Working draft 24-06-19

ADDENDUM A

(Examples of Compliant Building Facades)







Tech. Overlay Definitions.

Accessory Uses. Means those activities and land uses incidental to a primary use. They function as secondary or subordinate to a primary or major use and are identified as such in plans, maps, and zoning ordinances.

or

Accessory Uses. Means a use that (1) is clearly incidental to and customarily found in connection with a principal or main use; (2) is subordinate to and serves a principal or main use; (3) is subordinate in extent, area, or purpose to the principal or main use; (4) is located on the same lot as the principal or main use; and (5) contributes to the comfort, convenience, or necessity of occupants, business, or industry of the principal or main use. Home businesses shall be considered an accessory use. Accessory uses may occur within a principal structure and shall not necessarily take place in an accessory structure. **(Eagle Mountain definition.)**

Aerospace Manufacturing, Sales, Assembly, and Associated Services. Means the aerospace industry is engaged in the research, development, and manufacture of flight vehicles, including unpowered gliders and sailplanes (see gliding), uncrewed aerial vehicles (UAVs), lighter-than-air craft (see balloon; airship), heavier-than-air craft (both fixed-wing and rotary-wing; see airplane; military aircraft), missiles (see rocket and missile system), space launch vehicles, and spacecraft (crewed and uncrewed). Also included among its concerns are major flight-vehicle subsystems such as propulsion and avionics (aviation electronics) and key support systems necessary for the testing, operation, and maintenance of flight vehicles. In addition, the industry is engaged in the fabrication of non aerospace products and systems that make use of aerospace technology.

Automotive Manufacturing, Sales, Assembly, and Associated Services. The automotive industry comprises a wide range of companies and organizations involved in the design, development, manufacturing, marketing, selling, repairing, and modification of motor vehicles.

1. Automotive Manufacturing. Means the process of assembling components to build automobiles, trucks, cars, and other motor vehicles.

And

2. Automotive Assembly. Means the process of combining individual components into a finished product during manufacturing. An assembly may also refer to a single-level bill of material (BOM), a multilevel BOM, or a top-level BOM.

And

3. Automotive Sales. Means the sale and/or rental of new or used motor vehicles.

or

Automotive Sales. Means the use of land or buildings where new and used motor vehicles are displayed for sale or rent, and shall include the storage and sale of motor vehicles and accessories.

and

5. Automotive Services. Means the repair, rental, and upkeep of vehicles, including both cars and trucks. It also encompasses services such as body shops, transmission shops,

lubrication and emissions centers, tire stores, car washes as a primary service, auto glass shops, and car rentals.

or

Automotive Services. Means routine maintenance, such as oil changes, tire rotations, and fluid level refills. Major vehicle repairs. Fuel station. Car washing and detailing.

Capital Intensive Production. Means production methods that require a high level of investment in capital equipment and technology, rather than labor. Here are some examples: Automated assembly lines in factories, which use robots and machines to assemble products with minimal human intervention.

Central Heating or Cooling Facility. Means a central heating system provides warmth to a number of spaces within a building from one main source of heat. It is a component of heating, ventilation, and air conditioning (short: HVAC) systems, which can both cool and warm interior spaces.

Clean Advanced Materials Manufacturing or Advanced Manufacturing Businesses (with no negative impacts on air quality).

Clean manufacturing. Means a production system composed of entire creation cycles that use eco-friendly practices—minimizing the negative environmental impacts (i.e., reduction in waste, energy usage, and carbon footprint), while conserving energy and natural resources.

or

Clean Manufacturing. Means “a systematic approach to eliminating waste by optimizing use and selection of resources and technologies, thereby lessening the impact on the environment.”

Concrete batch plants, materials processing equipment, and other similar temporary uses may be approved by the Planning Commission as part of the site plan approval if the batch plant or materials processing is located at least one-half mile (2,640 feet) from any existing residence or residential lot within an approved residential subdivision

or

Concrete batch plants. Means a concrete plant, also known as a batch plant or batching plant or a concrete batching plant, is equipment that combines various ingredients to form concrete. Some of these inputs include water, air, admixtures, sand, aggregate (rocks, gravel, etc.), fly ash, silica fume, slag, and cement.

Conditional Use. See title 12. Definitions for Fairfield definition.

or

Conditional Use. Means a conditional use allows certain structures in zones which may be acceptable under special conditions and in specific locations within the zoning district.

