

Fairfield Town

Utah County, Utah

PUBLIC NOTICE IS HEREBY GIVEN THAT

The Town Council of Fairfield, Utah

Shall hold a Regular Session Meeting

On March 19, 2025, @ 7:00 P.M.

At the Town Office 103 East Main Street Fairfield, Utah

Call to Order

- 1) Roll Call
- 2) Prayer / Pledge Of Allegiance
- 3) General Public Comment (*2-minute limit per person, to no more than 14 minutes*):
Comments are for any matter not on the agenda and not related to a pending land use application.

Reports

- 1) Sheriff's Department Update.
- 2) Planning Commission Update.
- 3) Direct Communications
- 4) Glade Nielson with Sunrise Engineering
- 5) GSBS Engineering Fairfield general plan review
- 6) Bowen Collins reviewing Fairfield Town Water Masterplan Draft

Resolution/Ordinances

- 1) Ordinance No. 2025-03, An Ordinance of the Fairfield Town Council of Fairfield Town, Utah, Amending Section 10.11.200 - Light Industrial West Zone.
- 2) Resolution No. R2025-01, Approving An Employee Policy Manual.

Business Items

The Council will discuss (without public comment) and may approve the following items:

- 1) Approval of Minutes: February 19, 2025
- 2) Discuss amending the budget and the upcoming fiscal year budget for 2025-2026

Closed Session

Possible motion to enter into closed session for the purchase, exchange, or lease of property; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual; or the deployment of security personnel, devices, or systems.

Adjournment

Supporting materials are available for inspection on the Town Website, <https://fairfieldtown-ut.gov/>. Questions and comments to Staff and/or Council may be submitted to sshelley@fairfieldtown-ut.gov.

Join Zoom Meeting

<https://us06web.zoom.us/j/88207250867?pwd=NXBYcnhmaFNCSEdWQVB5NG9WMDgxZz09>

Meeting ID: 882 0725 0867

Passcode: 499981

PLEASE NOTE: The order of items may be subject to change with the order of the Mayor. One or more council members may participate by electronic telecommunication means such as phone, internet, etc., so that they may participate in and be counted as present for all meeting purposes, including the determination that a quorum is present.

Certificate Of Posting

The above agenda notice was posted on or before the 18th day of March 2025 at the location of the meeting, Fairfield town office 103 East Main Street Fairfield, UT, and at the Fairfield town website <https://fairfieldtown-ut.gov/meetings/>, 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

Fairfield - CAD Stats - February 2025

Officer Generated

CITIZEN CONTACT	1
EXTRA PATROL	9
TRAFFIC STOP	4
Grand Total	14

Public Generated

ASSIST AGENCY	1
INFORMATION	2
TRAFFIC OFF IP	1
Grand Total	4

Fairfield Fire

PSYCH PROB	1
Grand Total	1

Fairfield Town

Utah County, Utah

Employee Policy Manual

Dear Employee:

Welcome to Fairfield Town!

We are thrilled you have decided to join our staff. Your role is vital to our mission of delivering quality work and exceptional customer service to our community. We are committed to supporting your success and encourage you to share any ideas or suggestions that can help us continue to improve and progress.

Please keep in mind that this manual provides general information and guidelines to assist you in your role. It is not exhaustive and may not cover every possible scenario or exception to the policies and procedures outlined. If you have any questions regarding the specifics of any of the benefits, policies, or practices contained in this manual, we encourage you to reach out directly to the designated Human Resources representative or the Mayor for clarification.

THIS MANUAL IS NOT, AND SHALL NOT BE CONSTRUED AS, AN EXPLICIT OR IMPLIED CONTRACT, SHALL NOT MODIFY ANY EXISTING AT-WILL STATUS OF ANY TOWN EMPLOYEE, AND SHALL NOT CREATE ANY DUE PROCESS REQUIREMENT IN EXCESS OF FEDERAL OR STATE CONSTITUTIONAL OR STATUTORY REQUIREMENTS.

It is also the Town's policy to comply with Federal and State Equal Employment Opportunity guidelines. All employment decisions will be made without unlawful regard as to race, color, religion, sexual orientation, national origin, age, or disability. Furthermore, the Town will not engage in any unlawful discrimination against any employee or applicant for employment because of race, color, religion, sex, national origin, disability, age, or veteran status, and will ensure that applicants and employees are treated without unlawful regard to these characteristics.

The procedures, practices, policies and benefits outlined in this manual may be modified or discontinued periodically. As changes to the manual occur, you will be notified in a timely manner. If you have any questions regarding the contents of this manual or your employment, feel free to discuss them with the Mayor or the designated Human Resources representative.

These policies and procedures apply to all Town employees and appointed officers unless specifically excluded. They do not apply to elected officials, members of boards, commissions, committees, or individuals contracted to provide professional or technical services; however, these individuals are governed by and must follow all guidelines referenced in Utah's Municipal Code. These policies and procedures are intended to complement any other Town-approved policies, procedures, or operational standards.

All employees are expected to familiarize themselves with and adhere to all provisions of these policies and procedures including any future amendments. Each employee must sign and submit an Acknowledgment Form (Appendix A) confirming receipt of these policies and procedures and attesting that they have read and understand the provisions set forth herein. Submission of the signed Acknowledgment Form shall be a condition of employment for all employees and will be kept on file in each employee's personnel file.

Although personnel practices, procedures, laws, and standards are in a constant state of change, the Town will continue to review and improve the policies and procedures set forth in this manual as needed to best serve the needs of the Town and its employees. The Town reserves the right to unilaterally revise, amend, add to or delete any policy, practice or procedure set forth herein, or any portion thereof, in its sole and absolute discretion. All amendments to this manual shall be approved in writing by the Town Council.

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Appendix A – Acknowledgement

Appendix B – Confidentiality

1 Introduction

This manual is designed to acquaint you with Fairfield Town ("Fairfield" and sometimes "Town") and provides you with information about working conditions, employee benefits, and some of the policies affecting your employment. You should read, understand, and comply with all provisions of the manual. One of our objectives is to provide a work environment that is conducive to both personal and professional growth.

1.1 Who is Fairfield Town?

West of Utah Lake and 50 miles southwest of Salt Lake City, Fairfield is located amidst breathtaking mountain ranges and an open valley. Fairfield was first settled in 1855 prior to the American Civil War. During this time, the United States Military camp was stationed in the area. The detachment was supporting surrounding settlements, and the main mission was to prevent any rebellion within central Utah. In particular, the detachment was sent to suppress the Mormon rebellion in Salt Lake City. Since the rebellion never happened, the fort was established and went on to be named Camp Floyd (Figure 2) after the Civil War Secretary of War John Floyd.

By November 1858, over 400 buildings were constructed within the Town. However, in the years to come only the commissary still stands. The land used is part of the Camp Floyd/Stagecoach Inn State Park owned by the State of Utah. After the Civil War broke out, the army left the Town. Nonetheless, Fairfield continued to grow as a stop along the Pony Express and Overland Stage routes. Utah development took away the need for those services and the Town converted into a small farming community, which it continues to be today. It was officially incorporated on December 23, 2004, and was Utah's 24th official municipality.

1.2 Customer Relations Statement

Our employees are among Fairfield's most valuable assets. Each of you represents the Town and plays a critical role in shaping the public's perception of our organization. The way we perform our duties directly reflects our entire organization and the public forms their impression of Fairfield through every interaction they have with us.

Providing exceptional service to the public is one of our top priorities. It is essential that we approach every interaction with courtesy, friendliness, and efficiency. Remember that how we communicate, whether in person, over the phone, or in writing, not only reflects on us as individuals but also on the professionalism of Fairfield as a whole.

Positive customer relations are crucial in maintaining and enhancing the Town's reputation in the eyes of the community. We all share the responsibility of upholding this standard, and we are committed to supporting you with the training and resources you need to succeed. Working together, we can ensure that Fairfield continues to be seen as a Town that values and respects its citizens.

2 Employment

2.1 Standards of Conduct for All Employees

2.1.1 General Standards

Employees shall conduct themselves in accordance with the federal and state constitutions and all applicable laws, ordinances, and rules enacted or established pursuant to legal authority.

All employment activities shall be conducted without unlawful regard to race, color, religion, sex, gender orientation, national origin, age, disability, or veteran's status.

The Utah Public Officers' and Employees' Ethics Act found in Title 67, Part 16 of the Utah State Code (the "Act") are incorporated into this Policy. In the event that any of the provisions of this Policy are in conflict with the requirements of the Act, the Act shall govern.

Employees shall familiarize themselves with policies and procedures and are responsible for compliance with each. Employees should seek clarification and guidance from supervisors in the event of any perceived ambiguity or uncertainty.

Discipline may be initiated for any good cause. It is not mandatory that a specific policy or rule violation be cited to sustain discipline. This policy is not intended to cover every possible type of misconduct.

2.1.2 Laws, Rules, and Order

All employees shall not:

- Violate, or order or instruct a subordinate to violate, any policy, procedure, rule, order, directive, or requirement, or failure to follow instructions contained in town manuals.
- Disobey any lawful direction or order.
- Violate federal, state, local, or administrative laws, rules, or regulations.
- Insubordination of any employee to a supervisor. Insubordination includes, but is not limited to, refusing to follow reasonable orders; refusing to meet with a supervisor; yelling, using obscene, foul, or abusive language; or showing anger through physical gestures, such as slamming doors, throwing documents, supplies, or other items.

2.1.3 Efficiency

All employees shall not:

- Neglect duty.
- Have Unsatisfactory work performance, including but not limited to failure, incompetence, inefficiency, or delay in performing and/or carrying out proper

orders, work assignments, or the instructions of supervisors without a reasonable and bona fide excuse.

- Conceal, attempting to conceal, removing, or destroying defective or incompetent work.
- Participate in unauthorized sleeping during work hours or assignments.
- Fail to notify a supervisor of changes in relevant personal information (e.g., information associated with benefits determination) in a timely fashion.
- Fail to maintain required skills.
- Fail to obtain or maintain any required documentation to be legally employed as well as any occupational license, professional license, or certification required to perform essential job functions.

2.1.4 Performance

It is a violation for any employee to do any of the following:

- Failure to disclose or misrepresenting material facts or making any false or misleading statement on any application, examination form, or other official document, report, or form, or during the course of any work-related investigation.
- The falsification of any work-related records, making misleading entries or statements with the intent to deceive, or the willful and unauthorized removal, alteration, destruction, and/or mutilation of any town record, public record, book, paper, or document.
- Failure to participate in investigations, or giving false or misleading statements, or misrepresenting or omitting material information to a supervisor or other person in a position of authority, in connection with any investigation or in the reporting of any town-related business.
- Being untruthful or knowingly making false, misleading, or malicious statements that are reasonably calculated to harm the reputation, authority, or official standing of this town or its employees.
- Disparaging remarks or conduct concerning duly constituted authority to the extent that such conduct disrupts the efficiency of this town or subverts the good order, efficiency, and discipline of this town or that would tend to discredit any of its employees.
- Unlawful gambling or unlawful betting at any time or any place. Legal gambling or betting under any of the following conditions:
 - While on town premises.
 - At any work site, during work hours, or while using any town equipment or system.
- Improper political activity, including:
 - Unauthorized attendance during work hours at official legislative or political sessions.

- Solicitations, speeches, or distribution of campaign literature for or against any political candidate or position during work hours or on town property except as expressly authorized by town policy, an employment agreement or contract, or the Town Administrator or the authorized designee.
- Engaging in political activities during work hours except as expressly authorized by town policy, any employment agreement or contract, or the Town Administrator or the authorized designee.
- Any act that brings discredit to this town.

2.2 Employment at Will

Employment with Fairfield is on an at-will basis unless otherwise stated in a written individual employment agreement signed by the Mayor or required by law. This means that either the employee or the organization may terminate the employment relationship at any time, for any reason, with or without notice.

Employment at Will also means the Town may make decisions regarding other terms of employment including, but not limited to: (i) demotion/promotion; (ii) compensation; (iii) benefits and (iv) job duties; with or without cause or advance notice. Any changes to these terms of employment must abide by all applicable federal and state guidelines and employee protections.

It is important to note that the policies set forth in this manual are not intended to create a contract, nor are they to be construed to constitute contractual obligations of any kind or a contract of employment between Fairfield and any of its employees. The at-will employment relationship can only be modified by a written agreement signed by Fairfield's Mayor.

By continuing employment with the Town, employees acknowledge their understanding and acceptance of this at-will employment policy.

2.3 Equal Employment Opportunity

Fairfield is committed to providing equal employment opportunities to all employees. Employment decisions at Fairfield are based on an evaluation of merit, qualifications, and abilities. The Town does not discriminate in employment opportunities or practices based on race, color, religion, marital status, sexual orientation, national origin, age, gender, gender identity, genetic information, veteran status, physical or mental disability of an otherwise qualified individual, or any other characteristic protected by law.

This policy governs all aspects of employment, including employee selection, job assignments, compensation, employee advancement, leaves of absence, discipline, termination, and access to benefits and training. We are dedicated to fostering an inclusive and respectful workplace where every employee feels valued and supported.

Any employee with questions or concerns about possible discrimination in the workplace is encouraged to bring such questions or concerns to the attention of the Mayor, Fairfield's Human Resources representative, or a designated Equal Employment

Officer (EEO) officer. All reports will be handled with confidentiality to the required extent. Employees can raise concerns and report possible violations of this policy without fear of retaliation or reprisal.

Fairfield's commitment to equal employment opportunity is in full compliance with federal, state, and local laws. Any employee found to be engaging in any type of unlawful discrimination will be subject to disciplinary action, up to and including termination of employment.

2.4 Ethics and Conduct

The successful operation and strong reputation of Fairfield is built upon the principles of fair dealing and ethical conduct of our employees. Our commitment to integrity and excellence requires that we carefully observe both the spirit and letter of all applicable laws and regulations. We must also maintain the highest standards of personal conduct and integrity.

The continued success of Fairfield largely depends on the trust we earn from those who interact with the Town. We are dedicated to preserving that trust. Each employee has a duty to the Town, their colleagues, and the public to act in a way that upholds and strengthens this trust.

The Town is committed to complying with all relevant laws and regulations and expects its employees to conduct business in accordance with these standards. Employees must avoid any illegal, dishonest, or unethical conduct.

In general, good judgment based on high ethical principles should guide your conduct. If encountering a situation where the proper course of action is unclear, openly discuss the matter with the Mayor, the Human Resource representative, or a designated ethics officer for advice and consultation.

Compliance with this policy of ethics and conduct is the responsibility of every Town employee. Fairfield is committed to supporting employees in making ethical decisions. Disregarding or failing to comply with these standards of ethics and conduct could lead to disciplinary action, up to and including termination of employment.

2.5 Immigration Law Compliance

Fairfield is dedicated to employing individuals who are legally authorized to work in the United States and complying with all applicable laws and regulations. We do not unlawfully discriminate based on citizenship or national origin.

As a condition of employment, all new employees must complete the most current version of the Employment Eligibility Verification Form I-9 and provide documentation establishing their identity and eligibility to work in the United States. Employees who are re-hired must complete a new Form I-9 if their previous form is no longer retained or valid.

We are committed to following all legal requirements, including those related to the retention and storage of I-9 forms. Forms are retained for the legally required period and may be stored electronically in compliance with federal regulations.

Fairfield also strictly adheres to the anti-discrimination provisions of the Immigration and Nationality Act (INA), ensuring that all employees are treated fairly during the verification process. Any form of document abuse or discrimination based on citizenship status or national origin will not be tolerated.

2.6 Americans With Disabilities Act (ADA) and the ADA Amendments Act (ADAAA)

The Americans with Disabilities Act (ADA) and the Americans with Disabilities Act Amendments Act (ADAAA) are federal laws that protect qualified individuals with disabilities from discrimination in all employment practices. These laws also require employers to provide reasonable accommodations to enable individuals with disabilities to perform the essential functions of their jobs, provided such accommodations do not impose an undue hardship on the organization.

Fairfield is committed to complying with all federal and state laws concerning the employment of individuals with disabilities. We adhere to the regulations and guidance issued by the Equal Employment Opportunity Commission (EEOC) and any applicable state agencies.

2.6.1 Policy on Non-Discrimination and Reasonable Accommodation

It is Fairfield's policy not to discriminate against qualified individuals with disabilities in any aspect of employment, including but not limited to application procedures, hiring, advancement, termination, compensation, training or other terms, conditions, and privileges of employment.

The Town will provide reasonable accommodation for qualified individuals with disabilities to ensure they can perform the essential functions of a job, unless:

- The accommodation creates undue hardship for Fairfield, considering factors such as the nature and cost of the accommodation and the overall resources of the Town.
- The individual poses a direct threat to their own safety or the safety of others in the workplace, and the threat cannot be eliminated or reduced to an acceptable level through reasonable accommodation.

2.6.2 Interactive Process and Requests for Accommodation

Fairfield is committed to engaging in a timely, good-faith interactive process with employees and applicants who request accommodation. This process involves an open dialogue between the employee and the Town to identify the precise limitations resulting from the disability and potential reasonable accommodation that could overcome those limitations.

Employees or applicants who believe they need reasonable accommodation to perform the essential functions of their job should promptly notify their supervisor, the

Town's Human Resources representative, or the Mayor. Requests for accommodation can be made verbally or in writing. Fairfield will evaluate each request on a case-by-case basis, considering the specific circumstances involved.

2.6.3 Confidentiality

All information regarding an employee's disability and accommodation request will be kept confidential, except as necessary to evaluate and implement the accommodation, and will only be shared with individuals involved in the accommodation process.

2.6.4 Commitment to Equal Opportunity

Fairfield is committed to providing equal employment opportunities to all employees and applicants, including those with disabilities. We are dedicated to fostering an inclusive workplace where every individual is given the opportunity to succeed.

2.7 Lactation and Breastfeeding Accommodation

Fairfield is committed to supporting the health and well-being of our employees and their families. In compliance with federal and state laws, including the Fair Labor Standards Act (FLSA) as amended by the Break Time for Nursing Mothers Act, Fairfield provides reasonable break times for employees who are breastfeeding to express breast milk for up to one year after the birth of a child, or longer if required by state law.

2.7.1 Break Times and Location

Employees will be provided with reasonable break times as needed to express breast milk. While the duration and frequency of these breaks may vary depending on individual needs, Fairfield will work with nursing employees to ensure that they have the necessary time and space for this purpose.

A private, designated room will be made available for nursing mothers to express breast milk. This room will be shielded from view and free from intrusion by coworkers or the public. Nursing mothers wishing to use this room should request or reserve it by contacting their manager.

For employees working off-site or in other locations, the Town will make every effort to accommodate them with a private area, other than a bathroom, to express milk.

2.7.2 Break Compensation

Breaks of up to 20 minutes in length will generally be considered paid breaks under Fairfield's standard break policy. If the lactation break exceeds 20 minutes, the additional time will be unpaid, and the employee must record the extra time as an unpaid break on her time record. The Town encourages managers to be flexible in allowing nursing mothers to make up any unpaid break time if feasible.

2.7.3 Privacy and Support

Fairfield is committed to providing a supportive environment for nursing mothers. The designated lactation room will be equipped with a chair, an electrical outlet, and a table or surface to hold a breast pump. Employees may store expressed milk in designated refrigerators provided by the Town or in personal coolers.

2.7.4 Retaliation Prohibited

Fairfield prohibits retaliation against any employee for exercising her rights under this policy. Any concerns about the accommodation should be reported to the Human Resources representative or the Mayor immediately.

2.7.5 Duration of Lactation Accommodation

Fairfield will provide lactation accommodation for up to one year after the birth of the child, or longer if required by applicable state law. Employees are encouraged to discuss their needs with the Human Resources representative or the Mayor to ensure that appropriate accommodation is provided.

2.8 Genetic Information Nondiscrimination Act of 2008 (GINA)

Fairfield is committed to complying with Title II of the Genetic Information Nondiscrimination Act (GINA), which makes it illegal to discriminate against employees or applicants because of genetic information. This policy applies to all aspects of employment, including hiring, promotion, termination, compensation, and other terms and conditions of employment.

2.8.1 Prohibited Actions Under GINA

Title II of GINA specifically prohibits:

- **Use of Genetic Information in Employment Decisions:** Fairfield will not use genetic information to make decisions regarding employment, such as hiring, firing, promotions, or other employment-related decisions.
- **Requesting, Requiring, or Purchasing Genetic Information:** Fairfield will not request, require, or purchase genetic information about an employee or applicant, except in very limited circumstances permitted by law (e.g., when obtaining family medical history for FMLA leave purposes).
- **Disclosure of Genetic Information:** Fairfield will strictly limit the disclosure of genetic information that is obtained must be stored separately from an employee's personnel file in a confidential medical file.

2.8.2 Definition of Genetic Information

For the purposes of this policy, "Genetic Information" includes:

- Information about an individual's genetic tests;
- Information about the genetic tests of an individual's family members;
- Information about the manifestation of a disease or disorder in an individual's family members (family medical history);
- Requests for or receipt of genetic services by an individual or their family members; and
- Genetic information of a fetus carried by an individual or their family member, or of an embryo legally held by the individual or family member using assisted reproductive technology.

2.8.3 Confidentiality and Handling of Genetic Information

Any genetic information that is inadvertently acquired by Fairfield will be handled in compliance with GINA's confidentiality requirements. Such information will be kept in a separate, confidential medical file and will not be disclosed except as required or permitted by law.

2.8.4 Exceptions to GINA

There are limited exceptions where the Town may request or require genetic information including:

- When obtaining family medical history as part of the certification process for FMLA leave or other leave policies;
- When an employee voluntarily provides genetic information as part of a wellness program, provided certain criteria are met;
- When requesting medical information to comply with the requirements of the ADA, so long as the inquiry is job-related and consistent with business necessity.

2.8.5 Employee Rights and Reporting

Employees have the right to report any concerns regarding potential violations of GINA to the Human Resources representative or Mayor without fear of retaliation. Fairfield is committed to investigating and addressing any complaints or issues related to genetic information discrimination.

2.8.6 Non-Retaliation

The Town strictly prohibits retaliation against employees or applicants for exercising their rights under GINA. Any retaliation will be subject to disciplinary action, up to and including termination of employment.

3 Employment Status and Records

3.1 Employment Categories

Fairfield Town aims to clarify employment classifications to ensure employees understand their employment status and benefit eligibility. These classifications do not guarantee employment for any specified period or on-going placement in any category. Accordingly, both the employee and the Town retain the right to terminate the employment relationship at will, at any time, regardless of employment category.

In compliance with wage and hour laws, all employees are classified as either exempt or non-exempt with respect to overtime pay. These classifications are governed by federal regulations, including but not limited to, the Fair Labor Standards Act (FLSA), the Family and Medical Leave Act (FMLA), and the Equal Pay Act (EPA) as well as applicable state laws. Non-exempt employees, who are paid on an hourly basis, are entitled to overtime pay according to specific provisions of these federal and state laws. Exempt employees, paid on a salaried basis, are excluded from overtime regulations under specific legal criteria. Both exempt and non-exempt designations can apply to any employment category, provided they meet the legally defined standards concerning job duties and salary thresholds.

3.1.1 Full-Time Status Employees

At the time of hire or upon a change in job classification, the employee is generally expected to work an average of 30 or more hours per week. Furlough periods may apply, depending on the terms of the employment offer.

Full-time employees may qualify for specific benefits with the Town such as health insurance and paid time off.

3.1.2 Part-Time Status Employees

At the time of hire or upon a change in job classification, the employee is generally expected to work an average of less than 30 hours per week.

Part-time employees are not eligible for standard full-time employee benefits, such as health insurance or paid time off, unless otherwise specified. However, some positions may offer limited benefits or compensation in line with the duration and nature of their employment.

3.1.3 Variable-Hour Status Employees

At the time of hire or upon a change in job classification, if the Town cannot reasonably determine whether the employee will or will not average 30 or more hours per week, the employer shall monitor the employee's hours over a defined measurement period (e.g., monthly, quarterly, or annually). During this period, the employee's eligibility for benefits, including health insurance, will be evaluated based on the actual hours worked.

If, after the measurement period, the employee averages 30 or more hours per week, the employee will be classified as full-time and eligible for associated benefits. Conversely, if the employee averages fewer than 30 hours, they will remain classified as part-time. Any changes to the employee's classification or benefits will be communicated with the employee accordingly.

3.1.4 Seasonal Status Employees

At the time of hire or upon a change in job classification, the employee is hired or re-hired into a position for which the customary annual employment is approximately six months or less, starting in roughly the same season of each calendar year. The employee is required to take an annual break in service of approximately six continuous months before being eligible for rehire.

Seasonal employees are not eligible for standard full-time employee benefits, such as health insurance or paid time off, unless otherwise specified. However, some positions may offer limited benefits or compensation in line with the duration and nature of their employment.

Seasonal employees are hired on an at-will basis and may be terminated at any time. The rehire process for each season will be determined based on operational needs and employee performance. Employees may be asked to reapply for their positions prior to each new season.

Seasonal employees are classified as non-exempt under the Fair Labor Standards Act (FLSA), and their compensation will adhere to applicable federal, state, and local wage and hour laws.

3.1.5 Temporary Employees

These employees are those who are hired to work intermittently for a short period of time to meet short-term staffing needs (e.g. seasonal demand, project-based work, or to cover absences). Their employment typically has a defined end date, and they are not eligible for long-term benefits offered to regular full-time employees unless otherwise specified.

Temporary employees may be hired on a full-time or part-time basis and their employment may be extended or terminated at the discretion of the employer, in accordance with the terms of their employment.

3.2 Personnel Information Changes

It is the responsibility of each employee to promptly notify Fairfield Town of any changes to their personal information. Maintaining accurate records for your mailing address, email address, phone number, dependents, and emergency contact details ensures that we can reach you when necessary and administer payroll, benefits, and other matters correctly.

Failure to update this information could lead to administrative issues, such as incorrect tax documents or delays in benefits. Rest assured, all personal data will be handled confidentially and used solely for official and emergency purposes. If any of this

information changes, please inform the Town's designated Human Resources representative or the Mayor as soon as possible to ensure records remain accurate.

3.3 Employment Applications

Fairfield Town relies on the accuracy of the information provided in employment applications, resumes, and other materials collected during the hiring process and throughout employment. It is the legal and ethical responsibility of each employee to ensure that all submitted information is truthful and up to date. Any misrepresentation, falsification, or material omission of information may result in disqualification from further consideration for employment, or if already hired, discipline up to termination of employment. In some cases, such actions may lead to additional consequences, including legal action or ineligibility for future employment with Fairfield Town.

3.4 Separation of Employment

Separation of employment within an organization can occur for several reasons:

- **Resignation** – While we aim to make your employment with Fairfield Town a mutually rewarding experience, we recognize that circumstances may lead to employees to voluntarily resign. Resigning employees are encouraged to provide two weeks' notice, preferably in writing, to ensure a smooth transition. Depending on business needs, management reserves the right to offer two weeks' pay in lieu of notice. Employees who provide less notice than requested may be deemed ineligible for rehire, depending on the circumstances. Upon resignation, employees are expected to return all Town property and settle any outstanding obligations.
- **Retirement** – Employees planning to retire are required to notify the Mayor and the Town's designated Human Resources representative in writing at least one (1) month before their intended retire date. Upon retirement, employees may be entitled to receive any accrued benefits, such as unused vacation, in accordance with Town policies. The employee will be informed of any rights to continue benefits, such as health insurance, under COBRA or other applicable programs.
- **Job Abandonment** – Employees who fail to report to work or provide proper notification to the Mayor or designated supervisor for three (3) consecutive workdays will be considered to have abandoned their job without notice, effective at the end of their shift on the third day. These employees shall be informed of their termination in writing by the Town's designated Human Resources representative. Situations when an employee may be unable to make contact shall be reviewed on a case-by-case basis by the Mayor and designated Human Resources representative. Employees separated due to job abandonment forfeit any accrued benefits and are ineligible for rehire.
- **Termination** – All employees of Fairfield Town are employed on an at-will basis, which means the Town reserves the right to terminate employment at any time, with or without cause. Upon termination, employees will be provided with details regarding their final paycheck, benefits, and the return of any Town property.

3.5 Exit Process

Upon any separation of employment, employees are expected to return all Town property, including keys, equipment, and documents. Final paychecks, including any accrued but unused benefits, will be provided in accordance with Town policies and applicable laws. The employee may be asked to participate in an exit interview to provide feedback and ensure a smooth departure.

4 Employee Benefits

The benefits offered by Fairfield align with those required by federal and state law.

4.1 Social Security and Medicare Contributions

Fairfield complies with federal regulations under the Federal Insurance Contributions Act (FICA) by contributing to Social Security and Medicare on behalf of all eligible employees. These programs provide vital benefits, including retirement income, disability protection, and access to healthcare for retired and disabled individuals.

4.1.1 Employer and Employee Contributions

The Town contributes the federally required percentage of each eligible employee's wages to Social Security and Medicare as mandated by law. Contributions are funded through Fairfield's payroll system and are calculated based on the current federal rates.

Employees are responsible for their portion of Social Security and Medicare contributions, which are automatically deducted from their paychecks. The total employee contribution is reflected on each paycheck stub for transparency.

4.1.2 Exemptions

Certain job classifications or employee statuses may be exempt from Social Security coverage under federal law. For instance, members of a state retirement system, such as the Utah Retirement System (URS), may not be required to contribute to Social Security if exempted by law and approval has been granted by URS. However, these employees are still required to contribute to Medicare unless otherwise specified by federal or state law.

4.1.3 Annual Contribution Limits

Contributions to Social Security are capped annually based on the federal wage base limit, which is subject to adjustment by the Social Security Administration (SSA). Medicare contributions are not capped and apply to all eligible wages.

4.1.4 Employee Rights

Employees are entitled to the benefits provided by Social Security and Medicare as determined by the Federal Government, including but not limited to:

- Retirement Benefits
- Survivor Benefits
- Disability Benefits
- Medicare Health Insurance

4.1.5 Reporting and Compliance

Fairfield ensures compliance with FICA regulations by:

- Accurately reporting all eligible wages to the IRS.
- Providing employees with annual wage and contribution statements (via W-2 forms).

4.1.6 Contact Information

Employees with questions about Social Security or Medicare contributions, exemptions, or benefits can contact the Mayor or Town's designated Human Resource representative or visit the [Social Security Administration's website](#).

4.2 Workers' Compensation Insurance

According to state law, Fairfield provides Workers' Compensation benefits to employees who become injured or contract occupational diseases on the job and cannot perform their normal duties. Eligible employees may receive Workers' Compensation benefits in areas which include medical care, surgical procedures, prescription medication, chiropractic treatments, dental care, and medical rehabilitation treatments that are reasonable, necessary, and due to work-related injuries or occupational diseases.

Employees who sustain work-related injuries or illnesses should inform the Mayor and the Town's designated Human Resources representative within one (1) business day. No matter how minor an on-the-job injury may appear, it is important that it be reported on the same day on which the incident occurs.

In the event of a life or limb threatening emergency, employees should be sent to the nearest hospital emergency facility with the capability to treat the injury or illness. If, during working hours, an employee has an appointment scheduled with a medical services provider related to Workers' Compensation illness or injury, that employee is expected to take leave without pay just as if it were for any other illness or injury.

Neither Fairfield nor the insurance carrier will be liable for the payment of Workers' Compensation benefits for injuries that occur during an employee's voluntary participation in any off-duty recreational, social, or athletic activity sponsored by Fairfield.

4.2.1 Right to Return to Work

Under the Americans with Disabilities Act of 1990, “reasonable accommodation” will be made in all return-to-work situations, if doing so will not produce hardship. In instances where an employee is disabled through the course of their employment, and are covered by Workers’ Compensation, the employee’s right to return to work is governed by the following conditions:

- Within a one-year period, employees or approved Workers’ Compensation leave status shall be entitled to the previous position held or one with equivalent pay as determined by the Town.
- Fairfield may require medical evidence upon which to make a judgment of the ability to perform the essential functions of the employed position.

4.2.2 Records

An accurate record shall be kept of all accidents involving an injury to an employee while on duty, whether time is lost. These records shall at all reasonable times be available to the Labor Commission of Utah or its representatives upon request. Other records shall be kept as requested by the Labor Commission of Utah.

A report of any on-the-job injury resulting in disability or lost time shall be submitted by the Town’s designated Human Resources representative or qualified designee to the Labor Commission of Utah and the affected employee within seven (7) calendar days of an injury, after the employer’s first knowledge of the occurrence, or after the employee’s notification of the same. This report shall be done on forms prescribed by the commission and shall be done for any work-related fatality, work-related injury, occupational disease resulting in medical treatment, loss of consciousness, loss of work, restriction of work, or transfer to another job because of an incident.

Should any sudden or unusual occurrence or change of conditions occur, such as the appearance of toxic or unusual fumes or gases, major equipment failure, explosions, fires, etc., that might affect the safety or health of Fairfield employees or tend to increase the hazards thereof, the Mayor or qualified Human Resources representative shall notify the Labor Commission of Utah at once. Such notification must be made whether any actual injuries result from the above occurrences or changes of conditions.

5 Timekeeping

Fairfield relies on employees to report to work on time and adhere to their assigned schedules. Punctuality and consistent attendance are critical to maintaining operations and providing effective service. For non-exempt employees, tardiness or unauthorized absences will result in unpaid time. It is the employee’s responsibility to notify the Mayor as soon as possible if they are late or unable to report to work.

5.1 Work Hours

The Mayor shall determine work hours and schedules. Employees are responsible for accurately reporting all hours worked using their timecards, which must be submitted

to the Town's designated payroll representative on time. Employees should be in their work area and ready to begin when their shift starts. If an employee needs to leave during their shift, they must record the time they are away on their timecard.

5.2 Timekeeping Rules

Fairfield employees must obey the following timekeeping rules:

- Employees must complete their own timecards accurately and truthfully.
- Employees are prohibited from filling out another employee's timecard or allowing anyone else to fill out theirs.
- Employees are strictly prohibited from performing any work off the clock.

Employees who are late, regardless of the reason, including inclement weather or other unavoidable circumstances, are required to make up for the lost time by:

- Taking leave without pay; or,
- Adjusting their work schedule for that day, with prior approval from the Mayor.

5.3 Working Outside Scheduled Hours

Employees may not work outside their scheduled hours or remotely without specific authorization from the Mayor. While unauthorized work must be compensated in accordance with wage laws, such behavior may lead to disciplinary action, up to and including termination. Employees are encouraged to seek prior approval to ensure compliance with Town policies.

5.4 Violations and Disciplinary Action

Violations of these rules, including knowingly falsifying time records, performing unauthorized work, or engaging in dishonest timekeeping practices, are grounds for disciplinary action, up to and including immediate termination.

5.5 Reporting Concerns

Fairfield is committed to ensuring fair labor practices and encourages employees to report any concerns regarding pay or timekeeping without fear of retaliation. Employees who believe their time has been inaccurately recorded or that they have not been paid correctly should promptly report the issue to the Mayor or designated Human Resources representative for resolution.

6 Pay Dates

Fairfield pays employees on a bi-weekly schedule, with paydays occurring every other week. This schedule includes twenty-six (26) pay periods each year. Each paycheck reflects earnings for all work completed up to the end of the pay period, which ends on the Saturday preceding the payday. If a regular pay date falls when an employee is taking

time off or vacation, the paycheck will be provided to the employee when they return to work, unless direct deposit has been arranged prior.

6.1 Paycheck Distribution

Paychecks are distributed by the Town's designated Payroll Clerk. To ensure security, paychecks will only be distributed exclusively via direct deposit to the financial institution of the employee's choice. All employees are required to provide the necessary banking information to facilitate direct deposit.

6.2 Final Paychecks

Final paychecks will be issued in accordance with Utah law:

- Involuntary Terminations: Final paychecks will be provided within 24 hours of termination.
- Voluntary Resignations: Final paychecks will be provided on the next scheduled payday or earlier, depending on the situation.

6.3 Paycheck Details

Each paycheck will include a detailed breakdown of:

- Hours worked.
- Wages earned, including regular and overtime pay (if applicable).
- Deductions such as taxes, benefits, and other authorized withholdings.
- Year-to-date totals.

6.4 Overtime Compensation (Non-Exempt Employees)

Non-exempt employees are eligible for overtime pay in accordance with the Fair Labor Standards Act (FLSA). Overtime pay will be calculated at 1.5 times the regular rate for any hours worked, over 40 in a work week. Supervisors must authorize overtime in advance. Unauthorized overtime will still be compensated but may result in disciplinary action.

6.5 Direct Deposit

Fairfield offers direct deposit as a convenient and secure method for receiving pay. Direct deposit is mandatory, and all employees are required to participate. Direct deposit saves time and enhances security by automatically depositing employee paychecks into their designated checking or savings account. Wage details can be reviewed through a pay stub provided by the Town.

To initiate direct deposit, employees must submit a signed authorization form and a voided check. Direct deposit begins one pay period after the submission of the completed authorization form, as required by law.

Wage information and pay stubs will always be available for review and kept as records. If payday falls on a holiday, employees will be paid on the first business day following the regularly scheduled payday.

7 Administrative Pay Corrections

Fairfield is committed to ensuring all employees receive accurate and timely pay on each scheduled payday, in full compliance with wage and hourly laws. The Town takes every reasonable step to prevent errors in paychecks and to address any discrepancies promptly and fairly.

7.1 Reporting Pay Discrepancies

Employees who believe there has been an error in their paycheck, whether it is an underpayment, overpayment, or incorrect deduction, should promptly report the issue to the Payroll Clerk and Mayor. Fairfield will take immediate action to investigate and correct any errors.

7.2 Overpayments

In the unlikely event of overpayment, the Town will notify the affected employee in writing, outlining the amount and nature of the error. The Town will work with the employee to establish a reasonable repayment plan, if necessary, or adjust future paychecks to recover the overpaid amount.

- Important: Retaining an overpayment without notifying the Town could result in disciplinary action, up to and including immediate termination.

7.3 Deductions and Adjustments

If an employee feels a deduction or adjustment has been made incorrectly, they have the right to dispute it. The Town will promptly investigate the claim and resolve any issues in compliance with wage laws. Examples of improper deductions may include:

- Deductions for damages to Town property without prior authorization.
- Unauthorized withholdings for tools, equipment, or uniforms.
- Any deductions that would reduce pay below the legal minimum wage.

Employees are encouraged to communicate any concerns about paycheck discrepancies or deductions without fear of retaliation.

7.4 Prevention Measures

Fairfield employs safeguards to minimize payroll errors, including:

- Regular Payroll Audits: Conducting routine checks to ensure accurate timekeeping and deductions.
- Employee Training: Educating employees and supervisors on proper timekeeping procedures to reduce errors.

- **Transparent Pay Statements:** Providing detailed pay stubs with clear breakdowns of hours worked, deductions, and total earnings.

Fairfield values transparency and fairness in its payroll practices and is committed to addressing concerns quickly and efficiently.

8 Pay Advances

Fairfield does not provide pay advances on unearned wages to employees. This policy ensures fairness and consistency across the workforce while maintaining the financial integrity and fiscal responsibility of the organization.

8.1 Financial Support and Resources

Fairfield understands that employees may occasionally face financial challenges. While pay advances are not available, employees are encouraged to speak with the Mayor or the Town's designated Human Resources representative to discuss potential alternative resources or assistance programs that may be available to them.

These may include:

- Referrals to local financial assistance programs or community support services.
- Recommendations for reputable financial counseling services.

8.2 Alternative Options

In some cases, employees may be eligible to adjust their benefits or withhold elections (e.g. tax deductions) to improve their financial situation. Employees are encouraged to consult the Payroll Clerk or a financial advisor for guidance on these matters.

Fairfield is committed to supporting employees in managing their financial well-being and encourages open communication to address concerns.

9 Work Schedules/Work Weeks

Work schedules for employees may vary throughout Fairfield depending on operational needs. The Mayor will advise employees of their individual work schedules. Staffing needs and operational demands may necessitate variations in starting and ending times, as well as variations in the total hours scheduled each day or week.

9.1 Full-Time Employees

Non-Exempt Employees: A standard workday for full-time, non-exempt employees, typically consists of eight hours, with a 40-hour work week. Non-exempt employees are entitled to overtime pay for any hours worked over 40 in a work week.

Exempt Employees: Exempt employees generally work similar hours but may be required to work additional hours based on work demands. Exempt employees are not

eligible for overtime pay. While exempt employees are expected to work 40-hour work weeks, there is no guarantee that they will work a set number of hours in any given day or week.

9.2 Part-Time and Variable-Hour Employees

Part-Time Employees: Hours for part-time employees will be scheduled based on the specific needs of the department and may fluctuate weekly.

Variable-Hour Employees: Variable-hour employees, including seasonal staff, will have schedules that depend on operational and seasonal demands and may vary significantly from week to week.

9.3 Workday and Work Week Designation

The designated workday begins at 12:01 AM and ends at 12:00 midnight. The work week runs from 12:01 AM on Monday and ends at 12:00 midnight on Sunday. Overtime calculations will be based on this work week designation in compliance with the Fair Labor Standards Act (FLSA).

9.4 Schedule Adjustments and Notifications

While staffing needs may necessitate changes in work schedules, Fairfield strives to provide as much advance notice as possible for schedule changes. All work schedules will be assigned in compliance with applicable non-discrimination laws.

10 Overtime

Fairfield recognizes that there may be extraordinary circumstances when operating requirements or other needs cannot be met during regular working hours. In such cases, non-exempt employees may be asked to work overtime to meet the Town's operational demands.

10.1 Overtime Authorization

All overtime must be pre-approved by the Mayor or an authorized supervisor. Working overtime without prior approval is a violation of Town policy and may result in disciplinary action, up to and including termination of employment.

10.2 Eligibility for Overtime Pay

Only non-exempt employees are eligible for overtime compensation. Exempt employees are not eligible for overtime pay, as their compensation is designed to account for extended work hours when necessary.

10.3 Overtime Pay Rate

Overtime compensation will be paid at 1.5 times the non-exempt employee's regular hourly rate for all hours worked over 40 hours in a designated work week. The regular hourly rate includes all non-discretionary bonuses, shift differentials, and other earnings that must be included under the Fair Labor Standards Act (FLSA).

10.4 Hours Counted Toward Overtime

Overtime calculations are based on actual hours worked. Hours not worked, including those attributed to vacation, holidays, personal days, or any other type of paid or unpaid leave, will not be included in the calculation of overtime.

10.5 Scheduling and Notification

Fairfield will make every effort to provide advance notice of overtime requirements, when possible, but employees should be prepared to accommodate overtime needs during emergencies or extraordinary circumstances.

10.6 Consequences for Unauthorized Overtime

Employees are expected to adhere strictly to overtime authorization procedures. If an employee works overtime without receiving prior approval, they will still be compensated for all hours worked in accordance with wage laws. However, unauthorized overtime is a policy violation and may result in disciplinary action, up to and including termination of employment.

10.7 Employee Responsibility

Employees are responsible for accurately recording all hours worked, including any overtime, on their timesheets. Misrepresentation of time worked, whether for regular or overtime hours, is considered a violation of Town policy and may result in termination.

10.8 Legal Compliance

This policy complies with all applicable provisions of the Fair Labor Standards Act (FLSA) and other relevant federal, state, and local laws.

11 Lunches and Breaks

Fairfield recognizes the importance of providing employees with time to rest and recharge during the workday. To that end, lunch and break schedules will be determined based on the needs and convenience of each department.

11.1 Lunch Breaks

- Unpaid Lunch Breaks: Employees are entitled to take a designated lunch break. Lunch breaks are unpaid and taken on the employee's own time.
- Relief from Duties: Employees should be completely relieved of all work-related duties during their lunch break. If an employee is required to perform any work during their lunch break, the time will be considered paid time.
- Scheduling: Lunch breaks will be scheduled by each department to ensure operational needs are met while providing employees with adequate rest.

11.2 Rest Breaks

- Authorized Breaks: Employees are entitled to a maximum of two paid rest breaks per eight (8) hour workday. These breaks may be provided at the discretion and convenience of each department, depending on workload and staffing needs.
- Paid Breaks: Any authorized rest break is considered paid time and will not be deducted from the employee's total work hours.
- Duration: While not required by Utah law, rest breaks are typically 10-15 minutes in length and may be scheduled as needed. Breaks cannot be combined or used to leave work early.

11.3 Compliance and Expectations

Employees are expected to adhere to their designated lunch and break schedules. Unauthorized extensions of breaks may result in disciplinary actions. The Mayor, Supervisors, or other qualified designee will make every effort to ensure employees receive their scheduled breaks while maintaining uninterrupted Town operations. Employees are not allowed to skip rest breaks to extend their lunch period or to leave work early.

11.4 Legal Compliance

Fairfield complies with all applicable federal and state labor laws regarding meal and rest breaks, including the Fair Labor Standards Act (FLSA). While Utah does not require specific breaks for adult employees, Fairfield provides reasonable rest periods to support employee well-being.

12 Use of Equipment

Fairfield provides various equipment essential to the performance of employees' duties. These assets are valuable, and proper care is crucial to maintaining their longevity and ensuring workplace safety.

12.1 Employee Responsibilities for Equipment and Vehicles

Proper care and Maintenance: Employees are expected to exercise extreme care when using Town property, including motor vehicles and equipment. This includes:

- Keeping vehicles and equipment clean and well-maintained.
- Performing routine maintenance tasks as required (e.g., checking fluid levels, tire pressure, other routine updates).
- Following all operating instructions, user manuals, safety standards, and manufacturer guidelines for each piece of equipment.

Authorized Use: Only qualified employees are authorized to operate motor vehicles and equipment. Employees must:

- Operate only those vehicles or equipment necessary for their specific job duties.
- Limit vehicle and equipment use to work-related purposes unless otherwise authorized.

Motor Vehicle Use:

- For this policy, “motor vehicle” includes trucks, tractors, trailers, automobiles, all-terrain vehicles, snowmobiles, or other similar self-propelled vehicles.
- Only employees who meet the required knowledge, training, and experience standards are authorized to operate motor vehicles.
 - o Employees must be qualified to operate a specific vehicle or equipment safely. This includes possessing the necessary licenses (e.g., valid driver’s license for motor vehicles) and completing any required training.
- Employees operating motor vehicles must comply with traffic laws and safety regulations including, but not limited to:
 - o Drinking and driving laws, speed limits, and seat belt use.
- Drivers Should avoid distractions and practice safe driving tactics, such as:
 - o Forwarding calls to voicemail while driving.
 - o Avoid texting or emailing while driving, as this is a safety hazard.

Vehicle Policy Acknowledgement: All employees authorized to operate Town vehicles and equipment must sign the Fairfield Policy Manual Acknowledgement (Appendix A) which will be kept in their personnel file.

12.2 Reporting Damages or Defects

Employees must immediately notify the Mayor if any equipment, machinery, tools, or vehicles appear to be damaged, defective, or in need of repair. Prompt reporting helps prevent further deterioration of equipment and reduces the risk of injury to employees or others. The Mayor is available to answer any questions about employees’ responsibilities for the car, maintenance, and use of equipment and vehicles.

12.3 Vehicle Accident Reporting and Insurance

In the event of an accident involving a Town vehicle, employees must immediately report the incident to the Mayor, following the procedures outlined in the Fairfield Vehicle Policy. Employees are required to cooperate fully with investigations and insurance claims related to the accident.

12.4 Consequences of Misuse or Violations

Failure to adhere to this policy, including but not limited to unauthorized use, unsafe operation, or failure to report damage, may result in disciplinary action, up to and including termination of employment. Employees who fail to maintain or operate Town vehicles and equipment in accordance with this policy could be held liable for damages or repairs resulting from negligence.

13 Computer, Internet, and E-Mail Usage

Fairfield provides computer equipment, software, and email systems to employees for business purposes only. These resources are the property of the Town and must always be treated with care and respect.

13.1 General Guidelines

Business Use Only: Computers, e-mail systems, software, and internet access are provided to employees to perform their job duties. Personal use of these resources should be minimal, limited to breaks, and not interfere with work responsibilities and productivity. Employees must not use their Town-provided computer or email for personal gain, non-work-related activities, or access files or communications without proper authorization.

No Expectation of Privacy: Employees should have no expectation of personal privacy rights with respect to any matter or communication sent, received, viewed, or stored on Fairfield's computer and email systems, regardless of whether it is related to work or personal matters. Fairfield reserves the right to access, monitor, and review all communications, including emails, internet activity, files, and other data created or stored on Town systems to ensure compliance with this or any other Town policy.

Monitoring: Fairfield may, at its discretion, monitor all use of computer systems, email, and internet services to ensure proper usage, maintain productivity, and comply with applicable laws and regulations.

13.2 Prohibited Activities

The following activities are strictly prohibited on Town-provided computer systems, email accounts, and internet services:

Harassment and Offensive Content:

- Displaying, transmitting, or distributing content that is sexually explicit, offensive, hostile, intimidating, or discriminatory based on race, color, religion, sex, sexual orientation, disability, national origin, or any other protected class.
- Engaging in cyberbullying, threats, or harassment through email, messaging platforms, or other digital means.

Illegal or Unauthorized Software Use:

- Installing unauthorized or unlicensed software on Town computers.
- Copying, reproducing, or distributing software or its documentation in violation of copyright laws or licensing agreements.

Personal Use of Resources:

- Excessive personal use of computers, email, or internet for activities such as social media, browsing, online shopping, video streaming, gaming, or any other non-work-related research.
- Using Town-provided resources to access inappropriate or non-work-related content, including but not limited to gambling sites, illegal streaming services, or explicit material.

13.3 Internet Usage

Business Use Only:

- Internet services are provided to facilitate Town operations. Personal browsing or use of social media should be minimal, limited to designated break periods, and in compliance with workplace policies.
- Employees must not use internet services to engage in unauthorized commercial activities, political campaigning, or other non-work-related endeavors.

Monitoring of Internet Activity:

- Internet usage is subject to monitoring. Fairfield has the option to track and review online activities, including websites visited and content accessed. Employees are advised to use internet resources responsibly and only for work-related purposes.

Workstation Security:

- Employees are responsible for securing their workstations and accounts to prevent unauthorized access. This includes:
 - o Logging out, locking, or shutting down computers when leaving them unattended.
 - o Using strong, unique passwords and keeping them confidential.
 - o Reporting suspected security breaches or unauthorized access immediately.

13.4 Reporting Violations

Employees are encouraged to promptly report any violations of this policy to the Mayor. This includes misuse of Town computer equipment, software, email systems, or internet services. Reports will be taken seriously, investigated thoroughly, and appropriate action will be taken to address the issue.

13.5 Disciplinary Action

Violations of this policy may result in disciplinary action, up to and including termination of employment. Depending on the severity of the violation, disciplinary actions may include:

- Verbal or written warnings.
- Suspension or temporary revocation of access to computer and internet resources.
- Permanent loss of access privileges or termination of employment.

13.6 E-mail and Texting Etiquette Guidelines

Effective communication is key in maintaining a professional and respectful workplace. E-mail and texting are valuable tools but should be used thoughtfully and with care. The following guidelines are designed to help employees communicate clearly, respectfully, and professionally in all written electronic correspondence:

- **Be Mindful of Tone:** When writing emails or texts, always be mindful of the tone of your message. Written words can sometimes come across as more direct or abrupt than intended. Aim to use polite and professional language. Whenever possible, write in complete sentences to enhance clarity and avoid misunderstandings. Before sending, read your message out loud to ensure it conveys the appropriate tone and doesn't sound too harsh.
- **Avoid Overuse of Formatting:** To ensure your message is clear and professional, avoid relying on all caps, excessive bolding, large font sizes, colors, or excessive punctuation. These can make the message harder to read and appear unprofessional. Stick to simple, clear language and formatting that is easy to follow.
- **Use Polite Language:** Always use courteous language such as "please" and "thank you." Even in brief messages, kindness and respect go a long way to maintaining good communication.
- **Handle Scheduling Changes Appropriately:** Avoid changing meeting times or locations via text, especially in a professional context. If a change must occur, it's best to send a formal email or speak directly to the individuals involved to confirm the details.
- **Double-Check Voice-to-Text Messages:** When using the voice-to-text feature, carefully review the text before sending. Sometimes technology may misinterpret words, leading to embarrassing or unclear messages. Always verify that the message matches what you intended to say before hitting the send button.

- **Do Not E-mail or Text While Driving:** For your safety and the safety of others, do not text or send e-mails while driving. Use hands-free technology or pull over to a safe location if necessary to send or read messages.
- **Adhere to Company Policies:** All e-mail and text communication must comply with Fairfield’s anti-harassment and workplace violence policies. Do not send, forward, or share inappropriate, offensive, or discriminatory content through e-mail or text messages. Harassing or bullying behavior via digital communication is strictly prohibited and subject to disciplinary action.
- **Respect Privacy:** Be conscious of the privacy of the people you’re communicating with. Avoid sending sensitive or personal information over text or email unless it is necessary, and always use secure platforms for confidential matters.
- **Use Professional Signoffs:** For work-related emails, always include a professional sign-off, such as “Best regards,” or “Sincerely,” followed by your name and title. This maintains a formal and respectful tone in all communications.
- **Avoid Excessive Messaging:** Limit your texting and e-mail communications to necessary work-related matters. If a conversation requires back-and-forth exchanges, consider scheduling a meeting or call rather than continuing text or email.

14 Social Media Policy

Fairfield recognizes the value of a designated and qualified representative utilizing social media on behalf of the Town for reinforced brand recognition, promoting transparency, engaging constituents and employees in conversation, and delivering a wide variety of information to the public. The Town intends to leverage the reach of social media to communicate and deliver messages directly to its residents and to encourage involvement, interaction, and feedback.

The following policy has been created to provide standards and guidelines for staff involved in the use of social media for municipal purposes, as well as an employee’s personal use of such platforms. The term “social media” may refer to numerous websites, apps, and online tools including, but not limited to: Facebook, YouTube, Nextdoor, Twitter, Snapchat, and LinkedIn.

14.1 Purpose

This policy will establish guidelines for the use of Town sanctioned social media by Town (full-time, part-time, temporary, or seasonal) employees as well as elected officials and appointed officials, who use social media and social networking to interact with residents on behalf of Fairfield.

To deliver clear, concise, and consistent messages on behalf of the Town, this policy provides guidance on its management, administration, and oversight.

14.2 Strategy

The Town's social media forums provide an interactive means of sharing information that relates to the Town and engage in ongoing conversation that is relevant. Social media can be especially effective in communicating information in crisis situations when the timeliness of information is crucial.

While social media provides an effective forum for building relationships and conveying time-sensitive information in a concise and efficient manner, it does not serve as the Town's primary means of communication with residents, businesses, and others. Fairfield utilizes other well-established means (e.g. official website, public meetings, email notifications) to effectively share information with a variety of audiences.

14.3 Definitions

- **Social Media Sites:** Third party websites, apps, or online tools which allow for the creation of content and dialogue around a posted item. Examples include, but are not limited to – Facebook, YouTube, Nextdoor, Twitter, Snapchat, and LinkedIn.
- **Town Social Media Sites:** Those pages or posting locations that are established or maintained by an employee or representative of Fairfield who is authorized to do so as part of the employee's or representative's assigned duties and using an authorized account established with a Town email address.
- **Post:** Content an individual or organization shares on a social media site or the act of publishing content on a site.
- **Public Information:** Information that is written, produced, collected, assembled, or maintained under a law or ordinance or in connection with the transaction of official business by an individual officer or employee of a governmental body in their official capacity and the information pertains to official business of the Town.
- **Moderator:** A person who is responsible for posting or uploading on a social media platform. This person also monitors posts to decide whether comments require a response, engages with the community, investigates issues, provides customer support, and/or responds to inquiries.
- **Social Media Content:** Informational text, weblink, video, graphics, or photographs posted to a social media site.
- **Utah's Government Records Access and Management Act (GRAMA):** State law provides requirements and parameters for access to governmental information in the interest of transparency.
- **Temporary Custodian:** An employee or official who has possession of public information that has not been provided to the designated or qualified representative as the officer of public information. This information is usually contained on a personal device (e.g. cell phone, laptop) or in a personal account (e.g. email or social media).

14.4 Public Records

Emails, text messages, private messages, posts, and comments located on Fairfield social media sites are considered public information subject to GRAMA. Information contained on a temporary custodian's non-Town social media sites may be considered public information subject to the act.

GRAMA and rules governing litigation may apply to social media content and therefore content must be able to be managed, stored, and retrieved to comply with these laws. Users who generate or post content for Town authorized accounts must ensure that necessary records are retained and archived by working with the Town Recorder's office.

Fairfield social media sites should indicate in the profile section that *"Any articles and other content posted or submitted for posting are subject to public disclosure."*

14.5 Responsibilities

It is the responsibility of the Mayor (or a designated and qualified representative) to act as the Town's official spokesperson. The Mayor may designate a qualified representative to be responsible for the maintenance of the Town's official web presence via social media/networking and the internet.

Fairfield's leadership is responsible for:

- Ensuring employees are aware of, understand, and comply with this policy.
- Relaying information for posting to Town social media to the designated and qualified social media representative.
- Ensuring all departmental contributors to the Town's social media adhere to this policy.