Conditional uses require a special permit that is approved subject to the use meeting standards contained in this title. (Eagle Mountain Definition)

Conference Center. Means a facility accommodating groups of persons for short periods for the purposes of seminars, workshops and related activities. No overnight accommodations are provided.

Or

Conference Center. Means a facility designed for conventions, conferences, seminars, product displays, recreation activities, and entertainment functions, along with accessory functions including temporary outdoor displays, and food and beverage preparation and service for on-premises consumption. (Eagle Mountain definition)

Energy generating facility. Means a facility that is involved in the production, storage, transmission, or distribution of electricity, fuel, or another form or source of energy, or research, development, or demonstration facilities relating thereto, regardless of whether such facility is still under construction or is otherwise not functioning, except a facility subject to the jurisdiction, administration, or in the custody of the Nuclear Regulatory Commission or an interstate gas pipeline facility.

or
Energy Generation Facility. Means any facility, whether privately or publicly owned, that produces energy from (i) renewable natural resources such as sunlight, wind, water, or geo-thermal heat, and/or (ii) the burning of non-toxic materials and/or biomass such as solid waste, trash, or plant materials, or (iii) the burning of natural gas or other clean burning fuels. This term shall not include gas or oil processing or manufacturing facilities.

Data centers. Means a large group of networked computer servers typically used by organizations for the remote storage, processing, or distribution of large amounts of data.

Food processing, packaging, and manufacturing (not including on-site slaughter, killing, or harvesting of animals). Means the processing and manufacturing stage of the food supply chain encompasses all processes intended to transform raw food materials into products suitable for consumption, cooking or sale.

General office. Means any building or part of a building in which one (1) or more persons are employed in the management, direction or conducting of an agency, business, brokerage, labor or fraternal organization, but excludes such uses as retail sales, manufacture, assembly or storage of goods, or places of assembly.

or

General office. Means a building or space in a building that serves administrative functions for its parent organization, such as filing documents, recording meeting minutes, internal and external communications, scheduling, and agenda preparation.

General storage facility. Means building or space type that includes subgrade, attic, or other spaces with minimal finishes that are designated for storage of merchandise, materials, or equipment that is not hazardous in nature nor requires special HVAC, security, machine access, or utility needs.

General maintenance facility. Means a building or space that is used to maintain the facilities of a company. It's also used to maintain the equipment and machinery of a company. While

there are many types of facilities, most have at least some systems that require maintenance or repair work regularly.

Laboratory and Testing Services.(the use of animal testing and experimentation is prohibited). Testing laboratory means an independent entity engaged to perform specific inspections or tests, either at the project site or elsewhere, and to report and interpret the results of those inspections or tests.

or

Laboratory and testing services (the use of animal testing and experimentation is prohibited). Means laboratories that test certain specimens and is a facility that performs laboratory testing on specimens derived from humans to provide information for diagnosis, prevention or treatment of or impairment of disease, or for assessment of health.

Material handling equipment (MHE). Means a mechanical equipment used for the movement, storage, control, and protection of materials, goods and products throughout the process of manufacturing, distribution, consumption, and disposal.

Material processing equipment. Means equipment used in various industries to process, transform, or modify raw materials or substances into finished products or components. This equipment is designed to perform specific tasks and processes related to material processing.

Permitted Uses. Means a use which is authorized by definition in the zone.(Eagle Mountain definition.)

Fairfield doesn't have a definition for permitted uses.

Research and development uses including life sciences, medical, or electronic assembly and associated light manufacturing. Means the series of activities that companies undertake to innovate. R&D is often the first stage in the development process that results in market research, product development, and product testing.

Security building. Means a guardhouse (also known as a watch house, guard building, guard booth, guard shack, security booth, security building, or sentry building) is a building used to house personnel and security equipment.

or

Security Building. Means a building containing eating and sleeping facilities for security personnel no larger than 1,000 sq. ft. in size and may not be used as a dwelling

Sewage treatment plant. Means a place where sewage is treated so that it can be safely gotten rid of or changed into fertilizer.

or

Sewage Treatment Plant. Means a place where sewage is cleaned so that it is not harmful or dangerous to the environment.