14.6 Authorization

Fairfield will utilize a central account with the desired social media networks. Individual employees will utilize the central account at the direction of the Mayor (or a designated and qualified representative) to convey desired information. Benefits of one central account include:

- A unified, branded message for the organization.
- Combined and greater number of followers.
- Ease of use for the audience.
- Increased information being communicated.
- Increased efficiency of internal communications.

Authorization for a department to establish a separate social media site shall rest with the Mayor (or designated and qualified representative).

- The request must state the necessity of separate accounts.

After the approval of a social media site by the Mayor (or designated and qualified representative), the following information must be shared with the Mayor.

- All login or password information (unless an administrator role can be set up).
- Updated login credentials (in the event they are changed).
- The names of all employees who are authorized to maintain or post on the social media site.

The Mayor (or designated and qualified representative) may disable a Town social media site and prohibit posting of any site at any time for the following reasons including, but not limited to:

- Violation of this policy.
- Unprofessional use of this resource.
- Lack of use or disinterest by the public.
- Failure to maintain the site.
- In the interest of efficiency or operational necessity.

14.7 Brand Management

The official Fairfield Town logo and a general office contact email should be displayed somewhere in the main profile to establish authenticity and brand awareness. Where possible, sites should link back to the official Town website for forms, documents, and other information. Fairfield prohibits the use of its logo by unauthorized accounts, including private accounts operated by employees, elected or appointed officials, or other third parties.

14.8 Following Other Social Media Sites

At the discretion of the Mayor, Town sites may follow (become a fan, friend, etc.) other social media sites that are in some way associated with Fairfield Town (e.g. local businesses, sponsors, or neighborhood groups), or have relevance and/or benefit to the community.

Additionally, official Town social media sites shall have the following disclaimer:

- *Following, likes, retweets, shares, etc. are not official “endorsements” by Fairfield Town.*

14.9 Posting on Town Social Media on Behalf of Fairfield Town

Use of social media sites must provide worthwhile information that assists the community at large in information dissemination that informs, solves problems, promotes activities or events, improves services, processes and policies, or builds a sense of community. Frivolous information shall not be posted. If there is uncertainty about

something to be published, do not publish unless approved by the Mayor (or designated and qualified representative).

When possible, moderators shall use word-processing software with spell check capability before posting. Messages should be clear, complete, and concise and follow the subsequent guidelines:

- Use correct grammar and spelling
- Avoid jargon.
- Information should be factual and accurate.

Social media content must not:

- Conduct political activities.
- Consist of financial, confidential, sensitive, or proprietary information about the Town, employees, or applicants.
- Include obscenities, slurs, or personal attacks that can damage the reputation of the Town, employees, or applicants.
- Violate another person's privacy, intellectual property laws, or attorney-client privilege or disclose other confidential information.

Private and non-profit business posts may only be placed or shared on the Town's social media for the following reasons:

- A private and non-profit business has sponsored a Town event or program.
- A business has just opened in the Town.
- For informational purposes when the Town is causing hardship to the business due to construction or maintenance.

Moderators are reminded that postings are widely accessible and retained for a long period of time. All content should be carefully considered. Engaging in conduct prohibited by other Town policies will not be tolerated and will result in disciplinary action and/or termination.

14.10 Personal Use of Social Media

Excessive personal use of Town computers for social media is prohibited. Confidential, proprietary, and unreleased Town information should not be included in an employee's private social media activity. Employees who post private and personal information gathered through the employees' professional activities, distribute private information by email, or through text messaging may be subject to discipline under the Town's policies and procedures.

An employee's public image in social media, if associated with the Town, should meet the standards in the Fairfield's Policy Manual.

For employees with personal social media profiles and blogs:

- If an employee can easily be identified with or identifies themselves as a Town employee on their blog or other social media profile, they should make

it clear that the views expressed do not necessarily reflect the Town's views. To help reduce the potential for confusion, the following notice — or something similar — may be included on employee's sites and/or pages: "The views expressed here are mine alone and do not necessarily reflect the views of my employer."

- Additionally, employees should not associate their private accounts with their Town email address. Nor should they use the Town logo.
- Employees are encouraged to be respectful to the organization, fellow employees, residents, and other agencies.
- Employees are encouraged to only post truthful and accurate statements when referencing the Town, co-workers, residents, and/or vendors.
- Employees not acting in their official capacity shall not represent or give the impression they are acting in their official capacity and should not imply they are a spokesperson for the Town.
- Monitoring personal social media, including microblogging, text messaging, or instant messaging accounts should not interfere with an employee's work for the Town and could lead to disciplinary action.

Employees should be aware that information posted to their personal social media sites pertaining to official Town business may be considered public information subject to GRAMA. In doing so, the employee may become a temporary custodian of the Town's public information. GRAMA makes the temporary custodian responsible for either turning over the public information to the Town Recorder, forwarding the public information to an official Town account (i.e. email), and/or preserving the public information for the duration of the retention period. Please contact the Town Recorder for more information on the applicable retention schedule. Employees should respond to a request for public information from the Town Recorder (or designated and qualified representative) within three business days.

14.11 Elected and Appointed Official – Personal Social Media Sites

Elected and appointed officials may maintain personal social media sites but should be aware that information posted to their personal social media sites that pertains to official Town business may be considered public information subject to GRAMA. In doing so, the elected or appointed official may become a temporary custodian of the Town's public information. GRAMA makes the temporary custodian responsible for either turning over the public information to the Town Recorder, forwarding the public information to an official Town account (i.e. email), and/or preserving the public information for the duration of the retention period. Please contact the Town Recorder for more information on the applicable retention schedule. Elected and appointed officials should respond to a request for public information from the Town Recorder (or designated and qualified representative) within three business days.

Questions regarding the application of GRAMA to content posted, created, or shared via an elected or appointed officials' personal social media site should be directed to the Town Recorder (or designated and qualified representative).

15 Use of Company Telephones

To ensure accessibility and maintain professionalism in communications with the Town, employees are expected to follow these guidelines regarding the use of company telephones.

Limit Personal Use: Employees should restrict personal calls to essential communications and avoid making personal calls during peak business hours unless absolutely necessary.

Discretion and Professionalism: Employees are encouraged to conduct any necessary personal calls discreetly and remember that phone calls may be monitored or overheard. Professional language and behavior should always be maintained.

Emergency Situations: In the event of an emergency, employees may use company telephones to communicate urgent matters, but they should inform their supervisor as soon as possible.

Long-Distance Calls: Employees must obtain prior approval from management before making long-distance or international calls. Unapproved charges may be deducted from the employee's paycheck.

Voicemail and Messages: Employees should regularly check their voicemail and promptly return calls to ensure effective communication.

Reporting Issues: If employees experience technical issues with their phone or believe someone is misusing phone privileges, they should report this to the Mayor, designated representative, or their supervisor immediately.

This policy is intended to promote a productive work environment and maintain the integrity of the Town's communication systems. Violations of these guidelines may result in disciplinary action.

16 Cell Phone Usage

The safety of employees and the integrity of Town operations are of utmost importance. Therefore, the resulting guidelines regarding the use of cellular phones and other electronic devices shall be adhered to. Following these guidelines will help foster a safe and efficient work environment for everyone. Violations of this policy may lead to disciplinary action.

Safety First: Cellular phones and other electronic devices must not be used in situations where such use could distract the employee or create a dangerous situation. This includes, but is not limited to, operating machinery, driving, or engaging in activities that require full attention.

Job Performance: Employees are expected to ensure that their use of cellular phones or other electronic devices does not interfere with the safe performance of their job tasks. This includes maintaining a focus on work responsibilities without unnecessary distractions.

Driving Policy: Employees should avoid the use of cellular phones while operating a vehicle, including during work-related travel or while driving company vehicles. This applies to texting, calling, or browsing on a mobile device. Hands-free devices may be used in accordance with applicable laws, but it is still recommended that employees minimize distractions while driving.

Personal Calls and Messaging: Employees should limit personal calls and messaging during work hours to essential communications. If a personal call is necessary, employees should find a safe and private space to conduct the conversation. Employees should make their best efforts to conduct personal calls and messages during rest breaks.

Emergency Situations: In the event of an emergency, employees may use their devices to address urgent matters but should prioritize safety and seek to minimize distraction from their work tasks.

Reporting Unsafe Situations: If an employee observes unsafe practices related to cell phone use by colleagues, they are encouraged to report these observations to the Mayor, designated representative, or their supervisor.

17 Expense Reimbursement

Fairfield has established the following general guidelines for the reimbursement of business expenses to promote consistency, accountability, and compliance with Internal Revenue Service (IRS) regulations. These guidelines serve as a framework and do not replace individual judgment and analysis in unique situations.

17.1 General Guidelines

Use of Personal Funds: Unless a Town credit card has been issued, employees are required to use their personal credit cards for business-related expenses and then submit an expense reimbursement form.

Timely Reports: Expense reports must be submitted within two weeks of the incurred expense to ensure timely processing.

Approval Process: All expense reports must have all necessary approvals before submission. Reports lacking required approvals will not be processed.

Review and Compliance: Expense reports will be reviewed by the Mayor or designated personnel for adherence to these guidelines and IRS requirements. The Town reserves the right to deny reimbursement for expenses deemed inappropriate, personal, lavish, extravagant, or not submitted in a timely fashion, as well as those lacking in sufficient documentation.

17.2 Documentation Requirements

Original Receipts: All reimbursable expenses must be supported by original receipts. The employee submitting the expense does so by signing the expense reimbursement form.

Organized Submission: Documentation should be organized and affixed to standard 8.5 x 11-inch sheets of paper. Each receipt should include a clear explanation of the expense, maintaining an orderly presentation.

Clear Trail: In all cases, there must be a clear connection between the receipts and the amounts claimed on the expense reimbursement form, ensuring transparency.

17.3 Valid Business Purpose

All reimbursable expenses must clearly demonstrate that they are:

- **Ordinary and Necessary:** Expenses must be common and accepted in the industry or office.
- **Reasonable in Amount:** Costs should reflect a prudent decision in accordance with the Town's values.
- **Incurred for a Valid Business Purpose:** A detailed explanation of the business purpose must be included for each expense submitted for reimbursement.

17.4 Reimbursable Expenses

17.4.1 Meals

Fairfield provides reimbursement for meals under specific circumstances as part of its commitment to supporting employees during necessary business activities. Employees are expected to exercise discretion and maintain reasonable costs when incurring expenses for meals.

Travel for Overnight Business Purposes: Meals purchased during overnight travel for business purposes may be reimbursed. Employees should exercise good judgment and select moderately priced meals, avoiding excessively expensive restaurants wherever possible.

Business Meetings with External Parties: Meals consumed during business meetings with external parties, such as clients, vendors, or business partners, may be reimbursed when there is a valid business purpose.

Town-Sponsored Events: Meals provided during or in connection with Town-sponsored events, meetings, or training sessions may also be reimbursed if pre-approved.

Receipts and Documentation: A valid, itemized receipt for the meal must be submitted. Receipts should include the date, time, location, and total cost of the meal. The business purpose of the meal must be clearly documented. If the meal involves more

than one person, the names, titles, and organizations of all attendees must be listed for verification.

Per Diem or Maximum Reimbursement Limits: Employees may be subject to per diem rate or maximum reimbursement limits for meals, as established by Fairfield. Expenses exceeding these limits may not be reimbursed unless prior approval is obtained.

Exclusions: Alcoholic beverages are not eligible for reimbursement under this policy. Gratuities exceeding 20% of the total bill will not be reimbursed unless justified by extenuating circumstances.

Approval: All meal reimbursements must be pre-approved by the Mayor or designee before the expense is incurred, whenever possible. Reimbursement claims must be submitted within 30 days of the expense, accompanied by the required documentation.

Non-Reimbursable Expenses: To maintain compliance with Town policies and avoid misuse, meals purchased for personal reasons unrelated to Town business, meals purchased without the required receipt or documentation, and meals purchased for non-employees (unless directly related to a business purpose), are not eligible for reimbursement.

17.4.2 Mileage Reimbursement

Fairfield reimburses employees for the use of personal vehicles when such use is required to conduct official Town business. This policy ensures fair compensation for travel-related expenses incurred on behalf of the Town while maintaining clear guidelines.

Reimbursable Travel: Mileage incurred for Town-mandated business travel, excluding normal commuting between an employee's home and their regular work location, is eligible for reimbursement. Examples include attending offsite meetings, training sessions, or performing duties at other locations.

Non-Reimbursable Travel: Mileage for personal errands or detours unrelated to Town business is not reimbursable. Commutes from home to the office and back are not reimbursable, unless the travel qualifies as a non-commute business trip (e.g., traveling directly from home to an offsite meeting).

Reimbursement Rate: Mileage will be reimbursed at the current standard rate established by the IRS, which reflects the costs of gas, maintenance, insurance, and general wear and tear on the employee's vehicle. The Town will update the reimbursement rate annually or as the IRS guidelines change.

Documentation Requirements: To qualify for reimbursement, employees must submit a mileage reimbursement request that includes the purpose of the trip (including relevant details about the business conducted), the date, the starting and ending locations (along with any stops made for business purposes), and the mileage incurred. Employees should use mapping software and include a map in their reimbursement request. Reimbursement requests must be submitted within 30 days of the travel date. Late submissions may not be honored unless extenuating circumstances are documented and approved by the Mayor.

Employee Responsibilities: Employees are responsible for ensuring their vehicle is in safe operating condition and adequately insured while used for Town business. Employees must drive in compliance with all traffic laws and Town policies, including prohibitions on texting or using a phone while driving. Employees are expected to minimize travel expenses by combining trips, using Town-provided vehicles when available, or carpooling where practical.

17.4.3 Parking

Fairfield provides reimbursement for reasonable parking fees while conducting official Town business. This policy ensures employees are not personally burdened by necessary expenses related to business travel while maintaining clear guidelines.

Reimbursable Parking Expenses: Employees are eligible for reimbursement for parking at offsite meeting locations, conferences, training events, or other venues directly related to Town business. Parking fees incurred when an employee uses their personal vehicle for Town-authorized air travel, provided the duration and location are reasonable and pre-approved, are allowed.

Non-Reimbursable Parking Expenses: Employees are not eligible for reimbursement for any penalties, tickets, or fines incurred, whether for parking violations, traffic infractions, or similar offenses. Parking expenses incurred during personal errands, detours, or other non-business-related activities are not eligible for reimbursement.

Documentation: To receive reimbursement for parking fees, employees must submit an itemized receipt for the parking expense with a brief explanation of the business purpose for the trip, as well as the date, location, and total amount paid. Reimbursement requests must be submitted within 30 days of incurring the expense unless a late submission is pre-approved by the Mayor or designee.

17.4.4 Professional Societies, Licenses and Dues

Fairfield supports the professional growth and development of its employees by reimbursing fees for professional memberships, licenses, certifications, and dues when such costs are integral to an employee's role and benefit the Town.

Eligibility: All requests for reimbursement of professional society memberships, licenses, certifications, or dues must receive prior written approval from the Mayor or designee. The professional organization, license, or certification must be directly related to the employee's current job responsibilities or align with Town business needs.

Reimbursable Expenses: Examples of reimbursable expenses include (1) memberships in professional associations or societies that provide networking, resources, or continuing education beneficial to the employee's role, (2) licensing or certification fees required by law or deemed necessary for the performance of the employee's job, and (3) renewal fees for licenses or certifications essential to the employee's role.

Non-Reimbursable Expenses: Examples of non-reimbursable expenses include (1) memberships or dues for organizations that are not directly related to the employee's role

or do not benefit the Town, (2) costs for personal development unrelated to the employee's current position or Town needs, and (3) penalties or late fees for overdue license or membership renewals.

Documentation: Employees must submit a receipt or invoice indicating the amount paid, the organization, and the purpose of the payment. Reimbursement requests must be submitted within 30 days of payment. Late submissions may require additional approval and may not be reimbursed without valid justification.

Approval: Reimbursement requests will be reviewed by the Mayor to ensure compliance with this policy. A brief explanation of how the membership, license, or certification supports the employee's role and benefits the Town is required for approval.

Employee Responsibilities: Employees are responsible for maintaining the active status of their licenses or certifications as required by their position. Employees must ensure that all membership, license, and certification renewals are completed on time to avoid penalties or interruptions in their ability to perform job duties.

17.5 Responsibility and Compliance

Employees are expected to comply with this policy and exercise reasonable judgement when incurring expenses to the Town. Improper and fraudulent claims may result in disciplinary action, up to and including termination of employment. Fairfield reserves the right to audit reimbursement claims for incomplete, inaccurate, or ineligible submissions.

18 Workplace Violence Prevention

Fairfield is committed to providing a safe, secure, and respectful work environment for all employees, customers, and visitors. Workplace violence is a serious issue that can disrupt operations, jeopardize safety, and undermine morale. To address these concerns, the Town has adopted the following guidelines to prevent and respond to workplace violence.

18.1 Prohibited Conduct

The following behaviors are strictly prohibited and will not be tolerated:

- **Violence or Threats of Violence.** Physical acts of aggression, such as hitting, pushing, or physically harming another person. Verbal threats, whether direct or indirect, that suggest harm to others or Town property.
- **Intimidation or Harassment.** Actions or comments that create a hostile or intimidating environment. Stalking, bullying, or any form of coercion.

18.2 Reporting and Response Procedures

Reporting Incidents or Suspicious Activity. All employees are responsible for reporting any threats, acts of violence, suspicious individuals, or activities immediately to the Mayor or a designated Human Resources representative. In cases of immediate

danger, employees should contact local law enforcement or emergency services before notifying Town personnel. Employees should not attempt to intervene or confront individuals exhibiting violent or threatening behavior.

Anonymous Reporting. Employees may report concerns anonymously if they are uncomfortable disclosing their identity. The Town will make every effort to protect the identity of the individual reporting the incident to the extent possible.

Investigation of Incidents. All reports of workplace violence, threats, or suspicious behavior will be promptly and thoroughly investigated. Fairfield may place employees on administrative leave, with or without pay, during the investigation to ensure the safety of others and the integrity of the investigation.

Disciplinary Action. Employees found to have engaged in acts of violence, threats, intimidation, or any behavior prohibited under this policy will be subject to immediate disciplinary action, up to and including termination of employment.

18.3 Preventative Measures

Training and Awareness. Fairfield will provide periodic training on workplace violence prevention, including identifying warning signs and de-escalating potentially volatile situations. Employees will receive information on how to report concerns and access available support resources.

Open Communication. Employees are encouraged to bring concerns, disputes, or conflicts to the attention of the Mayor or their supervisor before they escalate. The Town is committed to fostering a culture of open communication and will not retaliate against employees for raising concerns in good faith.

18.4 Employee Support

Employee Assistance Program (EAP). Employees experiencing stress, personal conflicts, or other challenges that could contribute to workplace tension are encouraged to utilize eligible assistance from the Town or other available resources.

Conflict Resolution. The Town offers options for mediation and other resources to assist employees in resolving disputes or misunderstandings amicably.

18.5 Zero-Tolerance Policy

Fairfield maintains a zero-tolerance policy for workplace violence. The safety and well-being of Town employees, customers, and visitors are of the utmost importance. By fostering a respectful and secure environment, Fairfield aims to prevent incidents of violence and promote a positive workplace culture. Anyone determined to be responsible for threats of (or actual) violence or other conduct that is in violation of these guidelines will be subject to prompt disciplinary action up to and including termination of employment.

19 Company Keys and Security Codes

To support the safe and secure operation of Fairfield facilities, employees may be issued keys, access cards, or security codes depending on their job responsibilities. All employees are expected to adhere to the following guidelines regarding the use and management of these security tools.

19.1 Issuance of Keys and Security Codes

Authorization and Distribution. Keys, access cards, or security codes will be issued based on the employee's job duties and level of responsibility. Authorization for issuing keys or access codes must come from the Mayor or a designated representative.

Unauthorized Duplication or Sharing. The duplication of Town keys or sharing of access cards or security codes with unauthorized individuals is strictly prohibited. Employees must not lend their keys or access tools to others without express permission from the Mayor.

19.2 Responsibility for Keys and Security Codes

Safeguarding Access Tools. Employees are responsible for safeguarding all keys, access cards, and security codes issued to them. Lost or stolen keys, access cards, or compromised security codes must be reported to the Mayor immediately to prevent unauthorized access.

Access Restrictions. Employees are authorized to access only those areas necessary for performing their job duties. Using keys or access tools to enter unauthorized areas or for personal purposes is prohibited.

Replacement of Lost or Damaged Items. Employees may be responsible for the cost of replacing lost, stolen, or damaged keys or access cards, depending on the circumstances.

19.3 Return of Keys and Security Codes

Upon Termination or Role Change. All issued keys, access cards, and security codes must be returned to Fairfield on or before the employee's last working day. Employees transferring to a different role within the Town must return keys or codes no longer required for their new position.

Accountability. Failure to return keys or access tools upon termination may result in deductions from the employee's final paycheck, as allowed by law, or other appropriate actions.

19.4 Security Protocols

Periodic Audits. Fairfield reserves the right to conduct periodic audits of issued keys, access cards, and security codes to ensure proper usage and accountability.

Revocation of Access. The Town may revoke or deactivate keys, access cards, or security codes at any time if deemed necessary for security or operational reasons.

19.5 Confidentiality of Security Codes

Employees must keep all security codes confidential and avoid writing them down in accessible locations or sharing them with others. Any suspicion of a compromised code should be reported immediately to the Mayor for prompt resolution.

20 Smoking and Tobacco-Free Workplace

Fairfield is committed to providing a safe, healthy, and comfortable work environment for all employees, residents, and visitors. In alignment with this commitment and applicable Utah laws, the following smoking and tobacco-free workplace guidelines have been established.

20.1 Prohibited Activities

Smoking and Tobacco Use. Smoking, vaping, and the use of tobacco products, including but not limited to lighted tobacco, vaping devices, cigars, and pipes, are strictly prohibited:

- Inside all Town-owned or leased buildings.
- Within 25 feet of any building entrance, window, or ventilation intake.
- Inside any vehicle owned, leased, or operated by the Town.

Prohibition of Other Tobacco Products. The use of smokeless tobacco products (e.g. chewing tobacco, snuff) is also prohibited withing Town buildings, vehicles, or any Town-managed premises.

20.2 Applicability

This policy applies equally to all employees, vendors, and visitors.

20.3 Employee Responsibilities

Compliance and Communication. Employees are responsible for adhering to this policy and ensuring that visitors are informed of and comply with the no-smoking policy. Employees should report any violations to their supervisor or the Mayor.

Designated Smoking Areas. Smoking and tobacco use are permitted only in designated areas, if such areas are identified and approved by Fairfield. These areas will be located at least 25 feet away from building entrances, windows, and air intakes, as required by Utah law.

20.4 Support for Smoking Cessation

Fairfield encourages employees to live a healthy, tobacco-free lifestyle and supports efforts to quit smoking or using tobacco products. Information about smoking cessation programs or resources is available through:

- The Utah Tobacco Quit Line (1-800-QUIT-NOW).
- Health insurance providers, which may offer smoking cessation support.
- Local health departments or other public health resources.

20.5 Enforcement and Disciplinary Action

Enforcement. Supervisors are responsible for ensuring compliance with this policy in their respective areas. Any violations of this policy should be addressed promptly and reported to the Mayor if necessary.

Disciplinary Action. Employees who violate this policy may be subject to disciplinary action, up to and including termination of employment, consistent with Fairfield's disciplinary procedures. Visitors who fail to comply may be asked to leave the premises.

21 Drug and Alcohol-Free Workplace Policy

21.1 Purpose

Fairfield is committed to maintaining a safe, healthy, and productive workplace. Substance abuse poses a significant risk to workplace safety, employee health, and overall performance. This policy reflects the Town's commitment to fostering a drug-free environment, ensuring employee well-being, and meeting the expectations of residents and stakeholders.

The Town's goal is to balance respect for individual rights, with the need to ensure a safe, secure, and substance-free environment. This Policy aims to detect and address substance abuse in the workplace, encouraging employees to seek assistance for substance abuse problems when needed while promoting a productive and supportive environment.

The purpose of this policy is to clearly communicate the Town's stance on alcohol and drug use in the workplace. It outlines expectations, procedures, and resources while reinforcing that these guidelines do not alter any existing contracts, whether written or verbal, between the Town, and employees, contractors, or job applicants. Furthermore, this policy does not change the "at will" employment status of employees.

21.2 Definitions

- **Actual Knowledge:** Direct knowledge that an employee has used alcohol or controlled substances, based on the Town's direct observation or the employee's admission of use. This excludes cases where an employee has

voluntarily reported their violation of drug or alcohol prohibitions and sought assistance from a counselor. Direct observation refers specifically to witnessing alcohol or controlled substance use and does not include observing behavior or physical characteristics that warrant reasonable suspicion testing.

- Adulterated: A specimen containing a substance not expected to be present in human urine, or containing a substance at a concentration so high it is inconsistent with human urine.
- Alcohol: The intoxicating agent found in beverage alcohol, ethyl alcohol, or other low molecular weight alcohols, including methyl and isopropyl alcohol.
- Alcohol Use: The consumption of any beverage, liquid, mixture, or preparation containing alcohol, including medications.
- Alcohol Testing: Testing conducted by a certified breath-alcohol technician using a Department of Transportation (DOT)-approved breath testing device or initial screening device. If breath alcohol testing is unavailable, the Town may request the use of blood and urine testing.
- Controlled Substance or Drug: Any prescribed drug or controlled substance listed under 21 U.S.C. 802, including all substances on Schedules I through V., as revised from time to time (21 CFR 1308).
- Drug Testing or Drug Test: The scientific analysis of human specimens to detect the presence of drugs or their metabolites.
- Employee: Any individual or officer employed by the Town and compensated for their service.
- On Duty: All working hours, including meal or break periods, whether on or off Town premises, and any time an employee represents the Town, including when operating Town equipment or vehicles.
- Positive Alcohol Test: A violation of this Policy occurs if any level of alcohol is detected in an employee's system.
- Positive Drug Test: A test result where drug levels on tests meet or exceed levels recognized as positive by the U.S. Department of Health and Human Services' Mandatory Guidelines for Federal Workplace Drug Testing Programs, or the laboratory's standard cutoff levels, and the MRO verifies the test result as positive.
- Prospective Employee: Any individual who has submitted a written or oral application for employment with the Town.
- Reasonable Suspicion Testing: Drug or alcohol testing based on specific, documented facts and observations, along with reasonable inferences drawn from those facts, indicating an employee may be in violation of this policy.
- Sample or Specimen: Typically refers to a sample of urine or breath. The Town reserves the right to use blood, oral fluid, or hair for drug or alcohol testing.

- Substituted: A specimen with creatinine and specific gravity values so diminished or divergent that is inconsistent with human urine.
- Use: Includes the illegal consumption, sale, purchase, manufacture, distribution, possession, or reporting to work under the influence of drugs or alcohol. The term also includes the presence of drugs or alcohol in the body, whether as a metabolite or active substance, the use of prescription drugs without a valid prescription, or failure to use prescription drugs as directed by the authorizing health care provider.

21.3 Scope

This Policy applies to all employees. The term "employee" includes contracted staff. As a condition of employment, all employees are required to comply with the provisions of this policy.

The Mayor serves as the Designated Employer Representative (DER) responsible for overseeing the implementation and maintenance of this policy. The DER is also the point of contact for any questions regarding its provisions. Additionally, the DER is authorized to receive drug test results, take immediate action to remove employees from duties when necessary, and make critical decisions throughout the testing and evaluation process.

21.4 Prohibited Activities

To ensure a safe and productive workplace, the Town strictly prohibits the following activities during working hours by all employees and enforces a zero-tolerance policy for the illegal use of controlled substances at any time:

- Working Under the Influence. Employees are prohibited from working with the presence of alcohol or controlled substances in their system, including drug metabolites, as determined by testing, unless the substance is legally prescribed and used as directed.
- Illegal Substances. Employees may not sell, use, purchase, manufacture, or possess illegal controlled substances or drug paraphernalia while conducting Town business, or on Town property.
- Prescription Medications. For an employee to sell, use, purchase, manufacture, possess controlled substances, including prescription medications, on Town time, business, or property unless the prescription is legally prescribed to them and used as directed.
- Operating Vehicles or Machinery. Employees may not operate vehicles or machinery while under the influence of drugs, including prescription or over the counter medications, that impair their ability to do so safely and effectively.
- Alcohol Use. Employees are prohibited from consuming alcohol while on Town time or business or reporting to work under the influence of alcohol. A positive alcohol level is considered a policy violation.

- **Pre-Work Alcohol Consumption.** Employees may not consume alcohol within four hours of a scheduled work period, including on-call assignments.
- **Refusing Drug or Alcohol Testing.** Refusing to submit a specimen for drug or alcohol testing is a violation of this policy.
- **Positive Drug Test.** A verified positive drug test is a policy violation.
- **Tampering with Samples.** Employees are prohibited from tampering with, substituting, or adulterating specimens collected testing. Samples reported as substituted or adulterated will be considered a "refusal to test" or a refusal to submit a valid sample.
- **Obstructing Testing Procedures.** Employees must fully cooperate with all specimen collection and testing procedures.