Structured parking. Parking Structure. means a structure that is composed of one or more levels that are used exclusively for parking spaces for motor vehicles. A parking structure may be totally below grade (underground parking structure); or partially or totally above grade (above-ground parking structure); and may be separate from or integrated into a building that is used for other purposes. Parking structures include parking lifts. Parking structures that are principal uses of property are not related to a specific land use on the same parcel.
or

Structured parking. Means providing parking within a structure, below, at, or above grade, in a manner such that vehicles are not visible from the public street.

Technology college, university, or technical school. Technical schools are also known as technical colleges or institutes and offer an education that prepares students for a specific trade or career. They span up to less than 2 to 4 years depending on the programs you choose. Following the completion of the course, graduates are awarded a degree, certificate, or diploma.

Technology capital intensive advance manufacturing facility. A building that houses a business whose processes or industries require large amounts of investment to produce a good or service. As a result, these businesses have a high percentage of fixed assets, such as property, plant, and equipment (PP&E). Companies in capital-intensive industries are often marked by high levels of depreciation.

Technology research and development facility. Research and development (R&D) is the series of activities that companies undertake to innovate. R&D is often the first stage in the development process that results in market research, product development, and product testing.

Telecommunications tower. Means a steel structure used for wireless communication, mobile networking, radio broadcasting, and television antennas.

or

Telecommunications Tower. Means all types of towers including but not limited to a monopole; tripole; lattice tower; guyed tower; self support tower; pole; mast; or other structure, which are used to support one or more telecommunication antenna for the purpose of radio telecommunications and which may be located at ground level, or on the roof of a building and may include an equipment shelter, containing electronic equipment and which is not staffed on a permanent basis and only requires periodic maintenance.

Training Center. Means 1. a place where people undergo skills training for work.
2. sport. a place where people undergo sports training.

Water storage tank or tower-elevated. Means an elevated structure supporting a water tank constructed at a height sufficient to pressurize a distribution system for potable water, and to provide emergency storage for fire protection.

Water treatment plant. Means a water treatment plant is a destination where wastewater (water which is no longer fit for its current purpose) moves to once it leaves homes and businesses through sewage pipes.

Working draft 24-06-19

ORDINANCE NO. 2024-XX

ORDINANCE NO. 2024-XX. AN ORDINANCE OF THE TOWN OF FAIRFIELD, UTAH, ENACTING FAIRFIELD TOWN CODE § 10.11.280 RELATING TO THE ADOPTION OF A TECHNOLOGY OVERLAY ZONE (TOZ).

Whereas, There are several technology companies, districts, and campuses in Utah County, but the Town of Fairfield ("Town") does not currently allow for large technology centers in its zoning code.

Whereas, To attract potential technology centers, the Town sought to create the tools and mechanisms for such a business to come to this community. The solution, the attached text enactment, reflects the relationship between the perceived needs of a technology center while mitigating the impacts on the community.

Whereas, Utah Code § 10-9a-102 grants the Town authority to enact ordinances that the Town Council considers necessary or appropriate for the use and development of land within the Town.

Whereas, The Planning Commission conducted a public hearing on the proposed text enactment and made recommendations to the Town Council.

Whereas, The Town Council finds that adopting the proposed text enactment will enhance the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FAIRFIELD, UTAH:

Section 1. Text Enactment. The Town Council hereby enacts Fairfield Town Code § 10.11.280, as shown in **Exhibit A**.

Section 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall become effective immediately upon passage or posting as required by law.

**APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FAIRFIELD, UTAH, ON
THIS _____ DAY OF _____, 2024 BY THE FOLLOWING VOTE:**

Mayor: _____
Hollie McKinney

Attest: _____
Town Recorder

RL Panek yes _____ no _____

Tyler Thomas yes _____ no _____

Michael Weber yes _____ no _____

Richard Cameron yes _____ no _____

FAIRFIELD TOWN

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, Stephanie Shelley, Town Recorder of Fairfield Town, Utah, do hereby certify and declare that the above and foregoing is a true, full and correct copy of an ordinance passed by the Town Council of Fairfield Town, Utah, on the ____ day of _____ 20____.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Fairfield Town Utah this ____ day of _____ 20____.

ORDINANCE NO. 2024-??. AN ORDINANCE OF FAIRFIELD TOWN, UTAH, ENACTING FAIRFIELD TOWN CODE § 10.11.280. RELATING TO THE ADOPTION OF A TECHNOLOGY OVERLAY ZONE (TOZ).