21.5 Actions Required of Employees

Seeking Help for Substance Abuse. Employees who suspect they have a substance abuse problem are strongly encouraged and expected to seek assistance from a qualified counselor for evaluation and treatment. Employees who voluntarily seek assistance or enter a rehabilitation program prior to being subject to testing will not face disciplinary action for violating this policy, provided they participate satisfactorily in the program. Before returning to work, the employee must obtain a work release from their counselor or treatment provider. The cost of any treatment or counseling is the employee's responsibility unless otherwise stated by the Town.

Legal Investigations and Convictions. Any employee subject to investigation or convicted of controlled substance or alcohol-related activity may face dismissal from employment. Employees must report any conviction related to illegal drug use or alcohol misuse to the Town within 5 days. Failure to do so may result in disciplinary action, including immediate termination of employment.

Reporting Medication Use. Employees must notify the Mayor if they are taking prescription or over-the-counter medications that may impair their ability to safely and effectively perform their duties. Employees should carefully read medication warning labels and report the use of any medication with impairment risks. Depending on the circumstances, the use of certain medications may require reassignment or a temporary unpaid leave of absence. Employees must adhere to the prescribed dosage and follow any usage instructions or warnings on the medication label.

21.6 Disciplinary Action

Employees who sell, use, distribute, or dispense drugs or alcohol while on Town time will face disciplinary actions, up to and including termination. Any employee who tests positive for drugs or alcohol, or who adulterates, tampers with, or substitutes a specimen, will face disciplinary actions, up to and including termination.

Employees required to undergo a drug or alcohol test, whether due to reasonable suspicion or as outlined in this policy, may be placed on leave while awaiting test results.

If the test result is negative, any leave taken will be compensated, and the employee will receive back pay as applicable.

Employees injured on the job who have a positive post-accident drug or alcohol test, or whose test is adulterated, substituted, or refused, may lose some or all workers' compensation benefits, as permitted under Utah State law.

21.7 Drug Testing Circumstances

Post-Accident Testing. The Town may require drug and/or alcohol testing of any employee involved in an on-the-job accident or injury. Testing may also be required for individuals whose actions or inaction could reasonably have contributed to the cause of the accident. Employees involved in motor vehicle accidents in Town vehicles, even during off-duty hours, may also be subject to testing.

Reasonable Suspicion Testing. Drug and/or alcohol testing will be conducted when the Mayor has a reasonable belief that an employee may be using a controlled substance, using alcohol while at work or reporting to work under the influence of alcohol or a controlled substance, illegally using prescription drugs, or violating any other Town policy related to drug or alcohol use. Testing will be required when there is evidence of any of the following:

- Observable phenomena, such as actual use, possession, or odors of alcohol or drugs.
- Abnormal behavior or physical characteristics indicative of impairment.
- Involvement in a drug-related investigation, arrest, conviction, or investigation of theft.

21.8 Contesting a Drug Test Result

If an employee or applicant believes a test result is incorrect, they have 72 hours from when first notified of the test result to request a re-analysis of the original specimen. The cost of re-analysis will be the responsibility of the employee or applicant.

If the re-analysis yields a "negative" result:

- The employee or prospective employee will be allowed to return to work immediately.
- They will be compensated for any lost time.
- They will be reimbursed for the cost of the re-analysis.

Re-testing will be conducted on the original specimen only and must be performed by a certified laboratory.

An employee with a non-negative test result has the right to request, in writing, a copy of the laboratory report from the Town.

21.9 Specimen Collection Procedures

All specimens will be collected in conformity with Town policy and in compliance with the requirements of Title 34, Chapter 38 of the Utah Code Annotated.

Urine and breath alcohol samples will be collected by individuals trained in DOT collection and testing procedures, as well as any additional specific laboratory collection procedures not covered by DOT standards.

All drug and alcohol tests, as well as sample collection procedures, shall be performed under reasonable and sanitary conditions, ensuring respect for the privacy of the individual being tested. Additionally, these procedures will be designed to prevent tampering or misidentification of samples.

If the Town or the collector has reasonable cause to believe that a sample has been tampered with, a new sample will be immediately recollected. In cases deemed necessary, direct observation collection of urine specimens may be required.

21.10 Testing Methods

All specimen testing will be conducted in accordance with Town policy and in compliance with the requirements outlined in Title 34, Chapter 38 of the Utah Code Annotated.

21.11 Diluted Specimen Procedures

If a specimen is reported by the laboratory as "dilute," the employee/applicant may be required to provide a second specimen. The result of the second specimen will be considered the final result.

21.12 Confidentiality

All drug and alcohol test results will remain confidential, in accordance with applicable laws. The Designated Employer Representative (DER) will determine which individuals within the Town have a legitimate need to know the test results.

Tests and other records will be stored securely to prevent unauthorized access to confidential and/or medical information.

22 Military Leave

Fairfield is committed to supporting employees who serve in the United States uniformed services. Military leave will be granted to employees in compliance with the Uniformed Services Employment and Reemployment Right Act (USERRA) and any other applicable federal and Utah state laws.

22.1 Eligibility for Military Leave

A military leave of absence will be granted to employees who are absent from work due to service in the uniformed services including:

- Active duty.
- Active duty for training.
- Initial active duty training.
- Inactive duty training.
- Full-time National Guard duty.
- Absences for fitness examinations required for such service.
- Any other categories of service protected under USERRA.

Employees must provide advance notice of their military service obligations to their supervisor or the Mayor's office unless giving such notice is impossible, unreasonable, or prevented by military necessity.

22.2 Compensation During Military Leave

Military leave is unpaid.

22.3 Reemployment Rights

Upon completion of military service, employees have the right to be reemployed in their previous position or a comparable position, provided they meet the following conditions:

- The employee must notify the Town of their intent to return to work within the timeframes specified by USERRA.
 - o 1 to 30 days of service. Report back to work by the start of the next regularly scheduled workday after an 8-hour rest period.
 - o 31 to 180 days of service. Provide notice of intent to return within 14 days of completion of service.
 - o 181+ days of service. Provide notice of intent to return within 90 days of completion of service.
- The cumulative length of absence for military service must not exceed five years, except for certain exempted categories under USERRA.
- The employee must have been discharged or released under honorable conditions.

22.4 Anti-Discrimination and Retaliation Protections

Fairfield strictly prohibits discrimination or retaliation against employees or applicants based on their military service obligations. This includes hiring, promotion, re-employment, and benefits decisions.

22.5 Additional Information

For questions or additional information about military leave, employees should contact the Town Offices to speak with the Mayor or a designated Human Resources representative.

23 Human Dignity and Harassment Policy

Fairfield is committed to maintaining a work environment where all employees are treated with dignity and respect. Discrimination, harassment, and any behavior that creates a hostile work environment are strictly prohibited. This includes conduct based on race, color, national origin, religion, sex (including pregnancy, sexual orientation, or gender identity), age, disability, genetic information, or any other characteristic protected under federal or Utah state law.

23.1 Prohibited Conduct

Harassment is defined as unwelcome conduct that is based on a protected characteristic and either:

- Creates an intimidating, hostile, or offensive work environment.
- Unreasonably interferes with an individual's work performance.

Harassment can take many forms, including verbal, physical, or visual conduct. Examples include, but are not limited to:

- Derogatory comments, slurs, or jokes based on a protected characteristic.
- Displaying or circulating offensive materials such as pictures, memes, or videos.
- Physical intimidation, assault, or unwelcome touching.
- Making employment decisions based on protected characteristics.

23.2 Sexual Harassment

Sexual harassment includes any unwanted sexual advances, requests for sexual favors, or other verbal or physical conduct of a sexual nature when:

- Submission to the conduct is explicitly or implicitly a term or condition of employment.
- Submission to or rejection of the conduct is used as the basis for employment decisions.
- The conduct has the purpose or effect of creating an intimidating, hostile, or offensive work environment.

Examples of sexual harassment include:

- Any unwanted sexual advances or propositions.

- Offering employment benefits in exchange for sexual favors.
- Retaliation for rejecting sexual advances.
- Displaying sexually explicit materials or making sexual gestures.
- Verbal harassment, including derogatory comments, jokes, sexually degrading language, or suggestive or obscene letters, notes, or invitations.
- Physical harassment that includes unwelcome touching, assaulting, or blocking someone's path or movements.

23.3 Reporting Harassment

Fairfield encourages employees to report any instances of harassment immediately to ensure a prompt response. Reports can be made to:

- The Mayor.
- If the Mayor is unavailable or the employee believes it would be inappropriate to contact them, a Town Councilor.

Employees can raise concerns without fear of reprisal or retaliation. Retaliation against anyone who reports harassment, participates in an investigation, or opposes discriminatory practices is strictly prohibited.

23.4 Optional Self-Help Approach

Self-help is often overlooked as a solution. While not required, employees may consider addressing minor incidents through self-help by:

- Informing the offender that their behavior is unwelcome and asking them to stop.
- If the behavior does not stop, or if the employee is uncomfortable addressing the offender, they should immediately report the matter.

23.5 Investigation Process

Fairfield will promptly, thoroughly, and discreetly investigate all reports of harassment or discrimination. Investigations will protect confidentiality to the extent possible. Examinations will include interviews with the complainant, witnesses, and the alleged harasser, as needed. Upon completion, investigation will conclude with a determination and appropriate corrective action, if necessary.

23.6 Corrective Action

Employees found to have engaged in sexual or unlawful harassment, discrimination, or retaliation will face disciplinary action, up to and including termination of employment. This includes incidents occurring on or off Town premises that impact the workplace.

23.7 Training and Prevention

Fairfield is committed to preventing harassment by providing regular training on discrimination, harassment, and retaliation to all employees and supervisors. The Town also promotes awareness of this policy and the resources available to employees. For questions about this policy or to report concerns, employees are encouraged to contact the Mayor or the Town's designated Human Resources representative.

24 Attendance and Punctuality

Fairfield values the contributions of its employees and is committed to maintaining a safe, productive, and efficient work environment. Regular attendance and punctuality are essential to the smooth functioning of Town operations. Excessive absenteeism and tardiness place an undue burden on co-workers and disrupts Town services.

24.1 Reporting Absences and Tardiness

Notifying the Mayor of Office. If an employee is unable to report to work or anticipates being late, the employee must contact the Mayor as soon as possible, preferably before the start of their shift. If the employee is unable to reach the Mayor, they must promptly notify the Town offices.

Extended Absences. If an employee is absent more than one day, they must notify the Mayor each day unless other arrangements are made. For absences due to illness or injury lasting three or more consecutive workdays, an employee must submit a doctor's certification detailing the nature of the illness or injury and the employee's ability to return to work.

Leaving During the Workday. If an employee becomes ill or needs to leave the workplace due to an emergency after reporting to work, they must notify the Mayor or the Town offices before leaving the premises.

24.2 No-Call, No Show

If an employee is absent from work for three consecutive scheduled workdays without notifying the Mayor or Town offices, Fairfield will consider this as a voluntarily resignation.

24.3 Reasonable Accommodation for Medical, Disability, and Family Needs

Fairfield complies with the federal Family and Medical Leave Act (FMLA) and any applicable Utah state laws, which provide leave for eligible employees under qualifying circumstances. The Town also complies with the Americans with Disabilities Act (ADA) and Utah state laws requiring reasonable accommodations for employees with disabilities, including adjustments to attendance policies where appropriate. Employees needing accommodation or leave for medical reasons, family responsibilities, or disabilities should contact the Mayor or Town offices to discuss options.

24.4 Patterns of Absenteeism or Tardiness

Consistent attendance is critical to maintaining productivity and fairness among team members. Poor attendance, patterns of frequent tardiness, or repeated unexcused absences are disruptive and may lead to disciplinary action, up to and including termination of employment.

24.5 Disciplinary Actions

Attendance issues will be addressed based on their severity and frequency. Disciplinary actions may include verbal or written warnings, suspension or probation, and termination of employment for repeated or severe violations. Employees are encouraged to maintain open communication regarding attendance challenges to allow for timely support and solutions. Fairfield aims to work collaboratively to address legitimate issues while ensuring operational continuity.

25 Dress Standards and Personal Appearance

Fairfield is committed to fostering a professional work environment. Employees' personal appearance contributes significantly to the Town's image and professionalism. All employees are expected to maintain neat, clean, and professional grooming and attire standards that reflect positively on the Town.

25.1 Unprofessional Attire

Employees must avoid wearing clothing or accessories that detract from the professional image that Fairfield seeks to uphold. Examples of unprofessional attire include, but are not limited to:

- Clothing that is dirty, wrinkled, torn, or otherwise unkempt.
- Cutoffs, sweatpants, jogging pants/windsuits, tank tops, halter tops, flip-flops, slippers, or bare feet.
- Clothing with offensive, discriminatory, or inappropriate graphics or messages, including but not limited to advertisements for alcohol, tobacco products, illegal substances, or items with profanity, racial references, sexual implications, or derogatory religious themes.
- Suggestive or revealing attire, such as see-through clothing or attire that exposes undergarments.
- Radical departures from conventional professional dress.

25.2 Personal Appearance and Grooming Standards

To maintain a professional and inclusive work environment, employees should adhere to the following grooming and personal appearance guidelines:

- **Fragrances.** Use perfume, cologne, and aftershave lotion sparingly, as some individuals may be sensitive to strong fragrances.
- **Piercings.** Facial and visible body piercings (other than earrings) should be minimal and non-distracting. Tongue piercings are discouraged in professional settings.
- **Body Modifications.** Visible body modifications, such as surgically implanted ball bearings or spikes are not considered professional attire.
- **Hair.** Hair should be clean, neat, and styled appropriately. Unnaturally colored hair (e.g., blue, pink, green, etc.) and extreme hairstyles (e.g., mohawks, spiked hair, or symbols, letters, or graphics shaved into the scalp) do not present an appropriate professional demeanor and are discouraged unless approved as part of reasonable accommodation.
- **Hygiene.** Employees must practice good hygiene, including regular bathing and the use of deodorant.
- **Facial Hair.** Beards and mustaches should be neatly trimmed and well-maintained.

Certain departments may impose additional standards or restrictions based on safety, health, or Occupational Safety and Health Administration (OSHA) regulations.

25.3 Religion, Ethnicity, and Disability Accommodation

Fairfield respects and accommodates employees' religious beliefs, cultural expressions, and disability-related needs. The Town will make reasonable accommodation to its dress code and grooming standards when required by:

- Religious practices (e.g., head coverings, modest attire).
- Cultural or ethnic expressions (e.g., hairstyles reflective of cultural identity).
- Disabilities that need modifications to dress or grooming standards.

Employees seeking accommodation should contact the Mayor or Town offices to discuss their needs and provide any necessary documentation.

25.4 Enforcement and Disciplinary Actions

All employees are responsible for ensuring compliance with the dress and grooming standards. Repeated or serious violations to this policy may result in disciplinary action, up to and including termination of employment.

The Town reserves the right to modify or clarify these standards as needed to maintain a professional, inclusive, and safe work environment. Questions about the appropriateness of attire or appearance should be directed to the Mayor or designated Human Resources representative.

26 Workplace Etiquette

Fairfield is dedicated to fostering a positive, respectful, and professional work environment. Employees are expected to demonstrate courtesy, consideration, and professionalism in their interactions with colleagues, supervisors, and members of the public. The Town is committed to continuous improvement in fostering a respectful workplace. Employees are encouraged to provide feedback or suggestions to improve workplace culture and etiquette.

26.1 Promoting Respect and Courtesy

Employees should treat each other with respect, dignity, and fairness. Disruptive, discourteous, or inappropriate behavior that impacts the work environment or another employee's ability to perform their duties will not be tolerated.

26.2 Addressing Behavioral Concerns

Sometimes, workplace behavior may inadvertently disrupt or annoy others. Many of these concerns can be resolved in direct and respectful communication between employees. If a concern arises:

- Step 1. Talk Directly to the Co-Worker: Politely address the issue with your colleague to bring the behavior to their attention. Use constructive language to explain how behavior affects you or others.
- Step 2. Seek Supervisor Assistance: If the issue persists or if you are uncomfortable addressing the concern directly, escalate it to your supervisor or the Mayor for guidance and resolution.
- Step 3. Use Formal Reporting Channels: If necessary, employees may utilize the Town's formal complaint process, ensuring a fair and impartial resolution.

26.3 Examples of Workplace Etiquette

To maintain a positive work environment, employees should strive to:

- Keep noise levels (e.g., conversations, music, phone calls) at a reasonable volume.
- Maintain cleanliness and orderliness in shared spaces, such as break rooms and meeting areas.
- Use professional and respectful language, avoiding gossip, offensive comments, or inappropriate jokes.
- Respect personal boundaries and space.

- Avoid behaviors that may distract or disrupt others, such as excessive interruptions, loud personal phone calls, or distracting habits.

26.4 Open Communication and Feedback

In most cases, common sense will dictate an appropriate resolution. Fairfield encourages open dialogue and constructive feedback to resolve workplace concerns. Employees are expected to approach feedback with an open mind and a willingness to change behavior when reasonable and appropriate. Employees are also expected to address concerns promptly to prevent misunderstandings or escalation.

27 Conflicts of Interest

Fairfield is committed to maintaining high ethical standards in all aspects of its operations. Employees must avoid situations where their personal interests, relationships, or activities may conflict, or appear in conflict, with the interests of the Town. The purpose of the guidelines outlined below is to provide directions for employees to identify, report, and address conflicts of interest.

27.1 Definition of Conflict of Interest

A conflict of interest occurs when an employee's personal, financial, or other interests interfere or appear to interfere with their professional responsibilities to Fairfield. Examples include, but are not limited to:

- Situations where an employee can influence decisions that may result in personal gain or financial benefit for themselves, a relative, or a close associate.
- Engaging in outside business activities that conflict with the employee's job duties or the Town's interests.
- Accepting gifts, payments, or other benefits from vendors, contractors, or entities that do or seek to do business with the Town, except as allowed under Town policy.
- Having a direct or indirect financial interest in an organization or project that could influence Town decisions.
- Holding personal investments in any business entity that could create a conflict of interest, as prohibited under Utah Code Section 67-16-9

27.2 Prohibited Activities

Employees must not:

- Use their position with the Town to secure special privileges, exemptions, or benefits for themselves or others.
- Participate in decisions where they, their relatives, or associates may benefit financially or otherwise.

- Engage in outside business dealings, activities, or relationships that conflict with their duties or create an appearance of impropriety without prior written approval from the Mayor.
- Accept gifts, gratuities, or compensation from any individual or entity conducting business with the Town unless expressly permitted by Town policy and applicable law.

27.3 Disclosure and Reporting Obligations

To promote transparency and compliance with ethical standards:

- Annual Disclosure. Employees must submit a written Conflict of Interest Disclosure Form each year between January 1 and January 31, identifying any personal, financial, or other interests that could interfere with their official duties.
- Ongoing Disclosure. Employees must immediately disclose any new conflicts of interest that arise during their employment. Disclosures should be submitted in writing to the Town.

27.4 Approval of Outside Activities

Employees who wish to engage in outside business or volunteer activities that could potentially conflict with their Town responsibilities must obtain prior written approval from the Mayor. Approval will only be granted if the activity does not interfere with the employee's job duties, compromise the Town's interests, or create an appearance of impropriety.

27.5 Consequences for Non-Compliance

Failure to abide by this policy, including failing to disclose a conflict of interest or engaging in prohibited activities, may result in disciplinary actions, up to and including termination of employment.

27.6 Ethical Standards and Training

Fairfield may provide periodic ethics training to ensure employees understand their responsibilities under this policy and applicable laws. Employees are encouraged to seek guidance whenever they are uncertain about a potential conflict of interest.

28 Security Inspections

Fairfield wishes to maintain a safe, secure, and productive work environment. To support this, the Town enforces a policy prohibiting the possession, transfer, sale, or use of illegal drugs, alcohol, firearms, explosives, or other prohibited materials on Town property or while conducting Town business.

28.1 Prohibited Items

The possession, distribution, sale, or use of the following items is strictly prohibited on Fairfield premises, including parking lots, Town-owned vehicles, and while conducting Town business:

- Illegal drugs or controlled substances.
- Alcohol (except as expressly authorized for Town-approved events).

Any other item or substance deemed inappropriate, unsafe, or harmful to the work environment.

28.2 Inspections and Searches

To ensure compliance with this policy and protect the safety and security of its employees, Fairfield reserves the right to inspect and search all Town property and facilities. This includes but is not limited to:

- Desks, lockers, file cabinets, and other storage devices provided for employee use.
- Town-owned vehicles.
- Packages, bags, and personal items brought onto Town property or into the workplace.

Such inspections may be conducted at any time, with or without prior notice, and do not require the employee's presence.

28.3 Personal Belongings

While Fairfield respects employees' privacy, employees should understand that items stored in Town-provided spaces or brought onto Town premises are subject to inspection if there is a reasonable suspicion of a violation of Town policy or applicable law.

28.4 Employee Cooperation

Employees are expected to cooperate fully with any inspection or search conducted under this policy. Refusal to allow an inspection may result in disciplinary action, up to and including termination of employment.

28.5 Legal Compliance

Any inspection or search will be conducted in a manner that is respectful of employee right and consistent with applicable federal and Utah state laws, including protections against unlawful search and seizure.

28.6 Confidentiality and Reporting

Any prohibited items discovered during an inspection will be handled in accordance with Town policy and applicable laws. If necessary, local law enforcement will be contacted. Employees are encouraged to report any violations of this policy or suspicious activity to the Mayor or their supervisor immediately.

29 Return of Town Property

Employees are responsible for the proper care, use, and return of all Fairfield property, materials, and written or electronic information issued to them or in their possession during employment.

29.1 Items Subject to Return

The following are examples of items that must be returned upon request or termination of employment:

- Keys, security badges, and access cards.
- Town-issued uniforms, tools, or equipment.
- Laptops, phones, or other electronic devices.
- Documents, manuals, files, or other work-related materials, whether in physical or digital form.
- Any other property belonging to Fairfield.

29.2 Return of Property

Employees must return all of Fairfield property:

- Upon termination of employment (whether voluntary or involuntary).
- Upon request by management.
- When the item is no longer needed for Town business.

All Town-issued property must be returned in good working condition, reasonable wear and tear excepted.

29.3 Payroll Deductions for Unreturned Property

In accordance with federal and state laws, Fairfield may withhold the cost of unreturned items or damaged property from an employee's final paycheck. This process will comply with applicable laws, including any necessary written authorization from the employee.

29.4 Legal Action

If the employee fails to return Town property or compensate for lost or damaged property, Fairfield may pursue all appropriate legal remedies to recover or protect its property.

29.5 Acknowledgement of Responsibility

Employees may be required to sign an acknowledgement form when issued Town property, confirming their responsibility for its care and return.

30 Photographic Release

30.1 Use of Employee Images or Recordings

Any photographic images, videos, or audio recordings of employees captured during the performance of their job duties or while participating in Town-related activities, whether made by or on behalf of Fairfield, are the property of Fairfield. These materials may be used at the Town's discretion for official purposes, including but not limited to promotional materials, training, social media, websites, publications, or public relations campaigns, without additional approval of the employees.

Fairfield will make reasonable efforts to notify employees of their intended use when such materials are published or broadly distributed but are not required to obtain consent.

30.2 Consent for Use of Likeness

By accepting employment with Fairfield, employees acknowledge and agree that their likeness, image, voice, or other personally identifiable representation captured while performing their duties or attending Town events may be used by the Town for lawful purposes. Employees waive any claims for compensation, royalties, or other financial considerations related to the use of such materials.

30.3 Opt-Out of Public Use

Employees who do not wish for their likeness to be used for promotional or non-essential purposes may submit a written request to the Mayor. Reasonable accommodation will be made for such requests when possible and do not conflict with Town operations or legal obligations.

30.4 Commercial Use of Town Properties

All commercial photographers, filmmakers, or videographers taking photos, videos or recordings on or about Fairfield property must receive prior written approval from the Mayor. Requests must specify the intended purpose and use of the materials and may be subject to additional permission or fees as determined by the Town.

30.5 Confidentiality and Privacy

Fairfield will not use employee images, videos, or audio recordings in ways that would violate privacy laws or disclose sensitive information without prior employee consent, except as required by law or court order.

31 Use of Intellectual Property and Branding

31.1 Prohibited Use of Town-Owned Materials

The names, likenesses, trademarks, service marks, images, photographs, copyrights, advertising, promotional materials, logos, or other intellectual property associated with or utilized by Fairfield (collectively referred to as “Town Branding”) are the exclusive property of the Town. These materials may not be used, reproduced, or distributed for any purpose not directly related to official Fairfield business unless explicitly authorized in writing by the Mayor or their designee.

31.2 Authorized Use of Town Branding

Use of Town Branding is restricted to the following purposes:

- Official Town communications, advertising, or promotional campaigns.
- Employee actions directly related to their job duties and responsibilities.
- Approved community outreach, partnerships, or sponsorship authorized by the Town.

31.3 Prohibited Activities

The following activities involving Town Branding are strictly prohibited without prior written authorization from the Mayor:

- Using Town Branding for personal gain, private business ventures, or non-Town-related activities.
- Altering, modifying, or creating derivative works of Town Branding in a manner that could misrepresent or damage Fairfield’s reputation.
- Displaying Town Branding in a manner that could imply endorsement, sponsorship, or affiliation with non-Town entities, businesses, or causes.
- Using Town Branding for political campaigns, advocacy, or lobbying not expressly approved by Fairfield.

31.4 Request for Permission

Requests to use Fairfield Branding or any purpose outside of official Town business must be submitted in writing to the Mayor. The request must include the

intended purpose, scope, and duration of use. Fairfield reserves the right to deny any request that may conflict with its policies, values, or legal obligations.

31.5 Enforcement

Unauthorized use of Fairfield Branding will be subject to disciplinary action, up to and including termination of employment, and may also result in legal action to protect the Town's intellectual property rights.

31.6 Intellectual Property Rights

All employees acknowledge and agree that any materials, designs, or works created by employees as part of their job duties, or using Town resources, shall be considered "work made for hire" and remain the property of Town.

32 Confidentiality

As a condition of employment, Fairfield requires all employees to sign a Confidentiality Agreement, located in Appendix B. This agreement outlines the obligations and responsibilities of employees regarding the protection of confidential and proprietary information. All employees are required to (1) both during and after employment with the Town to maintain confidentiality and all information obtained through their role at Fairfield, (2) use confidential information solely for the performance of their job duties, (3) refrain from disclosing confidential information to any unauthorized individuals, including other employees without a legitimate need to know, and (4) secure confidential information by following Town data protection protocols, including safeguarding electronic files, documents, and physical record. Sharing, copying, or distributing confidential information without proper authorization is prohibited. Using confidential information for personal gain or to benefit another entity is also forbidden. Employees should refrain from accessing confidential information without a legitimate work-related reason.

32.1 Third Party Requests

Employees must not disclose any confidential information to third parties, including government agencies or legal representatives, unless authorized by the Mayor or required by law. In the event of a subpoena or legal request, employees must immediately notify the Mayor for guidance.

32.2 Consultation

Should an occasion arise in which an employee is unsure of their obligations under this policy, it is the employee's responsibility to consult with the Mayor or a designated representative for clarification.

32.3 Consequences of Violations

Failure to comply with this policy or the Confidentiality Agreement could result in disciplinary action, up to and including termination of employment. Violations may also subject the employee to legal liability under applicable federal or Utah laws.

Appendix A – Acknowledgement

Acknowledgement of Receipt of Fairfield Town Employee Policy Manual

The employee policy manual describes important information about Fairfield Town. I understand that I should consult with the Mayor regarding any questions not answered in the manual.

I have entered my employment relationship with Fairfield voluntarily and acknowledge that there is no specified length of employment. Accordingly, either I or Fairfield can terminate the relationship at will, or without cause, at any time.

Since the information, policies, and benefits described in the manual are subject to change, I acknowledge that revisions to the handbook may occur, except to Fairfield Town's policy of employment-at-will. All such changes will be communicated through official notices, and I understand that revised information may supersede, modify, or eliminate existing policies. Only the Mayor or Town Council can adopt any revisions to the policies in this handbook.

Furthermore, I acknowledge that this handbook is not a contract of employment. I have received the handbook, and I understand that it is my responsibility to read, understand, and comply with the policies contained in this handbook and any revisions made to it.

Employee Name (Printed):

Employee Signature:

Date: _____

To be returned to Fairfield Town offices – employment file

Appendix B – Confidentiality Agreement

Acknowledgement of Receipt of Fairfield Town Employee Confidentiality Agreement

THIS EMPLOYEE CONFIDENTIALITY AGREEMENT (the "Agreement") is made and entered into as of the ____ day of _____, 20__ (the "Effective Date") by and between Fairfield Town and the undersigned individual ("Employee"), who since the Effective Date has been an employee of the Town.

1. Definition of Confidential Information – In this Agreement, the term "Confidential Information," shall mean any and all information that derives independent economic value, actual or potential, from not being generally known to the public, or the dissemination of which could cause economic harm to Fairfield, and information of a third party that has been disclosed to Fairfield pursuant to nondisclosure covenants by Fairfield, including but not limited to:

- (a) Intellectual property, computer programs (whether owned by Fairfield or any third party or used under license), data, research, methods, systems, compositions, processes and records.
- (b) Information regarding purchasing methods and sources including the names and identities and other information regarding vendors and suppliers, and prices at which products or services are or have been obtained or sold.
- (c) Information regarding products and services and potential products and services, and contacts and potential contacts; details of all contracts and agreements to which Fairfield is a party; information regarding employees and independent contractors, including terms and conditions of engagement and performance evaluations; financial statements, forecasts, reports and all information not disseminated to the public.

Confidential Information may be in any form, including but not limited to documents, proprietary forms, software, and other electronic data, etc.

2. Duty of Confidentiality – Except as necessary in the performance of Employee's work, duties and responsibilities for and to the Town or as specifically authorized in writing by the Town, Employee shall not directly or indirectly: (a) copy,

disclose, publish, or transfer any confidential information to any other person, business or entity, including other employees of Fairfield Town; (b) aid, encourage or allow any other person; business or entity to gain possession of or access to any confidential information; or (c) use, sell or exploit any confidential information or aid, encourage or allow any other person, business or entity to use, sell or exploit any confidential information.

3. Confidential Information of Third Parties – Employee understands that, from time to time, confidential information may be submitted to Fairfield by other persons, businesses or entities and that said confidential information is protected under Paragraph 2. Employee further understands that as a condition for receiving said confidential information, Fairfield may enter into agreements with said other persons, businesses or entities restricting or prohibiting copying, use, transfer, publication, or disclosure of said confidential information. Employee agrees to respect any such agreements and to avoid any action or inaction which is inconsistent with the obligations lawfully imposed on Fairfield thereunder. Employee further agrees to treat said confidential information with the same (or greater) degree of care that is afforded to confidential information proprietary to Fairfield.

4. Fairfield Town's Property – All computer disks, papers, files, documents, samples, works and other materials containing any (i) confidential information of Fairfield, (ii) confidential information of a third party which is in Fairfield's possession, or (iii) information which Employee prepares, uses, possess or controls that affects or relates to the business of Fairfield, is and shall be and remain the sole property of Fairfield; and, with the exception of ordinary work routinely taken home or on business trips, shall not be removed from Fairfield's facilities without prior specific authorization of the Mayor.

5. Return of Materials Upon Notice of Termination – Employee agrees that effective when Employee gives Fairfield, or receives from Fairfield, notice terminating Employee's engagement, Employee shall immediately return to Fairfield all property of Fairfield in Employee's possession, use or control, including any and all originals and copies of any files, documents, works and other materials containing any confidential information of Fairfield or of any third party. Employee shall not take with him or her, or cause or permit any unauthorized use, destruction, disclosure or copying of, or the removal from Fairfield's facilities of, any originals or copies of any computer disks, papers, files, documents, works and other materials containing any confidential information of Fairfield or of any third party.

6. Prior Relationships of Confidentiality – Employee represents and warrants that Employee's engagement under this Agreement does not violate any other agreement binding Employee, nor violate any obligation of confidentiality between Employee and any third party. Further, Employee agrees that Employee will not use for Fairfield's

benefit, or disclose to Fairfield, any confidential information of any third party if Employee is prohibited by agreement (such as an agreement with a prior employer or contractor) or otherwise from so using or disclosing such confidential information. Employee represents and warrants that Employee has disclosed to Fairfield any such obligations of confidentiality and prohibitions, if any. Employee agrees to indemnify and hold Fairfield harmless from all damages, expenses, costs (including reasonable attorneys' fees) and liability incurred in connection with, or resulting from, any breach of this Section 6.

7. Acknowledgment – The parties understand, acknowledge and agree that, as between them, all items of confidential information are important, and affect the successful conduct of the business of Fairfield and its good will. Any breach of this Agreement is a material breach of Employee's engagement agreement with Fairfield and grounds for termination of Employee's engagement with Fairfield. Employee acknowledges that Employee's covenants and agreements in this Agreement are reasonable and necessary to protect the legitimate interests and confidential information of Fairfield. The parties acknowledge and agree that the compensation and benefits provided to Employee during Employee's engagement are in substantial part consideration for this Agreement. Employee's obligations under this Agreement shall survive the termination of Employee's engagement by any means or reason, or by either party.

8. Entire Agreement and/or Amendment – The parties understand and expressly agree that **(i)** this Agreement constitutes the entire agreement between the parties relative to the subject matter hereof, and **(ii)** there are no representations, warranties or agreements, either express or implied or oral or written, except as set forth herein. This Agreement may be modified only in a writing executed by the parties that specifically indicates it is amending this Agreement.

9. Governing Law – This Agreement shall be governed by the laws of the State of Utah. Any litigation arising out of this Agreement shall be conducted in applicable courts in Utah County, Utah, and the parties expressly agree upon and consent to such jurisdiction and venue.

10. Enforcement – Employee agrees that any breach of this Agreement will result in irreparable damage to Fairfield for which Employee will have no adequate remedy at law, and, therefore, Employee agrees that Fairfield shall be entitled to injunctive or other equitable or legal relief which may include, but shall not be limited to **(i)** restraining Employee from rendering any service or performing any activity in breach of this Agreement, **(ii)** an order for specific relief, **(iii)** other equitable relief, and **(iv)** damages, including costs and reasonable attorneys' fees. However, no remedy available under this Agreement (including this Section 10) is intended to be exclusive of any other

remedy, and each and every remedy shall be cumulative and shall be in addition to every other available remedy or now or hereafter existing at law or in equity, by statute or otherwise. The election of any one or more remedies by Fairfield shall not constitute any waiver of the right to pursue other available remedies.

11. Attorneys' Fees – If either party breaches this Agreement, then the non-breaching party shall be entitled to collect from the breaching party any and all reasonable costs, including attorneys' fees, incurred by the non-breaching party in enforcing this Agreement. Such relief shall be in addition to any other relief to which the non-breaching party is entitled.

12. Waiver – No waiver of any provision of this Agreement shall be deemed, or shall constitute, a waiver of any other provision, whether similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver.

IN WITNESS WHEREOF, Fairfield has caused this Agreement to be executed by its Mayor, and Employee and Fairfield have executed this Agreement as of the date first above written.

Employee Signature

Mayor Signature

INTRODUCTION & SUMMARY

Fairfield Town is a place deeply rooted in agricultural traditions, historical significance, and intentional land-use planning. This Existing Conditions Report evaluates Fairfield's zoning, infrastructure, economic drivers, environmental challenges, and growth trends to inform future planning efforts.

Fairfield incorporated in 2004 to maintain local control over growth and land-use decisions amid regional expansion pressures from nearby Eagle Mountain and Lehi. The 2011 General Plan – the plan which is currently in effect – outlines a vision for managing growth, preserving history, and sustaining Fairfield's rural character through phased zoning regulations and infrastructure improvements. Town residents drafted a new plan in 2023 that introduces strategies for infrastructure expansion and controlled economic development, including a master-planned Airpark and commercial zoning adjustments. The Town Council never adopted this plan.

Fairfield remains a small, tight-knit community with approximately 150+ residents. Based on historic population trends, the population is expected to grow modestly - unless the Town experiences explosive growth experienced by its neighbors. Over the last several decades, the town has been comprised of approximately fifty to sixty households, with a median household income of \$108,933 and over 93% of residents owning their home.

Key Land Uses & Economic Assets include:

- Camp Floyd State Park: A historic site attracting visitors but generating limited economic impact.
- West Desert Airpark: A private airfield that has been recently expanded.
- Landfills: The North Pointe and Intermountain Regional Landfills are located along Allen's Ranch Road and provide significant revenue for the Town.

Environmental & Infrastructure challenges include:

- Water & Sewer: Fairfield's water system meets current demands but lacks sufficient fire flow pressure. The town is evaluating a sewer master plan and currently relies on septic systems.
- Arsenic Contamination: Legacy contamination from the historic Manning Canyon Mine necessitates ongoing soil and groundwater monitoring. New ordinances regulate land disturbance and contamination mitigation.

Conclusion

Fairfield's existing conditions highlight a strategic balance between preserving rural character and managing growth. While regional expansion pressures mount, Fairfield retains financial independence, controlled land use, and strong community identity.

KEY TAKEAWAYS

- **Zoning Reinforces Rural Identity**
Fairfield's land use regulations prioritize large agricultural parcels, with over 78% of the town zoned for 10 to 40-acre lots. This type of zoning protects open space, limits suburban encroachment, and sustains the town's agricultural roots. Commercial and industrial uses are restricted to designated areas along Highway 73 and Allen Ranch Road, balancing potential commercial services with Fairfield's rural character.
- **Infrastructure Constraints Support Managed Growth**
Fairfield's reliance on septic systems and a small municipal water system limits large-scale development. Though the Town is considering future water expansion, current water capacity is limited by the supply provided by the town well. Options for a future sewer system (if desired) include developing an independent system for the town or connection to Eagle Mountain's system. The small scale of the Town's infrastructure has allowed Fairfield to resist external development pressures.

- **Landfills Provide Financial Stability**
Revenue from North Pointe Solid Waste Facility and Intermountain Regional Landfill partially funds town operations. This financial independence enables Fairfield to maintain its small-town character without seeking development that often drives rural communities toward suburbanization.
- **Agricultural Preservation Reflects Fairfield's Self-Reliance**
Fairfield's commitment to agriculture and rural land use is central to its identity. The town's zoning, water management, and emphasis on farming over suburban expansion reflect a culture of independence. With the ability to sustain itself through agriculture and landfill revenue, Fairfield retains the flexibility to chart its own course, ensuring that any future growth aligns with community values.

1.0 PLANNING CONTEXT

In January 2003, the residents of Fairfield Town, Utah, a community of 108, petitioned for incorporation to gain more control over their future. Nearby communities, including Eagle Mountain, Lehi, and Saratoga Springs were experiencing explosive growth, and most residents supported incorporation to manage growth and maintain their rural lifestyle. The community was also concerned about a landfill approved by the Utah County Commission nearby in unincorporated Utah County. Leaders of the incorporation effort cited insufficient protection and the necessity for local decision-making as justification for incorporation. Although the landfill was controversial, it promised to contribute to the town's tax base, alongside small businesses like Lantis Fireworks and local construction firms. Fairfield remained unincorporated until December 2004, when the Utah County Commission approved Fairfield's incorporation petition. Fairfield Town has enjoyed municipal powers, including planning and zoning, since that time.

Existing Plan

In 2011, Fairfield adopted its first General Plan setting a vision for managing growth, preserving history, and maintaining the town's rural, agricultural character. The effort involved the Town Council, Planning Commission, Mountainland Association of Governments (MAG), and residents. The plan identifies 5-, 10-, and 40-acre lots and an industrial warehouse corridor along Allen's Ranch Road as the Town's future land use. It also includes a Commercial Overlay along Highway 73 for limited permitted uses, such as gas stations and farm supply stores. The Plan envisions industrial development near the West Desert Airpark and the landfills. Planned transportation improvements include roads and pathways for pedestrians, cyclists, and equestrians to enhance connectivity while preserving Fairfield's rural character.

Implementation strategies include phased short- and long-term goals:

1. Short-Term Actions

- Implement zoning and land-use regulations consistent with the General Plan (*completed*).
- Develop a parks and recreation plan to expand community amenities (*not completed*).
- Initiate preservation for natural and cultural resources, including open spaces and historic sites (*not completed*).

2. Long-Term Actions

- Expand utility services, including water and sewer, to support growth (*in progress*).
- Develop pathways for pedestrians, cyclists, and equestrians (*not completed*).
- Promote tourism and economic activities while maintaining Fairfield's rural character.

The implementation strategy identified the following stakeholder responsibilities:

- Local Government: Lead zoning and regulatory updates *and* oversee public infrastructure projects
- Residents: Engage in public discussions and provide input on key issues
- Partner Organizations: Work with historical preservation groups and conservation agencies

The Plan recommends a timeline for implementation in two phases:

- Phase 1 (0–5 Years): Focus on policy development, zoning, and foundational infrastructure improvements (*mostly completed*).
- Phase 2 (5–15 Years): Implement major projects such as utility expansion, recreational facilities, and transportation networks (*generally not completed*).

The plan also identifies the need for ongoing monitoring and updates to the plan including:

- Regular progress assessments by local officials (*ongoing*).
- Scheduled updates to ensure the General Plan remains relevant (*in progress*).

Since adopting the General Plan in 2011, residents have initiated updates to address issues like the West Desert Airpark's future, (UT9) ("the Airpark"), development in nearby cities (particularly Eagle Mountain), and infrastructure.

The Student Plan (2021) (*unadopted*)

Written by students at Brigham Young University's Department of Geography, the Student Plan suggests strategies to manage regional growth while preserving Fairfield's rural and historic character. It highlights the town's limited infrastructure, particularly water systems, as a deterrent to large-scale development. The plan recommends careful management to support controlled growth

The plan identifies Airpark and Camp Floyd as key opportunities for economic development. It suggests improving Airpark facilities, enhancing their historical and recreational appeal, and marketing them to attract visitors. By leveraging Camp Floyd's historical significance with local businesses and amenities, the plan aims to generate revenue and boost tourism while avoiding long-term population growth.

Additionally, the plan also proposes creating buffer zones to guide development near major roads, establishing a trail system to connect historical and recreational sites, and implementing truck bypass routes to separate industrial and residential traffic.

The 2023 Plan (*unadopted*)

The 2023 Plan continues the vision from the Student Plan, emphasizing Fairfield's rural character while addressing infrastructure and economic development needs. It outlines strategies like a master-planned Airpark development, creation of an Airpark Overlay Zone, and expanding the municipal water system to support controlled growth.

Recent Ordinances

Fairfield has adopted key ordinances to align with its 2011 General Plan and address growth challenges, including:

- The Technology Overlay Zone (TOZ) for large-scale technology, clean industrial, and high-tech manufacturing uses.
- Battery Energy Storage Systems (BESS) as a conditional use in the Light Industrial Zone East
- An amendment to the Commercial Overlay Zone, for specific uses.
- A Land Disturbance Ordinance, requiring environmental safeguards.
- A Solar Ordinance Amendment providing standards for environmental and social responsibility in solar projects

2.0 COMMUNITY CONTEXT

Historical Roots:

Unlike many small towns in Utah, Fairfield has maintained its rural character instead of becoming a sprawling suburb. Located in the southwest corner of the Cedar Valley, Fairfield was originally known as Big Springs, named after the natural springs that nourish the valley's wetlands. The Tintic Ute Tribe valued the fresh groundwater and used the valley for hunting. In 1849, Latter-Day Saint settlers arrived,

bringing cattle and sheep. By 1855, Mary Ann Carson, and a small group of settlers officially founded the town initially naming it Frogtown because of the frogs in nearby wetlands.

Over time, the settlers' agricultural practices depleted local timber, diverted water, and reduced access to game, straining the valley's resources. As a result, the Tintic Tribe faced food shortages and resorted to taking supplies from settlers. This struggle escalated tensions, culminating in the Tintic Wars in February 1856. These scrimmages resulted in the deaths of seven pioneers, including two Carson brothers, and several Tintic Tribe members.

Around the time of the town's founding, the nation faced rising tensions between the North and the South. President Buchanan thought he could unite both sides around a shared cause—suppressing the Mormons. In 1858, he sent 3,500 troops, or one-third of the U.S. Army, to Fairfield in response to the perceived 'Mormon Rebellion'. Troops established Camp Floyd and transformed the quiet settlement into a bustling town with over 7,000 residents, making it the third-largest city in Utah. In just a few months, the town constructed more than 400 buildings, including two hospitals, multiple playhouses, a Masonic lodge, and Utah's first baseball field. As the population grew, Frogtown developed a wild reputation, with saloons, gambling houses, and brothels lining the streets, and assaults, murders, and horse thefts becoming common.

By 1861, it became clear that no rebellion was underway, and the Utah War never occurred. The troops were recalled to fight in the Civil War, leading to a decline in the town's rowdiness. During this period, the town was renamed Fairfield in honor of Amos Fielding, a key settler. Today, the only remnants of Camp Floyd are the commissary and cemetery. The commissary currently operates as the Camp Floyd State Park Museum.

Although Fairfield's boom faded, it remained a major stop for the Pony Express and Overland Stage routes. Camp Floyd initially used these routes for supplies, which shaped the town for years. John Carson's home, built during Frogtown's early days, became the Stagecoach Inn, serving as a layover station for the Pony Express and later for public lodging. Thousands of immigrants passed through Fairfield on their journey west to California, and notable figures like Mark Twain and Sir Richard Burton stayed at the inn. Eventually, the cross-country telegraph and expanded transportation reduced the need for these routes, transitioning Fairfield back to a small farming community.

By the turn of the century, Fairfield's sheep herding industry had expanded significantly, processing over 100,000 sheep annually. At the same time, nearby Mercur experienced rapid mining growth. In 1888, the Union Pacific Railroad established the Fairfield Branch Station, linking the Mercur Railroad to the Salt Lake Line, which transported large quantities of people, ore, and wool to Salt Lake City.

Between 1898 and 1902, Mercur flourished, reaching a population of over 5,000. In 1902 a fire destroyed much of the city. While Mercur never recovered, extensive mining in Manning Canyon left behind contaminated tailings ponds, which eventually spread into Fairfield. Today, arsenic tailings remain throughout the town, prompting ongoing environmental cleanup efforts and strict soil ordinances.

Fairfield residents cherish the town's remoteness, proximity to nature, and continued agricultural activities. Thanks to its rich history, Fairfield has become a popular destination for tourists visiting Camp Floyd State Park. Currently, the town features an airpark, two landfills, designated acres for biosolid applications, and a fireworks facility. Fairfield also serves as the gateway to Five Mile Pass and other Bureau of Land Management areas, welcoming over 55,000 visitors each year.

Regional Context:

Fairfield lies in the western part of Utah County, covering 26.1 square miles of the Cedar Valley. It is about 50 miles southwest of Salt Lake City and 9 miles southwest of Eagle Mountain. The town features an open, flat landscape that rises into the Oquirrh Mountains to the west and the Lake Mountains to the east. Big Springs, at the base of the Oquirrhes, feeds a perennial creek that flows through Fairfield before percolating back into the ground in an area called the "Sinks." This unique riparian ecosystem supports the town's pastures and mature cottonwood trees.

Fairfield borders Eagle Mountain to the north and east, BLM land to the west, and unincorporated Utah County to the east and south. Highway 73 runs along the town's northern and western boundaries, connecting Fairfield to greater Utah County and Tooele County. Cedar Fort and Eagle Mountain are its nearest neighbors. While Cedar Fort currently shares many of Fairfield's rural characteristics, Eagle Mountain has experienced rapid growth over the past decade. Fairfield's General Plan, Zoning Ordinance, and other public policies aim to preserve the valley's openness, rural character, and tight-knit community, distinguishing it from the growth seen in Eagle Mountain and other areas of the state.

Each year, the town hosts the holiday celebration, "Christmas in the Sky," featuring festivities sponsored by local businesses and fireworks donated by Lantis Fireworks. This event attracts a regional audience and contributes significantly to the community's spirit. The town also takes pride in its historic connections, especially its role as a transportation hub for the Pony Express. Each year, riders re-enact parts of the historic route, stopping in Fairfield to rest and honoring its legacy as a layover station. The Pony Express travels along the Lehi-Fairfield Road into the town's northeast corner, then through Camp Floyd/Stagecoach Inn State Park before continuing along Highway 73 past Five Mile Pass and towards the Bay Area.

2024 DEMOGRAPHIC SUMMARY

Fairfield, UT Area: 26.13 square miles

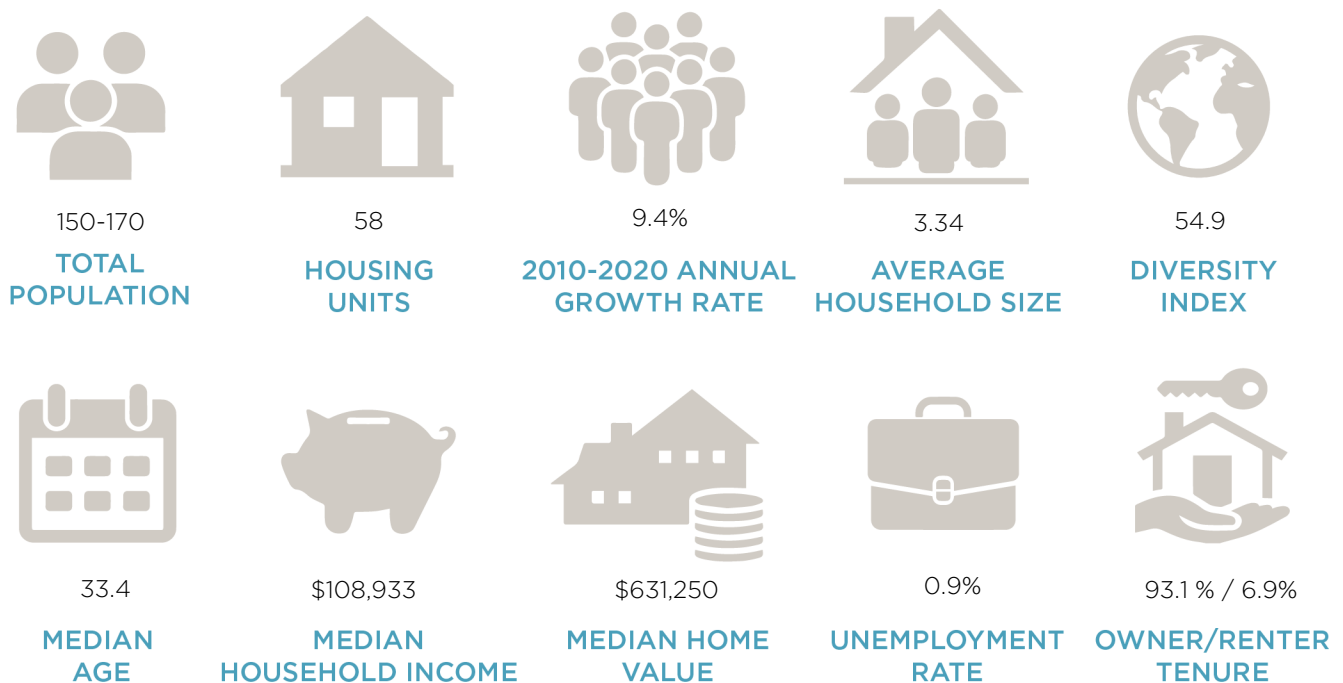


Figure 1 Demographic Summary

2024 POPULATION QUICK FACTS

Total	200
Male	56.0%
Female	44.0%
White Alone	77.6%
Black Alone	0.5%
American Indian Alone	1.0%
Asian Alone	0.0%
Pacific Islander Alone	0.5%

Some Other Race Alone	3.5%
Two or More Races Alone	16.9%
Hispanic Origin	17.5%
High School Diploma or GED	36.8%
Some College or Associates'	36.4%
Bachelor's degree or higher	10.4%

Figure 2 Population Quick Facts

By the numbers, Fairfield is experiencing steady population growth, increasing from 150 residents in 2010 to 160 in 2020. The current population is around 150, with projections showing it will nearly double to 380 by 2029, growing at an average annual rate of 13.7 percent. This growth, while smaller in scale, reflects changes in the Cedar Valley. In contrast, Eagle Mountain has grown by 1,787.67 percent during the same period, with a current population of 56,932 and an average annual growth rate of 77.72 percent. Saratoga Springs and Lehi are experiencing similar growth rates, with projections each will reach a population of 100,000 by 2050. Cedar Fort's population is 414 and fluctuating, sharing characteristics with Fairfield, such as limited infrastructure and low-density zoning.

As Fairfield's population grows, the town becomes more diverse and mature. Average household size increased from 2.75 in 2010 to 3.34 in 2020, suggesting a desire among residents to settle down and raise families in the area. The town's diversity index rose from 25.6 in 2010 to 54.6 in 2024, indicating a higher likelihood that individuals belong to different racial or ethnic groups. The fastest-growing group identifies as "two or more races," while the Hispanic population also rises steadily, although the town's small population size makes broad conclusions challenging.

Fairfield's median age increased from 25.8 in 2010 to 33.4 in 2024. The 25-34 age group was the largest in both 2010 and 2020, while the 35-44 age group is expected to surpass it by 2029, raising the median age to 37.4. Younger age groups, especially those under 14, are likely to decline. These age shifts indicate no significant exodus from the town, highlighting a stable population committed to growing with their community.

Married households dominate Fairfield, representing 66.1 percent of households, with 30.4 percent having children under 18. Cohabiting and single-parent households are smaller segments, with male-headed households accounting for 19.6 percent and female-headed households at 7.1 percent.

Economically, Fairfield is becoming wealthier. The percentage of households earning \$200,000 or more are projected to rise from 15.5 percent in 2024 to 21.1 percent by 2029. Average household income is expected to grow, particularly among those earning between \$100,000 and \$199,999.

Fairfield's total daytime population stands at 108, comprising 21 workers and 87 residents, indicating that most residents work locally. The workforce primarily consists of white-collar jobs, with 71.7 percent employed in professional and administrative support roles. The leading industry is retail trade, employing 31.1 percent of the workforce, followed by services at 25.5 percent and construction at 17.0 percent. Blue-collar jobs account for 17.9 percent, with construction and production roles being the most common.

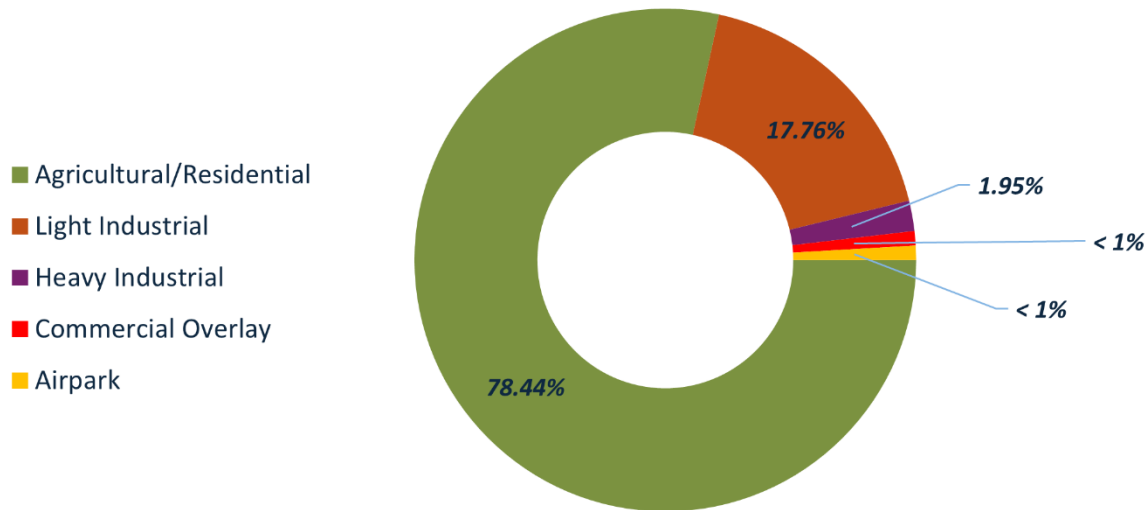
3.0 ZONING INVENTORY

Zoning and land use significantly shape a community's character. Fairfield uses zoning to maintain its rural character by promoting large lot sizes, agricultural uses, and ample open space. Most of the town is designated as Agriculture Residential - 40 Acres (AR-40), with various agricultural zoning around the town core and west of Highway 73. This zoning limits building heights to 35 feet and requires a 25-foot front setback.

Light industrial uses occupy Allen Ranch Road and the town's far eastern corner, while heavy industrial zoning is in the south. The Airpark and Airpark Overlay also follow Allen Ranch Road to the east. A small commercial corridor runs along Highway 73, although no commercial businesses currently exist along the highway.

Fairfield is unique, with about 140 landowners, two of whom hold nearly half of the land. Its zoning differs from that of Eagle Mountain, contributing to its distinct character.