Attest: _____,
Fairfield Town Recorder

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
)
COUNTY OF UTAH)

I, Stephanie Shelley, Town Recorder of Fairfield Town, Utah, do hereby certify and declare that I posted in three (3) public places the following summary of the ordinance which was passed by the Fairfield Town Council on the ____ day of _____ 2024 and herein referred to as

SUMMARY.

An Ordinance enacting Fairfield Town Code 10.11.280. relating to the adoption of a Technology Overlay Zone (TOZ). See Exhibit A.

The three places are as follows:

1. Fairfield Town Hall
2. Fairfield Town Website
3. Utah State Public Notice Website

Attest: _____
Fairfield Town Recorder

Date of Posting _____ day of _____ 2024

Exhibit A
TOWN OF FAIRFIELD
ANNEXATION POLICY PLAN

Dated ____ 2024

Purpose

The intent of this policy is to guide decisions regarding future annexations and ensure alignment with objectives in the Town's General Plan or future General Plan. It will identify potential annexation areas and establish specific standards and criteria that will guide the Town's decision on whether to grant future annexation petitions in those areas. It would also help the Town to prepare for any financial and operational impacts of annexation while striving to protect the public health, safety, and welfare of the Town's existing and future residents.

Policy

This Annexation Policy Plan was prepared in accordance with the requirements of Utah Code §10-2-401.5, which requires all municipalities to adopt an annexation policy plan before annexing an unincorporated area into the Town.

1. Expansion Area Map

The Town Annexation Area Map, attached as **Exhibit A**, illustrates the Town's proposed future expansion areas. This map represents the Town's growth boundaries and includes areas outside, but adjacent to, its incorporated borders, which may be annexed into the Town. Proposed annexation areas must fall within the approved Annexation Declaration Area for Town consideration. However, although property or properties may be within a designated expansion area, compliance with this Plan does not guarantee approval.

2. Annexation Criteria

The following list will guide the Town's decision on whether to grant future annexation requests. All future requests for annexation will be evaluated against the following criteria required by Utah Code §10-2-402:

2.1. General Criteria

2.1.1. Any annexed area must be a contiguous area.

2.1.2. The Town will attempt to avoid gaps between or overlaps with expansion areas of other municipalities.

2.1.3. If the annexation is by petition, the proposed annexation area cannot create an unincorporated island or peninsula unless Town and Utah County agree to such creation.

- 2.1.4. Annexation requests cannot propose the annexation of all or part of an area proposed for annexation in a previously filed petition that is still pending approval, denial, or rejection.

3. **Character of the Community**

Fairfield is located in the west side of Utah County, near the foothills of the Oquirrh Mountains. Fairfield shares borders with Eagle Mountain to the north, and the remaining borders are of unincorporated Utah County.

[Insert history here]

Some of the early residents of the area, the Ute Indians, first used the valley for their hunting grounds, then, in 1859, Latter Day Saint pioneers began grazing cattle and sheep in the valley. In 1854 a group of men arrived in what is now Fairfield Town, laying out a townsite and building a rock fort. By 1855, many families, including the Carson, Beardshall and Clegg families had answered the call to help settle Fairfield. In 1858, Johnston's Army arrived in Fairfield and by November 1858, the encampment known as "Camp Floyd" had over 7,000 occupants. After the Civil War broke out, the soldiers were recalled, reducing Fairfield's population to less than 50 families. In the early days, Fairfield was a major stopping point for the Pony Express, the Overland Stage and the Union Pacific Railroad. The Stagecoach Inn was also used as a telegraph station for a period of time. Mining and raising sheep were two of the major industries in the area for many years. The raising of cattle and sheep, along with farming are still prevalent in the area today but on a smaller scale.

Fairfield became an incorporated town in 2004. Today, Fairfield is a quiet town with a rich history that residents have so far managed to retain and would like to preserve. Rural living and the historical significance of the town are key components that the town leaders and residents of Fairfield have worked hard to maintain as record breaking growth in the area threaten their way of life. Fairfield residents realize that growth is necessary but they would like future industry to work with them to preserve the small town atmosphere, the dark skies, wildlife corridors, and the historical sites within the town and the surrounding area. Fairfield wants to be good neighbors with neighboring businesses and industry and they feel that this can be accomplished with open communication and cooperation on both sides.

4. **Municipal Services**

All areas included in the Plan will need municipal services. Annexation will allow residents and developers of annexed property access to culinary water, sewer systems, and electric power services, provided they meet all Town specifications and comply with all applicable development ordinances.

5. **Extension of Municipal Services**

Where municipal services are not presently extended, services will be extended on an as-needed basis at the cost of the developer. All extensions of municipal

services must comply with all ordinance and policy criteria, and the individual developer or property owner will pay for necessary extensions. The plan and time frame for the extension of municipal services will be determined by the interest of the property owners to subdivide and develop their ground and the interest and ability of the Town to provide such services. It is in the interest of Town residents to foster orderly sequential development.

6. Service Financing

Municipal services in newly annexed areas will be financed and constructed by the developer in addition to the Town's collection and investment of impact fees. Through increases in property valuations and subsequent increases in the collection of property and sales taxes, inherent increases to the general fund will help defray added expenses that the Town may incur by annexing new properties.

7. Estimate of Tax Consequences

The annexation area within Fairfield's area is limited to unincorporated Utah County properties. Other taxing entities, including but not limited to schools, county, library, sewer, water conservancy, and mosquito abatement, already cover the potential annexation area.

Fairfield's combined property tax rate for tax year 2023 is [REDACTED]. Utah County's unincorporated areas' combined tax rate is [REDACTED], which includes the same taxing entities listed above, except for Town, but includes:

If annexed into Town, residents in an expansion area would recognize a tax rate **increase/decrease** of [REDACTED]. This information is based on the current tax rate of all applicable taxing entities and recognizes that any of the respective taxing entities may adjust tax rates as necessary.

8. Interests of Affected Entities

In evaluating a proposed annexation, the interests of all affected entities should be considered. The annexation does not extend beyond the limits of the adopted annexation policy plan. Other services needed for the annexation, e.g., electrical power, internet, and communications, are available or reasonably available for the proposed annexation. The petitioners of annexation have entered into agreement(s) with affected entities, as applicable, for the provision of required infrastructure and services. The annexation does not create boundary alignment issues with any public or charter schools, or affected entities, unless interlocal agreements have been created to address the alignment issues.

9. Other Considerations

9.1. Attempt to avoid gaps between or overlaps with the expansion areas of other municipalities.

Eagle Mountain shows an expansion area on their south border in an attempt to surround Fairfield's borders. But Eagle Mountains proposed expansion attempts to expand beyond a pinch point in their current boundaries. Thus, Fairfield's proposed expansion area simply seeks to extend Fairfield's to allow for natural expansion of the Town's borders. Multiple property owners are within the expansion area.

9.2. Consider population growth projections for the Town and adjoining areas for the next 20 years.

Due to the vacant land in the west corner of Utah County, population projections are as follows:

Town	2020 Census	2030	2040	2050
Fairfield	152	145	140	542
Eagle Mountain	43,623 39,885	65,038	99,064	141,252
Saratoga Springs	39,085	79,815	117,641	138,600
Cedar Fort	671	773	1,855	11,845

9.3. Consider current and projected costs of infrastructure, urban services, and public facilities necessary to facilitate full development of the area within the Town; and to expand infrastructure, services, and facilities into the area being considered for inclusion in the expansion area.

The projected backbone infrastructure costs are estimated to be millions of dollars to service the area identified in the annexation declaration map for potential annexation with water, roads, and storm drainage being installed.

9.4. Consider, in conjunction with the General Plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development.

Fairfield has anticipated annexation petitions to facilitate desired residential, agricultural, and some commercial and industrial development. Upon receipt of each annexation petition, the Town will review each request for (1) compliance with the Annexation Policy Plan

and (2) opportunities to implement the adopted goals and objectives of the General Plan.

9.5. Consider the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the Town.

The proposed annexation areas include existing agricultural, forest, recreational, or wildlife management lands. Fairfield anticipates future annexations of land that preserve open space and facilitate access to recreational opportunities that will benefit residents.

10. Justification for Excluding Lands from Potential Expansion Area

No developed lands within one-half mile of Fairfield's existing boundary are excluded from the potential expansion area, except those lands already incorporated in other municipalities.

EXHIBIT A
(Annexation Declaration Area Map)
Fairfield Town Annexation Policy Plan

Dated ____ 2024

Working Draft 24-06-03

Town of Fairfield Annexation Policy Map