The following land use designations are found within Fairfield:



1. Agricultural/ residential use (AR-1, AR-5, AR-10, AR-40) - **78.44% of Land Use**
These zones form the foundation of Fairfield's rural character, providing low-density residential areas adjacent to agricultural land, with parcels ranging from 1 to 40-acres. The large lot sizes help maintain open space in the community.
2. Light Industrial (Light industrial West Zone and East zone) - **17.76% of Land Use**
These zones allow a mix of commercial and light industrial uses, suitable for areas near residential or business zones. They limit industrial activities to minimize traffic, noise, dust, odors, and glare.
3. Commercial Overlay Zone. **Less than 1%**
This zone extends 300 feet on either side of Highway 73, supporting commercial businesses, offices, and shopping centers that serve local and regional needs. It also permits residential development while ensuring sufficient separation from nearby residential areas.
4. Heavy Industrial Zone. **1.95%**
This zone permits one sanitary landfill, subject to conditions set by the town after reviewing an application from owners and operators.
5. Airpark Zone. **Less than 1%**
This zone supports aviation-related recreational, commercial, light industrial, and residential areas. It aims to promote tourism, provide business services, and create employment opportunities, including provisions for public safety operations like Life Flight and Firefighting.
6. Airpark Overlay Zone
This overlay surrounds the Airpark Zone to reduce exposure to crash hazards and high noise levels from operations. It encourages development that aligns with existing conditions, protecting both aircraft operations and town residents from hazards related to flight paths and runway approaches.

4.0 HOUSING UNITS AND TYPE

According to the 2020 census, Fairfield has 56 residential units. Most of the town's housing consists of clusters of units sharing the same parcel, with some parcels holding up to four or five units under a single address. While county data show 45 occupied residential addresses, there are 163 structures labeled as primary residences. Multiple housing units on one parcel can be an approach to reduce housing costs and is a recognized strategy in Utah's Moderate Income Housing statute.

The number of households in Fairfield reflects its population growth, rising from 52 in 2010 to 56 in 2020 and projected to double to 115 by 2029. The community consistently sees increases in household income and home values. Fairfield's Housing Affordability Index score was 72 in 2020, with the average resident spending 36.2 percent of their income on their mortgage. Sixty-two percent of owner-occupied homes are valued between \$500,000 and \$999,999, with an average home value of \$705,189 and a median home price of \$631,250. By 2029, 76.3 percent of homes are expected to fall within the \$500,000–\$999,999 range, with the average home value rising to \$800,455. Additionally, the share of homes valued over \$1 million is expected to increase from 7.5 percent in 2024 to 12.7 percent in 2029.

Fairfield's housing stock consists entirely of single-family homes. Most residents consider their Fairfield home their primary residence. The number of vacant units has steadily declined, dropping from 5.4 percent in 2020 to less than 1 percent by 2024. Projections suggest this low vacancy rate will remain consistent. In 2020, 91.1 percent of housing units were owner-occupied, with 73.2 percent under a mortgage or loan. Renters occupied 8.9 percent of homes, and 4 percent of residents lived in designated group quarters facilities. As Fairfield's housing stock and population are expected to nearly double by 2029, projections indicate a decline in renter-occupied units, reflecting a population that prioritizes homeownership. This trend highlights Fairfield's appeal as a long-term home for current and future residents.

5.0 ROADS AND TRAFFIC CIRCULATION

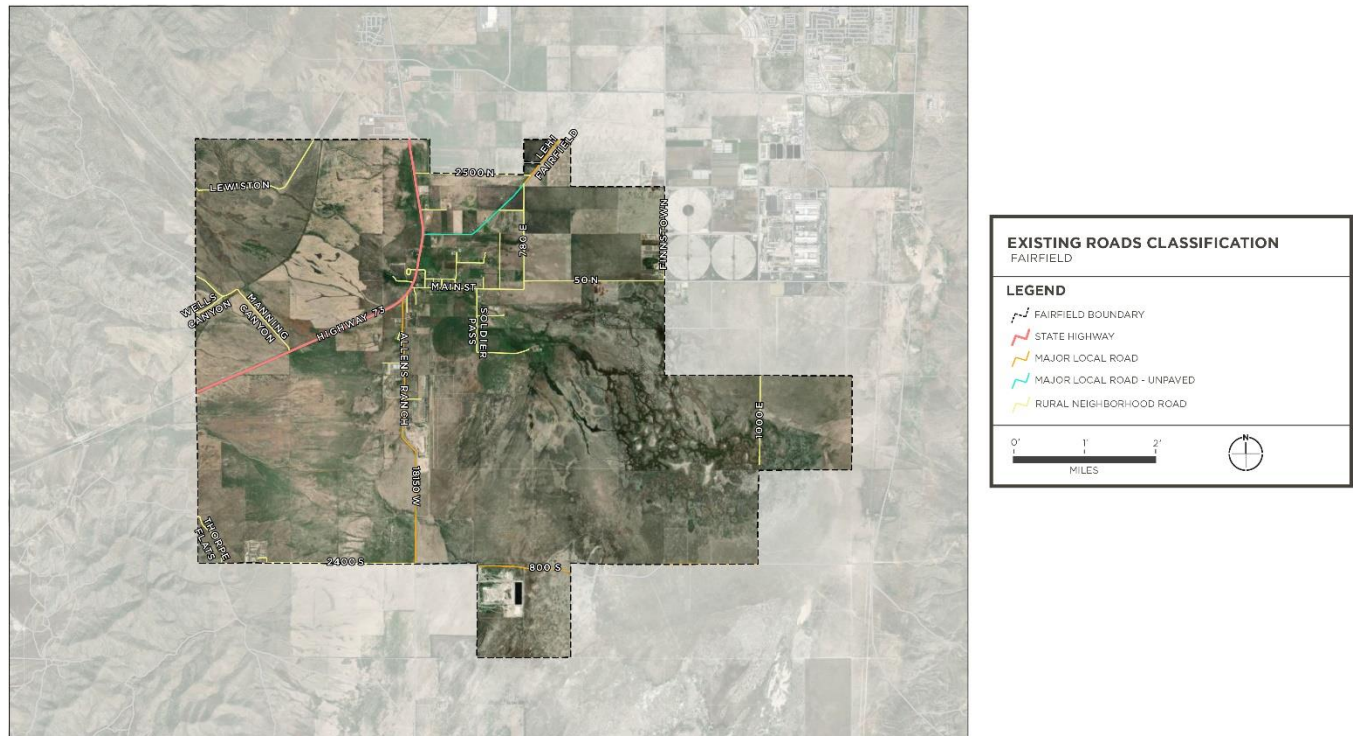
Existing Road Network

Figure 3 Existing Zoning Map

Fairfield's transportation system consists of a mix of paved and unpaved local streets, with Main Street and Allens Ranch Road serving as the primary neighborhood collectors. These roads connect the town to Highway 73, the town's highest-use road and its only major thoroughfare.

Apart from Highway 73, Fairfield lacks major thoroughfares, which contributes to its quiet, rural character. Local streets transition from paved roads near the town center to unpaved roads extending outward, creating a generally slower-paced environment. The absence of thoroughfares prevents unnecessary traffic from passing through, reducing noise on Main Street and making the streets safer for walking, biking, and playing.

Besides Highway 73, the town's network does not provide paved access to regional destinations such as jobs, schools, parks, grocery stores, and amenities in nearby Eagle Mountain. Fairfield relies on Highway 73 as its main access route. If the highway closes, access becomes limited to a network of unpaved roads, which can be challenging during winter.


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Figure 4 Existing Roads Classification

Fairfield experiences minimal traffic congestion due to its small population. Most traffic is local and MAG classifies all roads in Fairfield as very low volume. Highway 73 and Main Street are the only roads monitored in Utah's Statewide Annual Average Daily Traffic (AADT) Forecast.

Highway 73 carries the highest traffic volume. Two sections are monitored: Milepost 20 to 22, north of Main Street, and Milepost 18 to 20, south of Main Street. Data show that the north section has significantly more daily traffic, indicating higher through-traffic heading north toward Cedar Valley and greater Utah County compared to traffic going west toward the Rush Valley and Tooele. Main Street's current and projected traffic volume remains stable until 2050, aligning with MAG's recommendation to upgrade this collector street to a principal arterial.

Table 1 MAG AADT Forecasts

HWY73: MP 20-22 AADT Forecast

2019	2023	2028	2032	2042	2050
3,103	3,700	4,200	4,800	5,500	5,400

HWY73: MP 18-20 AADT Forecast

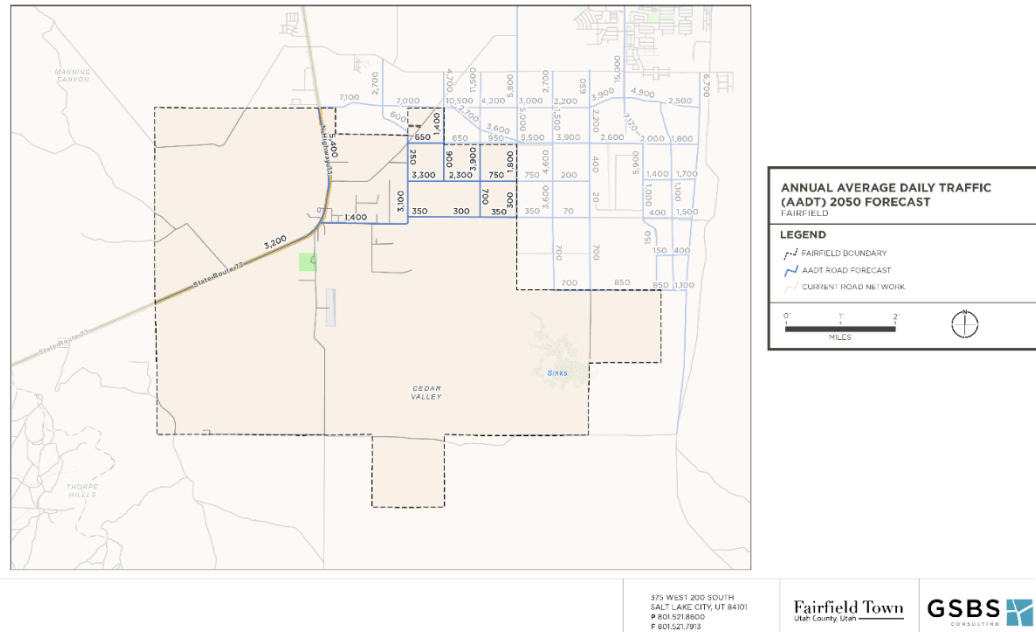
2019	2023	2028	2032	2042	2050
------	------	------	------	------	------

1,898	2,100	2,300	2,500	2,900	3,200
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Fairfield Main St AADT Forecast

2019	2023	2028	2032	2042	2050
0	100	100	100	100	1,400

MAG's 2050 forecast predicts additional roads in line with the proposed Utah County Highway Grid Network. Fairfield's future road network will likely see higher traffic volumes, highlighting expected growth in local and regional traffic.



6.0 WATER SERVICE

Figure 5 AADT 2050 Forecast

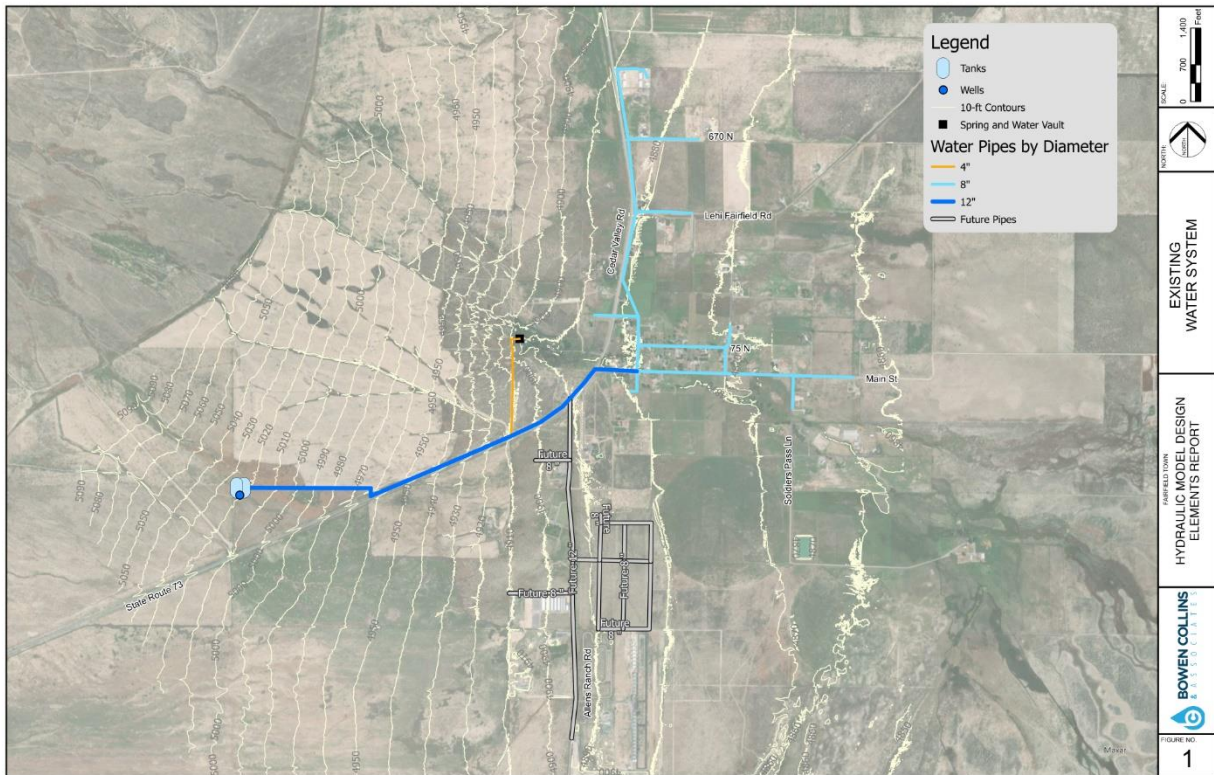


Figure 6 Existing Water System

Fairfield's water system draws from a well west of town and serves 29 Equivalent Residential Connections (ERC's) through 28,674 linear feet of pipe. The water system operates well under normal conditions, maintaining the required pressure for daily and peak demands. However, it has deficiencies in fire flow water pressure that the town plans to address in a future water master plan.

The town has hired Bowen, Collins, and Associates to develop a Hydraulic Model for expanding the water system with a 12-inch transmission line to support industrial developments along Allen's Ranch Road. This expansion will add 240 new ERCs for industrial and irrigation needs. While the new system will meet fire flow requirements, the existing fire flow deficiencies will still need to be resolved in the forthcoming water master plan.

7.0 SEWER/SEPTIC SERVICE

Currently, development in Fairfield relies on individual septic tanks for wastewater treatment. The Town has engaged Bowen, Collins, and Associates to create a Sewer Master Plan to assess the feasibility of establishing a centralized sewer system. However, this Master Plan is currently on hold to determine if Fairfield can connect to Eagle Mountain's system.

8.0 KEY SITES

Key sites are land uses that are exceptionally large and significantly influence the community. Notable sites include:

Camp Floyd

Camp Floyd State Park Museum is a notable landmark consisting of three distinct areas dispersed throughout the heart of Fairfield. The park includes Camp Floyd and the Cemetery, the Fairfield District School, and the Stagecoach Inn. The Stagecoach Inn serves as the park's headquarters and features a

day-use area with a pavilion, picnic spaces, and a public restroom. Community events and gatherings are often held here, making it one of the park's most popular attractions. The park spans 40 acres and sits at an elevation of 4,877 feet. Unlike many other Utah state parks, Camp Floyd draws visitors for its historical significance rather than its proximity to outdoor recreation. It ranks among the least visited state parks in Utah, attracting fewer than 20,000 visitors annually. There is no peak tourism season for Camp Floyd State Park. Visitation spikes are typically tied to events, educational trips, and camps. April and May tend to be the busiest months, primarily due to school field trips. However, attendance fluctuates based on events, which are often coordinated between the state park and the town. While the camp is one of Fairfield's most prominent tourist destinations, it does not serve as a major driver of economic revenue for Fairfield.

North Pointe Solid Waste Facility

The North Pointe Solid Waste Facility sits 1.5 miles south of Fairfield's center. Opened in 2002, the site originally belonged to Cedar Valley Landfill before the North Pointe Solid Waste Special Service District (NPSWSSD) purchased it to serve as the division's Construction and Demolition (C&D) waste facility. Located at 18150 Allen Ranch Road, just south of the Airpark boundary, North Pointe and Intermountain Regional Landfill (IRL) both use Allens Ranch Road to connect to Highway 73.

As of 2021, the facility operates under a Class VI Landfill permit, effective from March 31, 2021, to March 30, 2031. This is the third permit issued to the facility. North Pointe primarily accepts non-hazardous C&D waste, yard waste, and inert waste, as specified in R315-301-2(17), (87), and (37) of the Utah Administrative Code (UAC). The landfill does not accept municipal waste, household waste, small quantity generator hazardous waste, dead animals, tires, general commercial waste, industrial waste, or hazardous waste, except for construction/demolition waste containing PCBs, as defined in R315-315-7(2)(a) and (c) of the UAC.

The landfill spans 298 acres, featuring a generally flat area that slopes gently to the south and southeast. It has 70 fenced acres, with six acres closed and 51 acres designated for waste disposal. North Pointe is designed to operate for 50 years, with a capacity of 13.5 million tons and 27 million cubic yards. It can allow waste to rise to 50 feet and expects to handle approximately 450 to 550 tons of C&D waste daily.

The facility enforces strict waste control to prevent hazardous and prohibited materials from entering the landfill. Unlike IRL, North Pointe uses innovative environmental safeguards to protect nearby ecosystems. Workers compact waste several times to reduce litter, fill gaps, and ensure efficient dispersal. They apply cover soil to active areas at least once every 30 days to reduce fire risks. While North Pointe does not monitor groundwater, leachate, or landfill gas, it manages stormwater runoff water using berms and ditches and regularly inspects these features.

Intermountain Regional Landfill

IRL opened in 2011 as a state-of-the-art waste management facility located entirely to the south of 800 S, extending to the town's southernmost edge. Situated at 800 S and 18150 W, IRL connects to Highway 73 via Allens Ranch Rd. Initially permitted as a Class I Landfill in 2010, it covers 330 acres, with 300 acres designated for waste disposal and designed to operate for 50 years. IRL accepts non-commercial municipal solid waste and non-hazardous solid waste, as specified in Subsection 19-6-102(3)(b)(iii). It is also authorized to handle waste from very small quantity generators of hazardous waste, as specified in Section R315-260-10.

IRL has a base capacity of 18.2 million tons and 28.9 million cubic yards, allowing waste to reach a height of 200 feet. By 2020, it had processed 3.4 million tons of waste, positioning it for efficient operation over the next 40 years. In 2016, modifications improved design features, including floor elevations and leachate collection systems, while updates in 2020 enhanced runoff and erosion controls.

In 2021, IRL transitioned to a Class V Landfill, allowing it to accept additional types of commercial waste, including incinerator ash, animals, and asbestos, while prohibiting hazardous waste, radioactive waste, liquid waste, and polychlorinated biphenyls (PCBs). The current permit, effective from July 29, 2021, to July 28, 2031, ensures compliance with Utah's Administrative Code R315-301 through 320.

IRL implements innovative waste management practices. As a CERCLA-certified facility, it can manage waste from Superfund sites, transforming these areas into community assets like parks. A multi-layered liner system prevents leachate from contaminating surrounding water supplies, and advanced equipment controls air pollution. Strict monitoring ensures compliance with standards set by the Utah Department of Environmental Quality (DEQ) and the Environmental Protection Agency (EPA).

Year	Acres	Capacity (Tons)	Capacity (Cubic Yards)	Remaining Years
2011	330	18,200,000	28,900,000	50
2021	185	14,808,000	25,464,6000	40

West Desert Airpark

West Desert Airpark (FAA identifier: UT9) is a public-use airport located in the southern part of Fairfield. Established in 2002, the airpark began with six hangars and a grass runway. Over the years, it has expanded to include additional hangars, a clubhouse, and a paved runway. However, no one has been able to locate planning & zoning permits for these expansions.

The airpark serves general aviation and focuses on hobby aircraft. It is home to the West Desert Aviators flying club and the West Desert Flight school, which offers primary training, tailwheel endorsements, and backcountry flying instruction. Students in Utah Valley University's (UVU) aviation program also use the airpark.

The airpark aims to develop a residential fly-in community with lots that provide direct access to the runway similar to [Alpine Airpark in Alpine, Wyoming](#).

In October 2024, the airpark completed a new 5,200-foot-long, 60-foot-wide asphalt runway, built to Federal Aviation Administration standards for small aircraft. This \$2.56 million project received 90 percent of its funding from the state of Utah and 10 percent from the airpark owners. Over the years, improvements were made at the airpark with funding from both public and private sources. These changes may affect nearby areas in various ways. These changes, and future changes, will need to comply with applicable local, state, and federal regulations

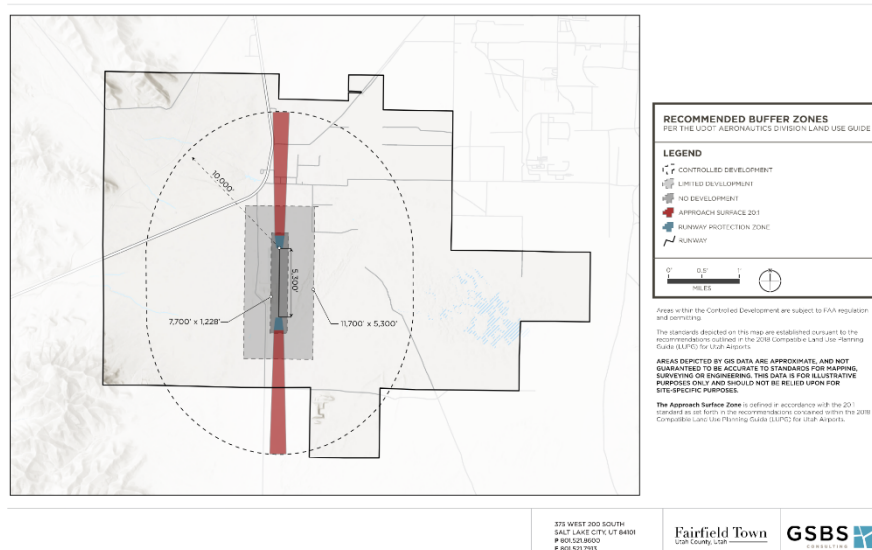


Figure 7 UDOT Recommended Airport Buffer Zones

12.0 ENVIRONMENT

Surface Water

Fairfield has a hydrological system within its boundaries. Big Spring (also known as “Fairfield Spring”), feeds Big Spring Creek, a perennial stream that flows through the town and discharges into The Sinks, recharging the Cedar Valley aquifer. Most of the aquifer’s water comes from subsurface drainage in the Oquirrh Mountains. The Utah Geological Survey (UGS) estimates that unsustainable extraction rates pose a significant risk to the aquifer’s long-term water availability.

Arsenic and Other Contaminants

Arsenic and thallium contamination in Fairfield stems from a breach in the retention pond at the Mercur Mine in Manning Canyon in 1989. The mine operated from the late 1800s to 1997 and used cyanide leaching to extract gold, generating arsenic and other waste products. The breach allowed these materials to seep into the environment, flowing from the mine site through various drainages into the town.

In the late 2000s, Town officials requested a public health assessment. In response, the Environmental Epidemiology Program of the Utah Department of Health published the 2011 Public Health Assessment: Manning Canyon/Fairfield (PHA). The PHA found arsenic contamination levels ranging from 3,600 to 8,000 parts per million (PPM), significantly exceeding the Environmental Protection Agency (EPA) standards for safe levels in soil.

Testing identified arsenic primarily along natural drainages feeding into an irrigation ditch near Lehi Fairfield Road and Highway 73. Elevated concentrations appeared near Allen’s Ranch Road, where runoff pools along the Highway 73 grade. Drainage in this area generally flows from east to west, and

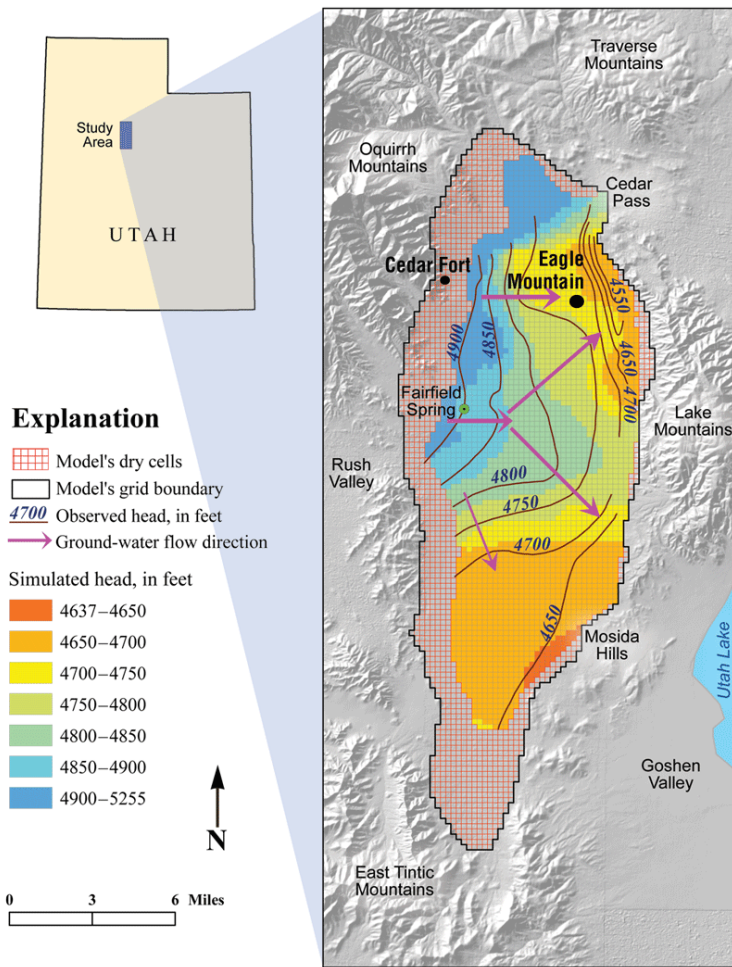


Figure 8 Cedar Valley Aquifer

contamination appears to dissipate in a similar pattern.

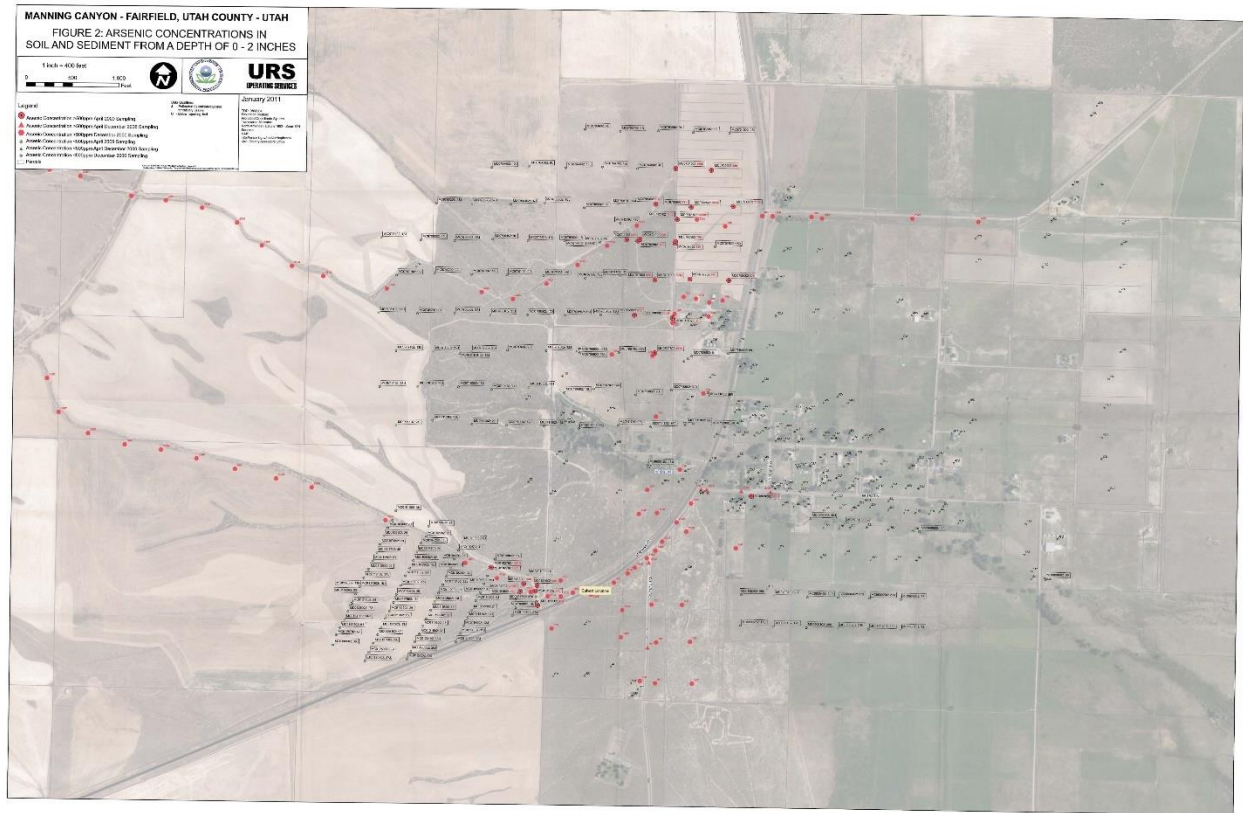


Figure 9 Arsenic Testing Sites

The Bureau of Land Management (BLM) remediated the Manning Canyon site from 2001 to 2007 by removing tailings, consolidating waste, and reclaiming the site with topsoil and native vegetation. The remedial project did not include private downstream lands, except for two residential properties that triggered EPA emergency responses due to excess contamination. To address contamination on other private lands in Fairfield, the PHA recommends:

Surface Water

- Limit children's play in contaminated ditches to reduce exposure to thallium.

Residential Soil

- Work with EPA and UDEQ to monitor and reduce exposure to contaminated residential soil.

Non-residential Soil

Require developers of contaminated parcels to remediate arsenic levels below health screen values, especially on land that may be sold for future development. Institutional controls including zoning and soil handling ordinances should be considered to minimize exposure and risk.

Ambient Air

Advise residents with respiratory issues not to engage in strenuous outdoor activities during windy conditions that generate dust.

Collaborate with EPA and UDEQ to perform additional air sampling during field plowing to assess exposure levels and health risks.

In 2010, the Town Council adopted a soil ordinance requiring testing for arsenic and thallium and remediation for elevated levels. In 2024, the council adopted a comprehensive Land Disturbance Ordinance that incorporated previous soil ordinance provisions, adding requirements for managing land disturbance activities through permits, environmental safeguards, detailed documentation, oversight mechanisms, and an appeals process.



PREPARED FOR:

PREPARED BY:

FAIRFIELD TOWN



FAIRFIELD TOWN

FEBRUARY 2025

CULINARY WATER MASTER PLAN

DRAFT

Fairfield Town

Culinary Water Master Plan

February 2025

DRAFT

Prepared for:

Fairfield Town

Prepared by:



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CHAPTER 1 INTRODUCTION

INTRODUCTION & BACKGROUND

Fairfield Town (the Town) is located in Utah County on the west side of Cedar Valley, situated directly south and west of the city of Eagle Mountain. Historic growth in the Town has been minimal, however recent discussions between the Town and developers may result in an expansion of the Town's population and utility services in the near future.

In response to these development pressures and potential utility service expansion, the Town contracted with Bowen Collins & Associates (BC&A) to complete a Water System Master Plan. The purpose of this master plan is to provide the Town with the information needed to provide an efficient water system capable of meeting existing and expected future demands and satisfying customer expectations in the Town's service area.

SCOPE OF WORK

The following tasks were completed as part of this 2024 Fairfield Water Master Plan:

Task 1: Collect, review, and organize existing data needed to develop the master plan.

Task 2: Evaluate current and projected water use patterns.

Task 3: Evaluate current and possible future water supplies.

Task 4: Create a culinary hydraulic model and identify existing and future operating deficiencies.

Task 5: Evaluate alternative improvements to resolve deficiencies identified in Task 4 and develop a water system capital facilities plan.

Task 6: Document methods and results of the previous tasks in this master plan report.

REPORT ASSUMPTIONS

As a long-term planning document, this report is based on several assumptions related to future growth patterns, service area expansion, and source availability. Assumptions related to water use patterns, development densities, and allowable water use for industrial facilities will be key to monitor as development occurs within the Town. The details of these assumptions are documented within the report. If actual development and water use are significantly different than what has been assumed, the results of this report will need to be adjusted accordingly. Because of these uncertainties, this report should be updated every four to six years or sooner if significant changes such as annexation or changes in development patterns occur.

CHAPTER 2 DEMAND PROJECTIONS

Projecting future increases in water demand is key to planning for the future of the Town. Therefore, BC&A has gathered what is currently known about water use patterns, development, and zoning to create demand projections. The purpose of this chapter is to summarize the work and results of BC&A's projections of existing and future water demands in the Town. A discussion of water supplies is included in Chapter 3.

DEMAND PROJECTION METHODOLOGY

This master plan was developed concurrently with the Town's general plan and relies heavily upon the updated zoning and development vision in the general plan. Demand projections contained here reflect the general plan concepts developed in November of 2024. The methodology used to project demand in this study is as follows:

1. Define the service area.
2. Project the growth of water connections within the study area through buildout based on the Town's general plan and on currently available land development plans.
3. Convert projections of connection growth to a system water demand based on historic per connection demand.

Each step of this process is summarized in the sections that follow.

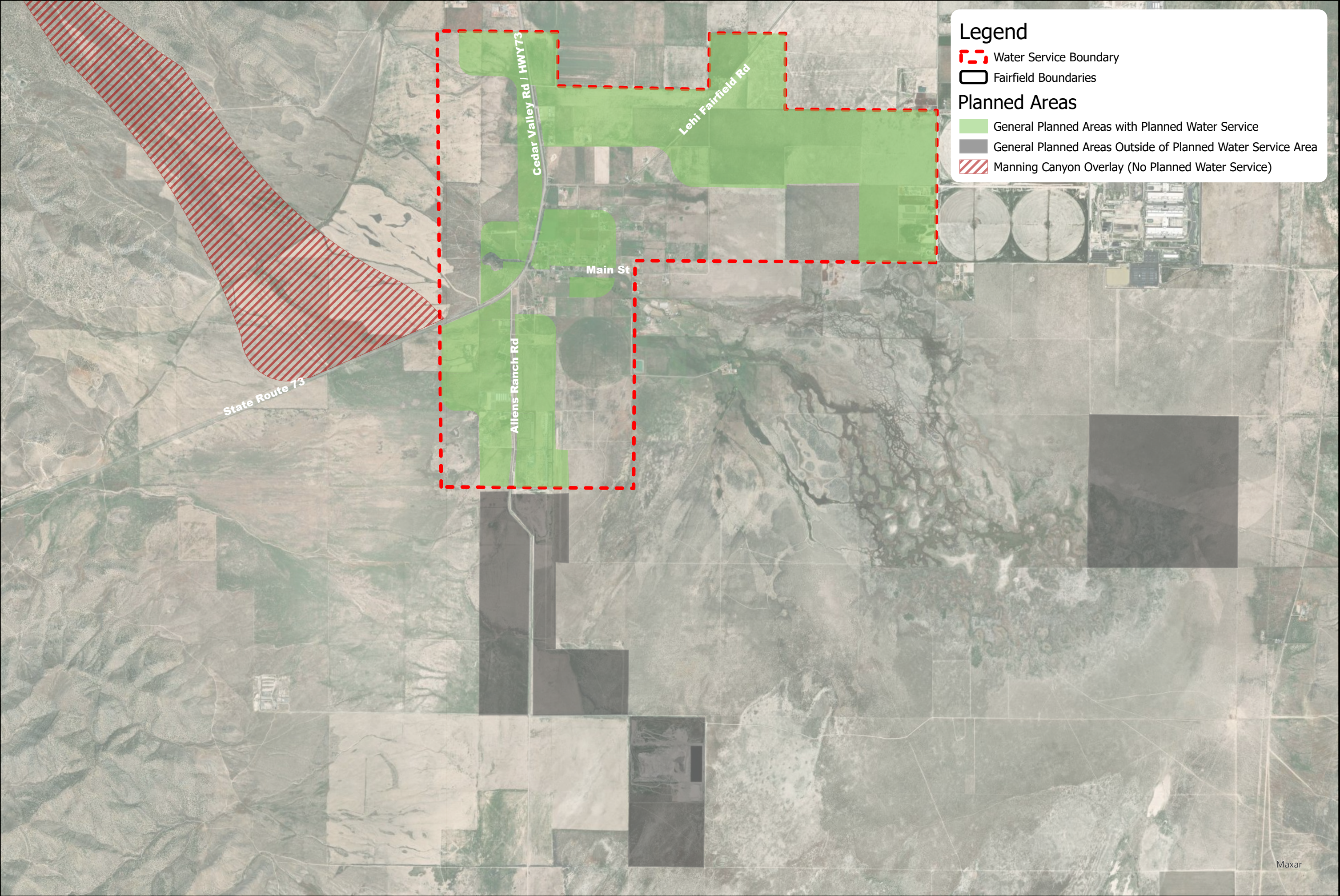
SERVICE AREA

Although the boundaries of Fairfield Town cover a relatively large area (see Figure 2-1), historic development has been limited to the Town center (i.e. Main Street) and the immediate surrounding areas. The centralized water system is limited to these developed areas. Because the water system service area within Fairfield is limited to a small area, and because the usage patterns across existing users are relatively consistent across the system, BC&A considered the entire system as one service area.

BC&A made multiple assumptions regarding future growth within (and outside) the water service area shown on Figure 2-1:

- Future land development with lot sizes greater than 5 acres are assumed to have their own water supply and will not be serviced by the Town's centralized water system.
- The Manning Canyon Overlay area was not included in this analysis. This area is higher than can be serviced with the existing water tanks and sources and will its own tank, booster station, and/or source for future water service.

Additional details about planned development in Fairfield can be seen in the Town's Vision Plan figure from their General Plan, which is included in Appendix A.



Legend

- Water Service Boundary
- Fairfield Boundaries

Planned Areas

- General Planned Areas with Planned Water Service
- General Planned Areas Outside of Planned Water Service Area
- Manning Canyon Overlay (No Planned Water Service)

PROJECTED GROWTH IN WATER CONNECTIONS

Currently, approximately half of the Town's residents use culinary water from the Town's centralized water system. The remaining residents source their water from private wells. Only the connections to the centralized water system will be analyzed for this study.

Existing Connections

As of December of 2024, the following number of equivalent residential units (ERUs) were connected to the Town's water system (Table 2-1).

**Table 2-1
Existing ERUs**

Area	Total Connections	Total Connections
Residential	27	27
Commercial	2	0.8
Institutional	4	1.6
Total	33	29.4

System Growth and Buildout Projections

Projected total connections within the Town water system are based on a build-out scenario using expected zoning from the Town's general plan. Additionally, known information regarding upcoming developments was utilized to estimate the timing and location of growth within the water system.

Zoning in the general plan allows residential, light industrial, and commercial development to occur within the Town. After discussing with Town personnel, BC&A has based this analysis on buildout densities (ERU/acre) of residential, commercial, and light industrial to be 1.0, 2.0, and 1.0, respectively. It should be noted that these densities are substantially lower than would be typically seen for development along the Wasatch Front. Town personnel have decided to limit the densities used for planning due to the severely limited access to water rights in the Cedar Valley for new development. Town personnel have indicated that the Town will enforce these lower water use densities in the future through the development review processes and adopting policies that limit the allowable water use of new developments.

Table 2-2 illustrates BC&A's growth projections in ERUs for 10-year and buildout conditions. We anticipate nearly all of the Town's growth to occur by the year 2065.

**Table 2-2
Buildout ERUs**

Area	Existing ERUs	10-Year ERUs	Buildout ERUs
Residential	27	396	989
Industrial	0	95	1,177
Commercial	2	20	830
Institutional	4	4	6
Total	33	515	3,002

WATER USE PROJECTIONS

Water demands are projected assuming that future water use patterns will be similar to existing use patterns. Because the exact split between indoor and outdoor use cannot be determined from available data, BC&A has defined an ERU using typical combined indoor and outdoor use from Fairfield historic data.¹

Annual Average Demand

Annual average demand refers to the total volume of culinary water consumed each year by Fairfield customers over one year. From Fairfield historical production data, average annual water demand between 2016 and 2023 was 570 gpd per ERU.

While these are the demand standards used in this study, it should be emphasized that the actual water usage in the Town will change over time, especially as the balance between residential and non-residential users changes with development, or the density of residential development changes. As a result, it is important that the Town continue to monitor water demands and adjust recommendations in this master plan accordingly.

Peak Day Demand

Peak day demand is the highest daily water demand observed during the year. The peak day peaking factor is the ratio of peak day demand to average day demand.

Most water system infrastructure (such as source and storage facilities) is sized to satisfy peak day demands. Therefore, it is imperative to identify the peak day demand of the system. For Fairfield, the current peaking factor for an ERU (including indoor and outdoor usage) was observed to be about 2.57.

Note that we expect that the peaking factor will change over time as the balance between residential and non-residential connections changes. This is because non-residential users typically use more water indoors than outdoor, which is the opposite of typical residential use patterns (i.e. the majority of residential water demands are used outside during the irrigation season). Correspondingly, we have estimated the buildout peak day peaking factor to be about 2.22. This was estimated by calculating a weighted average of residential and non-residential peaking factors for estimated buildout development conditions.

Peak Hour Demand

Peak hour, or instantaneous peak, is used to estimate the needed capacities of transmission and distribution system infrastructure. Due to a lack of historic hourly use data, peak hour demands were

¹ There is a mix of culinary and secondary water used for outdoor applications during the irrigation season within the Town. The Town collects data on source production and water sales. We have made assumptions concerning indoor and outdoor water use patterns due to the lack of data to separate the use applications. For the purposes of this analysis, each connection is assumed to include some irrigation use.

BC&A estimated indoor use patterns for the existing customers (typical per capita use for the state of Utah) and assumed an indoor average day demand of 198 gpd/ERU (60 gpd x 3.3 people/household).

Within each culinary connection demand estimate we assumed approximately 0.119 acres (5,180 SF) of irrigated area was included as pressurized culinary irrigation. We are aware that existing lots include irrigated areas much larger than this, however, historic water production and sales data suggests that the majority of these areas are irrigated using flood irrigation with secondary water.

Future projections maintain the same estimated culinary use per connection (570 gpd/ERU peak day demand). It is assumed that any irrigation needs in excess of this demand may be obtained through secondary water. Because the nature of real irrigation needs in future development is unknown, it is crucial that the Town monitor water use within the system as new users are added so demand projections can be updated according to real need.

estimated using the 10-state standard method of calculating peaking factors for small areas. This is a widely used and accepted method of calculating peaking factors across the industry when other data is unavailable. Through this method, BC&A estimated the current peak hour peaking factor (i.e. ratio of peak hour demand to average annual demand) to be 4.25.

Similar to the peak day peaking factor, BC&A anticipates that the instantaneous peaking factor will change with the expected growth of industrial and commercial facilities. We estimate the future buildout peaking factor to be 2.66 using the same 10-state standard calculation method and projected buildout water demands.

PRODUCTION REQUIREMENTS

The following Table 2-3 contains our projections for the future water production requirements within the Town².

Table 2-3
Projected Future Water Production Requirements

Year	ERUs	Annual Demand (ac-ft)	Average Day Demand (gpd)	Peak Day Demand (gpm)	Peak Hour Demand (gpm)
2024	31	21	18,801	34	142
2025	33	46	40,744	72	291
2026	72	70	62,763	110	425
2027	110	95	84,877	147	549
2028	149	120	107,109	184	664
2029	188	142	127,211	217	760
2030	223	166	148,068	251	855
2031	260	199	177,810	299	997
2032	312	237	211,935	354	1,156
2033	372	281	250,519	416	1,333
2034	440	329	293,489	485	1,528
2035	515	382	340,634	560	1,738
2040	1,101	702	627,035	1,011	2,961
2050	2,279	1,454	1,298,173	2,045	5,655
2060	2,885	1,841	1,643,809	2,559	6,917
2070	2,989	1,908	1,703,037	2,636	7,058
2080	3,000	1,915	1,709,382	2,638	7,036

Currently the Town is relatively limited in its historical water production data, which adds an additional level of uncertainty to the projections shown in this master plan. Therefore, Fairfield

² These projections do not include consideration of conservation or source redundancy. Conservation refers to the reduction of water use on a per connection basis as customers increase the efficiency of their water use. Redundancy refers to the preservation of extra supply to ensure the Town has an adequate water supply in the event of a medium- or long- term source disruption, such as a low yield due to drought, a water quality event, etc. While the Town expects both of these items to be a part of its future water supply planning, these factors are expected to largely offset each other and have correspondingly been excluded for simplicity at this stage of planning. Additional consideration of these issues are recommended as the Town continues to grow.

should begin initiatives to gather, consolidate, organize, and make visible its water use data. Doing so will support greater accuracy in sizing standards and in future updates to this master plan.

CHAPTER 3 SUPPLY PROJECTIONS

The purpose of this chapter is to evaluate the adequacy of existing Fairfield supplies to meet projected system demands. This evaluation considers supply capacity in terms of annual yield and peak day production.

DISCUSSION ON WATER RIGHTS

The demand projections included in the previous chapter have been prepared under the assumption that there will be sufficient water rights to support development shown in the Town's General Plan. However, based on conversations with Town personnel, general knowledge regarding water rights in the Cedar Valley, and the results of the analysis contained in this chapter, it is likely that water rights will control how much development can occur in Fairfield. BC&A recommends the Town continue their water dedication policy (i.e. developers must turn in water rights before they can develop) to ensure development does not overtake water supply in the future.

A full evaluation of not yet-to-be used water rights is outside the scope of this master plan, but BC&A recommends conducting a water right evaluation to understand how many water rights the Town currently owns and the projected number of rights available in the area that may be dedicated to the Town in the future.

EXISTING WATER SOURCES

This section discusses the water sources Fairfield is currently utilizing as a water source. Municipal water source production capacity must legally and physically meet water demands, which is satisfied in three parts:

1. The water provider must have the necessary water rights.
2. Annual yield of the source must be adequate to provide one year's supply of water; and
3. Peak source production capacity must be adequate to meet peak day demands.

The Town supplies water to its customers from two sources: the Fairfield Town well and Fairfield Town Spring. Table 3-1 below summarizes the current yield in annual supply and estimated peak day capacity of both sources.

**Table 3-1
Existing Source Production**

Source	Annual Yield (AF)*	Peak Day Capacity (gpm)
Fairfield Town Well	118	146
Fairfield Town Spring	68	84
TOTAL	186	230

**Due to lack of reliable data, the annual yield shown here is assumed to be 50% of peak day capacity. Actual annual yield may vary significantly from these values based on real water available and water right limitations were not considered.*

PROJECTED ADEQUACY OF WATER SUPPLY

BC&A has examined the adequacy of existing water supply to meet the projected needs of future growth. The projected growth in annual demand is shown versus the Town's existing annual supply

in Figure 3-1. The projected growth in peak day demand is shown versus the Town's existing peak capacity in Figure 3-2.

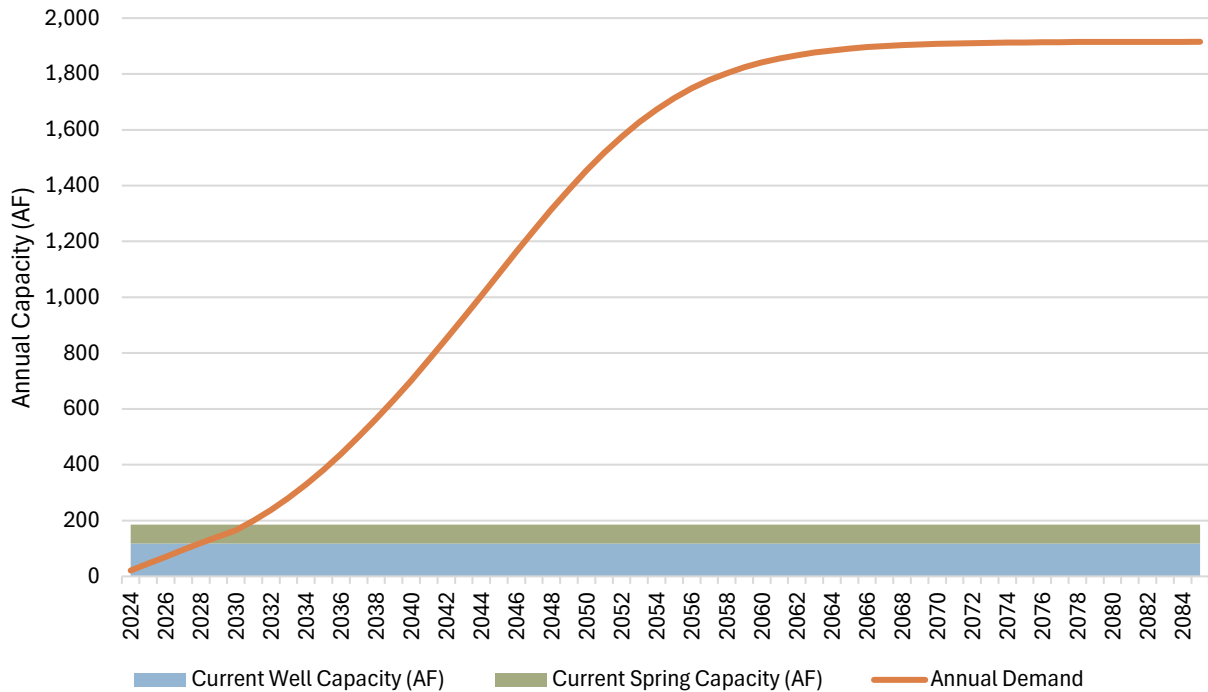


Figure 3-1. Projected Annual Demand vs Supply

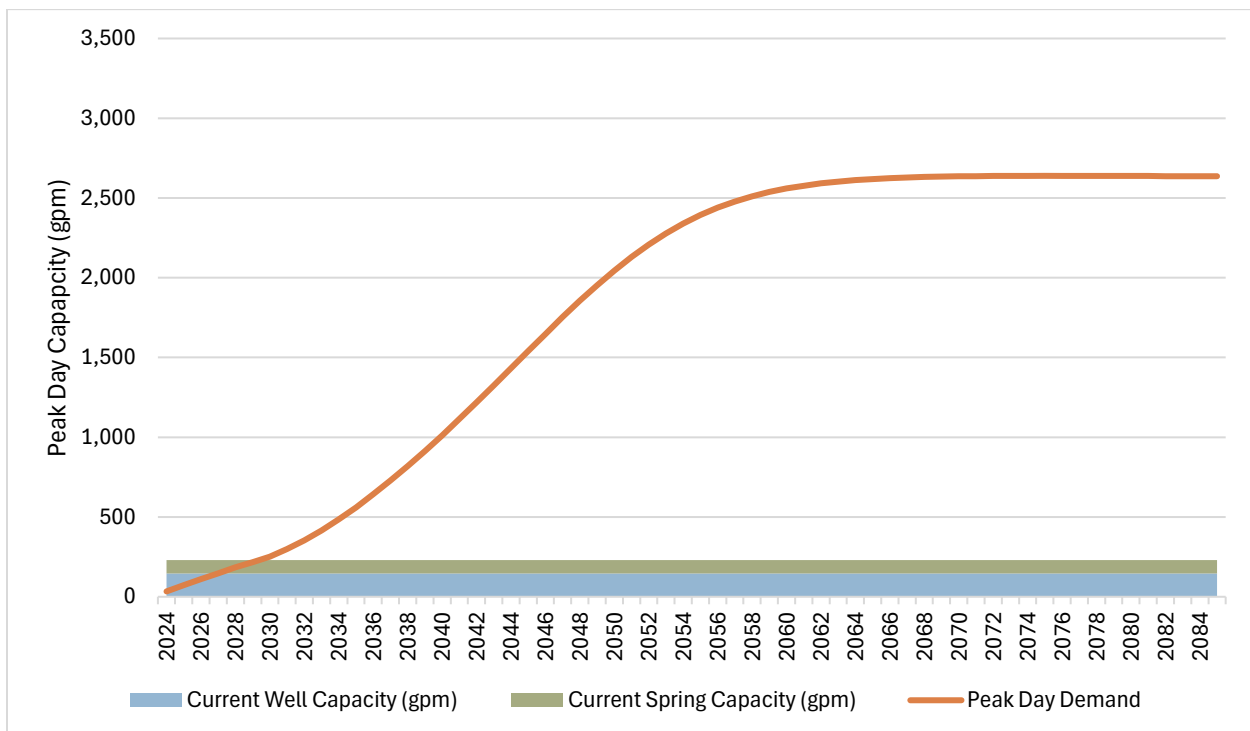


Figure 3-2. Projected Peak Day Demand vs Supply

SUPPLY SUMMARY

Figures 3-1 and 3-2 illustrate that current sources are expected to meet projected demands through approximately 2030. Future source additions or expansions are needed to meet the projected demands of the system at buildout.

BC&A recommends the town begin investigating potential new water sources as soon as possible in order to meet the expected water demands in the near term and beyond. As part of this analysis, the Town may consider looking into the maximum capacity of their current well and the potential to expand their existing water source.

Note that this analysis did not consider a supply buffer or the effects of conservation on water demands (and therefore needed water supplies). These elements should be added in future master planning documents when additional information is available concerning real water demands (with upcoming land development), potential new sources, and water right limitations.

CHAPTER 4 EXISTING WATER SYSTEM

Existing infrastructure in the water system is described in this chapter and shown in Figure 4-1.

WATER PRODUCTION FACILITIES

The Town owns and operates two water sources as part of its water system:

- **The Fairfield Well** – Located on the west end of the water system near the water tanks, the Fairfield well was drilled in 2016. The well is equipped with one pump (described in the “Pump Stations” section below). Additional discussion about the Town’s well is contained in the “Existing Water Sources” section of Chapter 3.
- **The Fairfield Spring** – The Fairfield Spring is located directly west of Main Street. Production capacity and annual yield vary depending on water year conditions, however historic production data is somewhat limited. Flows from the spring are used for both the Town’s culinary and irrigation systems, with the culinary system flows being capped at 84 gpm (31 shares). Water from the spring is pumped to the storage tanks via the main 12-inch distribution line along State Route 73. Additional discussion about the Town’s spring can be found in the “Existing Water sources” section of Chapter 3 and the in the “Pump Stations” section below.

Fairfield water system does not include any treatment processes or chemical additions. As future sources are developed in the valley, the Town may require treatment facilities, depending on the quality of water sources developed. Future treatment may be as involved as a treatment plant, or it may be as simple as including a chlorination step before pumping water into the system. Because future source water quality is unknown at this time, no treatment facilities are planned for the Town water system.

PUMP STATIONS

The Town’s water system includes two pump stations on each of the existing water sources. The Table 4-1 below summarizes the capacity of these pumps stations.

**Table 4-1
Fairfield Pump Stations**

Name	Total Pumping Capacity	Number of Pumps
Well Pump Station	146 gpm	1
Spring Pump Station	84 gpm	1

STORAGE TANKS

The Fairfield water system has two storage tanks, located southwest of the Town’s main development. One tank has a 250,000 gallon capacity and the other has a 160,000 gallon capacity. The 250,000 gallon tank was recently constructed in 2016. Both tank elevations are approximately 5,030 ft when full.

CONVEYANCE SYSTEM

The Fairfield distribution system is composed of distribution pipes and transmission pipes up to 12-inches in diameter. Table 4-2 summarizes the total length of pipe in the system. Two personnel report that all pipes in the system are made of PVC C900.

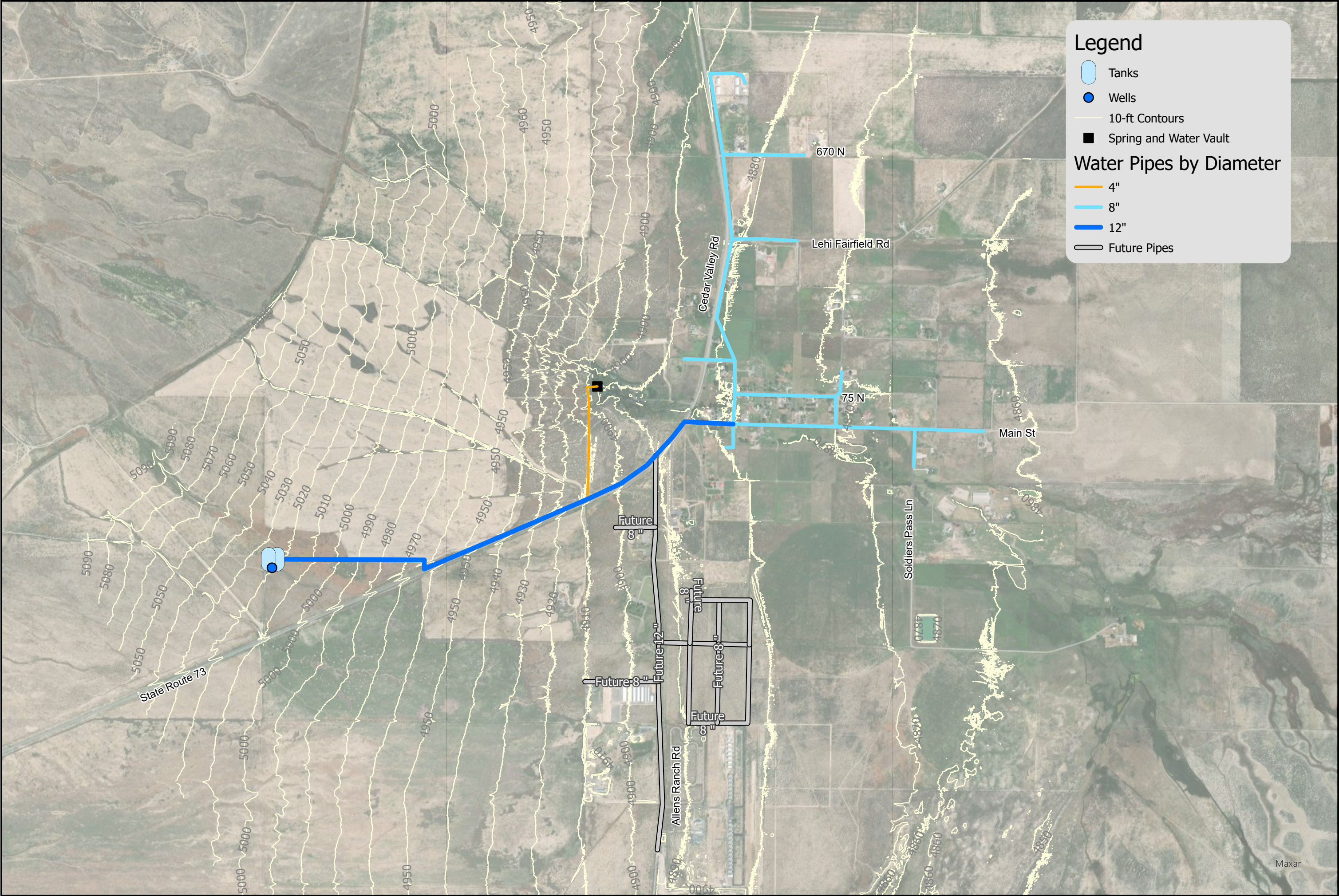
**Table 4-2
Pipeline Summary**

Pipe Diameter (in)	Total Length (ft)	Total Length (mi)	Percentage of Network
4	2,014	0.38	7.0%
8	18,392	3.48	63.9%
12	8,358	1.58	29.1%
Total	28,764	5.45	100.0%

PRESSURE ZONES

Pressure zones consist of service areas within a water system that have a common operating hydraulic grade line (HGL). The HGL of the pressure zone translates to the available water pressure at points of service within the zone. The HGL in each pressure zone can be controlled by tank or reservoir elevations, pressure reducing valves, and/or pumping pressures.

The existing water system in Fairfield operates on a single pressure zone with an HGL of approximately 5,030 ft. The HGL in the zone is controlled by water surface elevations in the Town's tanks.



Legend

- Tanks
- Wells
- 10-ft Contours
- Spring and Water Vault

Water Pipes by Diameter

- 4"
- 8"
- 12"
- Future Pipes

FAIRFIELD TOWN

HYDRAULIC MODEL DESIGN
ELEMENTS REPORT

FIGURE NO.
4-1

NORTH:

SCALE:
0 700 1,400 Feet

P:\Fairfield Town\832-24-03 Water Master Plan and Modeling\4.0 GIS\4.4 AFRM\Fairfield Water System.aprx -placier 1/18/2024

CHAPTER 5

STORAGE CAPACITY EVALUATION

Utah state law (R309-510-8) requires that public water system storage facilities provide equalization, emergency, and fire flow storage to satisfy the expected demands of the system. This chapter outlines the requirements for the sizing calculations and how the existing Town storage compares to expected storage demands in the future.

STORAGE EVALUATION CRITERIA

Equalization Storage

Equalization storage is the volume of water needed to supply the system for periods when demands (peak hour demands) exceed the supply (peak day supply). Based on historic water use patterns of systems similar to Fairfield, BC&A recommends that the equalization storage for the Town be equal to 25 percent of peak day demands.

It is also important to remember that, because equalization storage is used on a daily basis during the summertime, the Town's sources must have the ability to replenish the equalization storage over a 24-hour period. Because emergency and fire flow storage are not used on a regular basis, they do not have the same source requirements as the equalization storage.

Emergency Storage

Emergency storage is the volume of water required to meet water demand during an emergency situation which interrupts the supply of water to the tanks. For example, an emergency might be a power outage that prevents the source pumps from operating, or it could be a break on a critical supply pipeline. While redundant equipment and backup power generators are critical measures for handling emergencies, it is also wise to include additional emergency water at storage tanks. This also gives the system operators the benefit of an extra buffer for system operations. BC&A applied a typical standard for emergency storage, which requires that storage meet water demands during a six-hour power outage during the peak day demand. Thus, the combined need for equalization and emergency storage is 50 percent of peak day demands.

Fire Suppression Storage

Fire suppression storage is the volume of water needed to provide a required fire flow for a specified period of time. Fire flow storage requirements are defined in Utah State code as follows:

"R309-510-8(3): Fire Flow Storage:

- (a) Fire flow storage shall be provided if fire flow is required by the local fire code official or if fire hydrants intended for fire flow are installed.
- (b) Water systems shall consult with the local fire code official regarding needed fire flows in the area under consideration. The fire flow information shall be provided to the Division during the plan review process.
- (c) When direction from the local fire code official is not available, the water system shall use Appendix B of the International Fire Code, 2015 edition, for guidance. Unless otherwise approved by the local fire code official, the fire flow and fire flow duration shall not be less than 1,000 gallons per minute for 60 minutes."

As stated in the code, the primary authority responsible for establishing needed fire flows and fire flow storage is the local fire code official. The Cedar Valley Fire Marshall has required that fire suppression storage meets international fire flow standards, which are based on building square footage and building material type.

The anticipated building square footage for the Fairfield study area has been estimated based on typical development patterns. Development is expected to be primary residential and light industrial, with some associated commercial (grocery, hotel, convenience store, etc.) and institutional development (churches, elementary schools, etc.) in the future. For master planning purposes, the existing critical case for fire suppression storage is either the historic schoolhouse or Camp Floyd State Park, which requires 1,500 gpm for two hours. Thus, the resulting fire suppression storage volume for the system is 180,000 gallons. Unfortunately, there are no details regarding future structure construction. It is expected that some future structures may require more fire storage than existing (particularly industrial, commercial, or institutional). Therefore, for planning purposes, it has been assumed that buildout fire storage needs will be 3,000 gpm for 3 hours (540,000 gallons).

EXISTING AND FUTURE STORAGE REQUIREMENTS

An analysis of existing and future storage requirements for the Town was conducted that considered the equalization, emergency, and fire storage requirements as discussed above. As there is only one pressure zone within the water system, storage can be analyzed for the system as a whole as shown in Table 5-1.

Table 5-1
Summary of Fairfield Storage Analysis

Tank Service Area	Peak Day Demand (gpm)	Peak Day Equalization Storage (gallons)	Emergency Storage (gallons)	Fire Flow Storage (gallons)	Total Required Storage	Available Storage (gallons)	Storage Surplus/ Deficit (gallons)
Existing Storage	72	25,879	25,879	180,000	232,000	410,000	178,000
10-yr Storage	560	201,750	201,750	540,000	943,000	410,000	-533,000
Buildout Storage	2,636	949,113	949,113	540,000	2,438,000	410,000	-2,028,000

CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis summarized in the tables above, the Town has sufficient storage in its tanks to meet current system storage requirements with surplus storage. Development in the immediate future may buy into the excess storage capacity of existing tanks. Once all capacity in existing tanks has been allotted, future development will be required to work with the Town to construct or pay for new storage facilities. BC&A estimates that, if the Town is developed the identified density in its general plan, approximately 2 million gallons of additional storage will be needed at buildout. Approximately 500,000 gallons of this additional storage will likely be needed in the next ten years. Chapter 7 summarizes and describes these expected storage expansion projects in more detail.

CHAPTER 6

DISTRIBUTION SYSTEM EVALUATION

To evaluate the ability of the Town's water distribution system to serve the needs of its existing and future customers, a hydraulic model was created using water system information provided by the Town and McNeil Engineering. Elevation data of the area and the supply and demand information discussed in Chapters 2 and 3 of this report were also utilized in the hydraulic model.

The purpose of this model is to simulate the existing and future demands on the transmission and distribution piping. Based on the results of the model simulations, improvements can then be evaluated to correct any identified deficiencies. The purpose of this chapter is to document the results of this distribution system evaluation.

HYDRAULIC MODEL

The operating characteristics of the existing distribution system were evaluated as part of this study using a hydraulic model. A hydraulic computer model is a digital representation of physical features and characteristics of the water system, including pipes, valves, storage tanks, and pumps. Key physical components of a water system are represented by a set of user defined parameters that represent the characteristics of the system. The computer model utilizes the digital representation of physical system characteristics to mathematically simulate operating conditions of a water distribution system. Computer model output includes pressures at each node and a flow rate and velocity for each pipe in the model.

Computer models are excellent tools that can be used to evaluate operating conditions in water systems. Models can identify where deficiencies in the system are located and can be used to evaluate alternatives to correct any identified problems. Computer models are valuable in examining future operating conditions. They also help to evaluate operating conditions during extreme events such as fires or power failures. There are several different computer programs used for modeling water distribution systems. The program InfowaterPro version 2024.4 by Innovyze was used for this study.

Geometric Model Data

There are two major types of data required to create a hydraulic model of a water system: geometric data and flow data. Geometric data consists of information on the location and size of system facilities including pipes, storage reservoirs, sources, pump stations, etc. It also includes the physical characteristics of the facilities including pipe roughness, delivery point elevations, pump settings, and tank levels. This information is generally collected from system inventory data or through direct field measurement. The following sections describe how geometric data was assembled and is used in the hydraulic model.

Demand Nodes and Pipe

- Pipe sizes were taken from McNeil Engineering records of the water system and from information provided by the previous water system manager, Vern Carson.
- Node elevations were taken from topographical elevation data generated based on light detection and ranging (LiDAR) data provided by the Utah Geospatial Resource Center (UGRC) website.
- Pipe roughness was set at a Hazen-Williams coefficient of 135 for all sizes of pipe, consistent with typical roughness of PVC C900 pipe.

Source Connections

- The Fairfield well and spring sources were modeled as fixed elevation reservoirs with a pump to provide a constant flow to the two tanks they fill as well as the rest of the water system. Elevations of the source reservoirs were set at a head which ensured there would be sufficient pressure to deliver water into the system. Pump head settings were set based on the estimated elevation difference between the water source (i.e. ground level for the spring and the aquifer water level for the well³) and the tanks.
- Sources were set up to pump at a constant flow rate.

Tanks

- Exact tank dimensions were not available. Therefore, they have been estimated based on volumes provided by the Town and typical tank height ranges.
- Future storage was added to the model such that future demands could be met. Actual location or dimensions or future tanks is unknown. Projected storage needs are described in detail in Chapter 5.

Pressure Regulating Valves

- There are no existing pressure regulating valves (PRV) in the system to model, and none are expected to be needed in the future.

Flow Data

Once all required geometric data is collected and a physical model of the system is created, the second type of data needed to model the system is flow data. Two basic types of flow information are required for hydraulic modeling: flow out of the system (demand) and flow into the system (supply).

Demand

Demand for hydraulic modeling must be defined in at least two ways: total demand (production requirement) and distribution of demand across the Fairfield service area.

- Total Production Requirement – Production projections for Fairfield Town have been presented in detail in Chapter 2. Total demands used in the model have been taken directly from those projections. The following years were modeled: 2024 (existing) and 2080 (approximate buildout).
- Distribution of Demand – Where available, distribution of demand is typically based on detailed water meter data. Due to data availability constraints and the relatively small size of the system, BC&A staff split the system into small distribution zones. They determined the demand for each zone based on the number of connections within each zone and the typical water demand per connection, as calculated in Chapter 2. The future buildout demand distribution was estimated using existing and future zoning densities and estimating location and number of connections. These connection estimates were used to model previously projected demands in 2080.

Supply

The model had the following supply scenarios:

- Existing – The sources available in the existing model are the Fairfield well (near the water tanks) and the Fairfield Town spring.

³ The Utah State Division of Water Rights website provides information about all public wells drilled around the State, including date of drilling, total bore depth, finished well depth, well diameter, well intake depth, and water level depth. This information was used to calculate pump head.

- **2080** – Because the certainty or viability of future sources is unknown at this time, BC&A assumed for the purposes of modeling that additional water sources would be developed as needed with growth. Therefore, in addition to the two existing sources, we modeled two additional wells, located as shown in Figure 7-1. The capacity of future sources is unknown, therefore BC&A modeled a scenario in which these new sources were able to meet projected buildout demands. This assumption allowed us to proceed with the hydraulic analysis of the future system, despite the uncertainty of future sources.

Model Calibration

Model calibration is typically performed by iterations of comparing model results with field-data and altering the model to more accurately represent field conditions. Calibration was done using peak and average pumping data, annual source production data, and hydrant pressure tests performed by Town personnel. This information was used to calibrate the pump settings, system demands, and peaking factors.

Recommended Future Model Improvements

The model prepared for this report has been developed using available data from Fairfield. To increase the model accuracy and facilitate future modeling efforts, the following actions are recommended.

- **Verification of Tank Geometry and Pump Capacities** – BC&A recommends the Town find or obtain records concerning the elevation and dimensions of the existing tanks that could be used to better calibrate the hydraulic model. Additionally, the Town should obtain information about the existing pump capacities and pump curves by either monitoring pumping pressures and flows or locating the original pump documentation (including pump curves). This data can also be used to calibrate the model.
- **More Detail in Demand Distribution** – The distribution of demand based on number of connections is sufficient for this level of analysis. As the system grows and more sophisticated model results are desired, it is recommended that actual meter data be georeferenced and integrated into the model. This will allow the system model to capture differences in water use between different neighborhoods, conduct flushing and contaminant tracing models, and otherwise pursue more nuanced model results. For now, the demands are approximated by zones and thus the model can only effectively simulate the transmission and main distribution pipes (which is ok as that is the goal of the modeling for this master plan).
- **Periodic Model Updates** – The model should be updated on a continual basis to reflect improvements made to the distribution network and changes to demand patterns. Especially important will be to understand and accurately model the final size and location of future sources. Any differences in the future sources from what was assumed here could affect the results and recommendations contained in this report.

Model Scenarios

Three overall scenarios were modeled for this analysis:

- Existing demand with existing model geometry,
- Future demand with existing model geometry as if no recommended improvements (i.e. new sources, pipe upsizes, etc.) occurred from now until buildout, and
- Future demand with proposed model geometry (i.e., assuming all recommended improvements are implemented).

Results for all scenarios included static demands, peak day demands, peak hour demands, and peak day demands + fire flow.

EVALUATION CRITERIA

The computer model was used to simulate operating conditions of the water distribution system using current and future water system production requirements. For both existing and future production requirements, the performance of the system was evaluated using the following criteria.

1. **Pressure** – A distribution system should provide adequate delivery pressure across the system. The State of Utah requires that distribution pressures be greater than 40 psi during peak day production requirements and 30 psi during peak hour production requirements. We also recommend that the Town maintain the standard of targeting a maximum delivery pressure of 120 psi with limited exceptions upon Engineer approval. (Note: Future transmission lines may be designed for higher pressures, but service connections should not be allowed to connect to those lines directly.)
2. **Pipe Velocity** – Except in fire flow events, flow velocities in distribution pipes should be limited to less than 7.0 feet per second (ft/s). Transmission pipes can have velocities that are higher than distribution pipes, but typically should be less than 10 ft/s.
3. **Fire Flow** – In accordance with the typical Utah County fire authority requirements for fire flow to residential buildings, most of the Fairfield service area should meet a fire flow of 1,500 gpm for 2 hours at 20 psi of residual pressure. As development occurs it is expected that large buildings will be constructed that require larger fire flows (3,000 gpm for 3 hours with fire sprinklers installed). This study considered the 3,000 gpm fire demand for industrial areas of the buildout system. All residential area fire flow demands were kept at 1,500 gpm for 2 hours through buildout. Any nodes not meeting the requisite fire flows were identified as deficient.

SYSTEM EVALUATION RESULTS

As described above, the hydraulic computer model was used to simulate system conditions for both the existing and buildout (2080) development conditions. Existing and future scenarios were run as extended state models for 24 hours of peak day flows. The following sections describe the model results, conclusions, and recommendations.

Minimum and Maximum Pressures

No maximum pressure deficiencies (>120 psi) were identified in either the existing or buildout system models. Additionally, modeled peak day and peak hour pressures for all modeled points of delivery stayed above 40 psi and 30 psi, respectively.

Maximum Pipe Velocities

No maximum pipe velocity deficiencies were identified in the modeled existing or buildout systems.

Available Fire Flow

Multiple fire flow deficiencies were identified in the existing and buildout water models. These were identified as residual pressure deficiencies as described below:

Existing Conditions:

Multiple locations within the existing system have insufficient pressures to provide the fire flows required by the International fire code, as shown in Figure 6-1 and described below:

- **Main St. and 430 E:** The hydrant located at the far east end of Main St experiences residual fire pressure of 19 psi, which is barely lower than the 20 psi minimum. If

pressures at this hydrant are worse during a field hydrant test, the Town should consider creating a looped connection to this end of the system. However, because the modeled residual pressure is so close to the acceptable range, and because there are no known future expansions in this area of the system, BC&A does not recommend any corrective projects other than monitoring pressures at this hydrant.

- **Lehi-Fairfield Rd, 670 N, and North End of System:** All hydrants north of Lehi-Fairfield Road are deficient in fire flow and residual pressures. At the very end of the pipe on the north end of the system, the maximum flow that can be achieved while maintaining 20 psi of pressure is approximately 950 gpm, well below the 1,500 gpm required. This deficiency can be remedied by building pipe sections to create more looped connections. BC&A recommends combining projects to address these deficiencies with upcoming system expansion projects to reduce overall system disruption and minimize project cost. These recommended projects are described in Chapter 7 (Project FF-1).

Buildout Conditions:

There are multiple areas of the system that are expected to be deficient in fire flow meeting fire flow criteria if the system is simply expanded without any additional upgrades. These are described below and illustrated in Figure 6-2.

- **Tal Adair Property & Dead Ends Along Allen's Ranch Rd:** Without additional source or storage capacity, the development on and near the Tal Adair Property is expected to be deficient in fire flow availability.
- **Dead Ends Along Main St and Solder Pass Ln:** As other demands on the system increase, the existing fire flow deficiency on the east end of Main St is expected to become worse.
- **North End of System:** Similar to the deficiency along Main St, the fire flow deficiencies in the north area of the system are expected to worsen as system demands increase in the future. Even with the addition of system looping in the immediate area, additional system improvements will be needed to achieve adequate fire flows on the north end of the system.

All of these deficiencies are expected to be corrected by adding additional storage as the system expands (Projects ST-1 & ST-2), adding additional source flow and locations (Project S-1), and upsizing existing pipes to reduce pressure losses from friction (Projects D-1, D-2, & D-3). These projects are described in detail in Chapter 7 and are illustrated in the model results in Figure 6-3.

System Reliability/Redundancy

In addition to resolving the existing fire flow deficiencies, looping the north system (Project FF-1) will also improve redundancy for water availability during a water line shutdown (from a break or routine maintenance).

No additional system reliability or redundancy projects were identified in this study.

System Efficiency

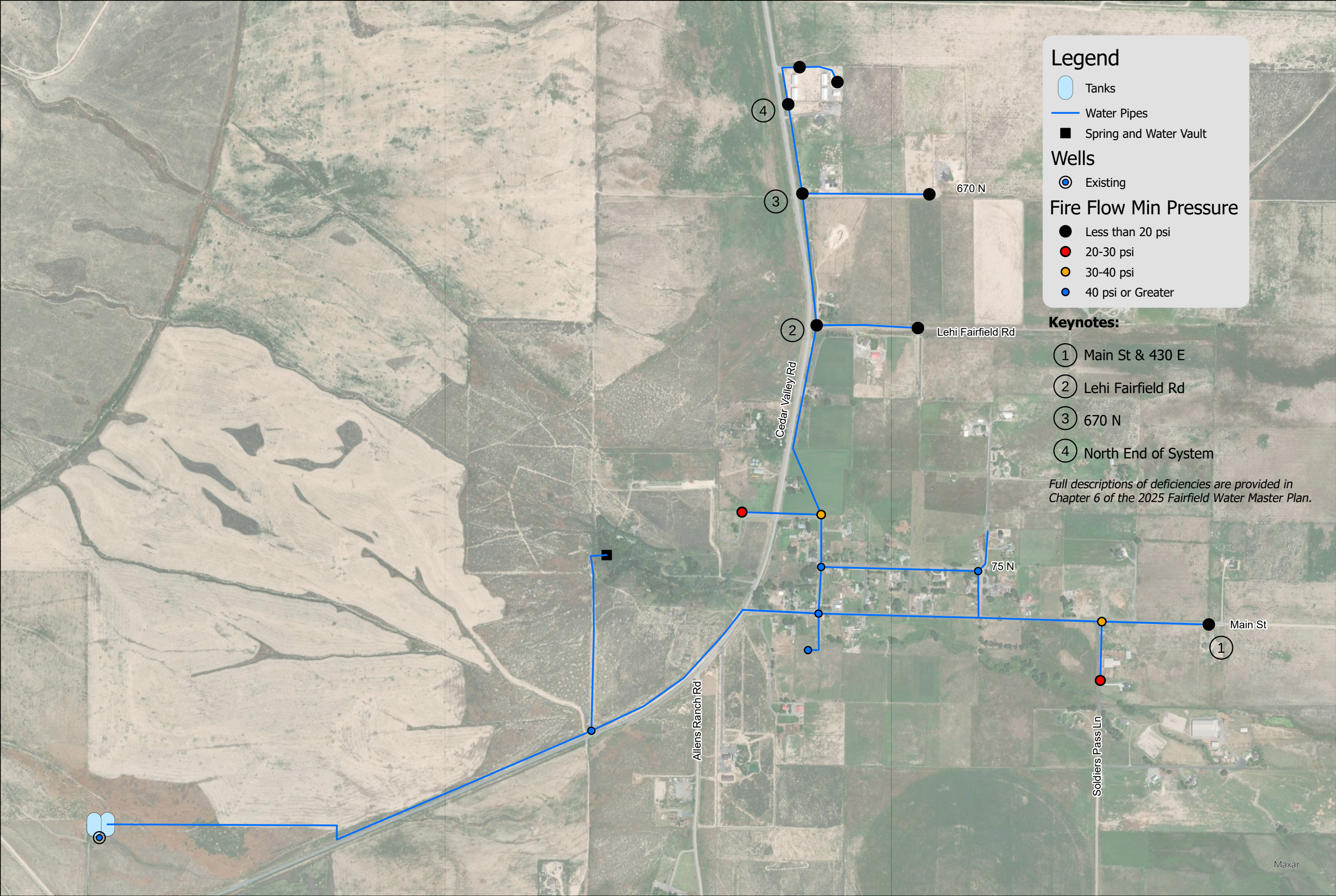
As the Town's water system expands, the Town should consider developing future sources on the North side of the system to reduce the amount of pumping and travel distance (i.e. friction losses) between the sources and future development on the north side of the Town. This will be beneficial for multiple reasons, including (but not limited to) the following:

- The further water has to travel through pipe the more energy losses to friction and the more likely water quality issues (i.e. stale water) are to occur.
- This also helps with redundancy peak demand scenarios (i.e. not all water is coming from the same area)

SUMMARY OF RECOMMENDATIONS

Based on the model results and discussion presented above, BC&A recommends the following actions to serve future demands and maintain the reliability of the Fairfield water system.

- Monitor pressure fluctuations at the far extents of system during peak flows and occasional fire flow hydrant tests.
- Resolve fire flow deficiencies at the north end of the existing system by creating looped connections. If possible, the Town should try to coordinate these pipeline projects with developer expansion projects. (Project FF-1)
- Consider the viability and availability of creating new water sources that will provide water to new users. (Project S-1)
- Replace some of the existing pipelines with larger diameter pipe. BC&A has identified pipes to be upsized in Chapter 7 based on our estimation of how the system will expand and develop, and where future storage and sources may be located. (Projects D-1, D-2, & D-3)



Legend

- Tanks
- Water Pipes
- Spring and Water Vault

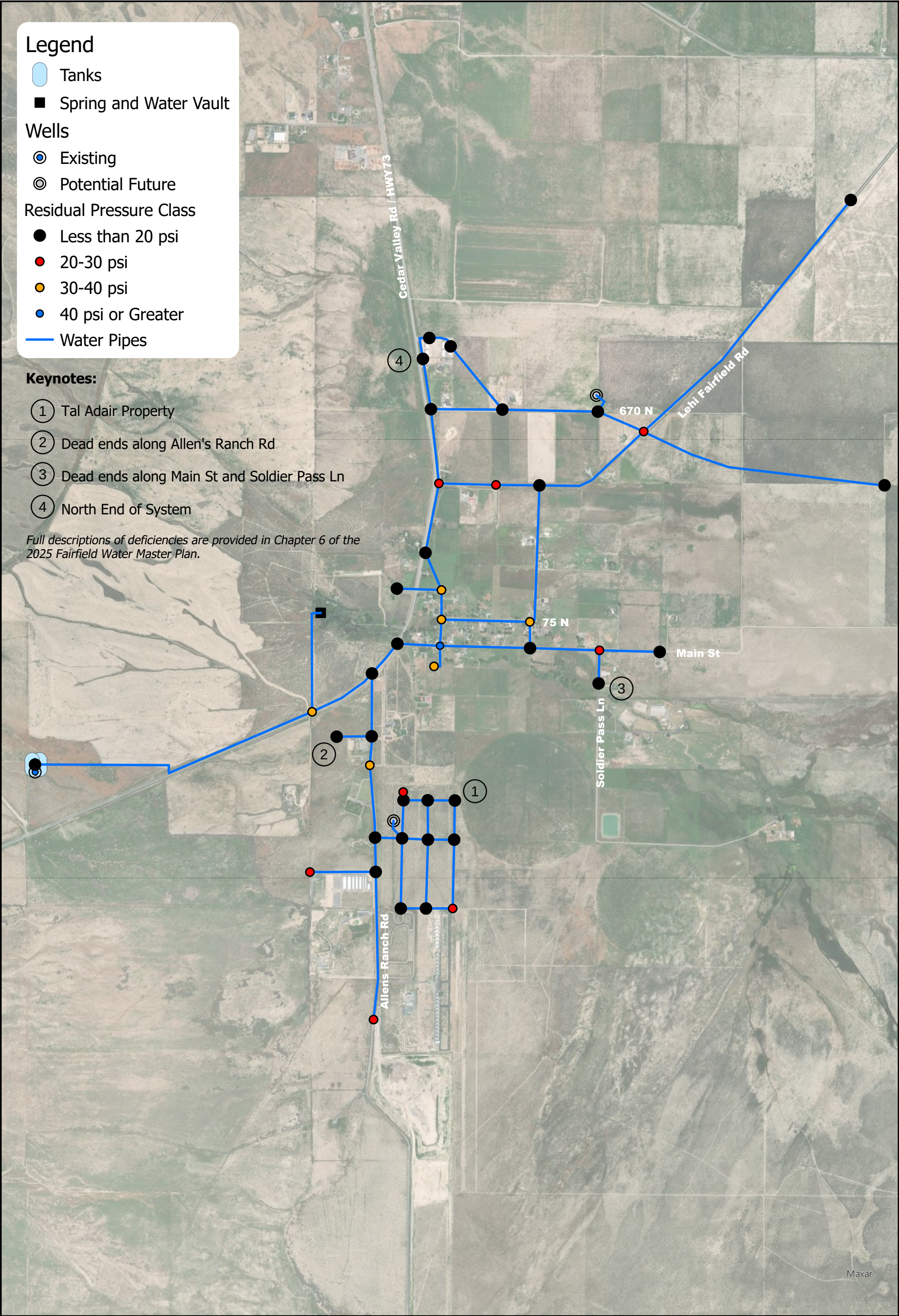
Wells

- Existing

Fire Flow Min Pressure

- Less than 20 psi
- 20-30 psi
- 30-40 psi
- 40 psi or Greater

- Keynotes:**
 - 1 Main St & 430 E
 - 2 Lehi Fairfield Rd
 - 3 670 N
 - 4 North End of System
- Full descriptions of deficiencies are provided in Chapter 6 of the 2025 Fairfield Water Master Plan.



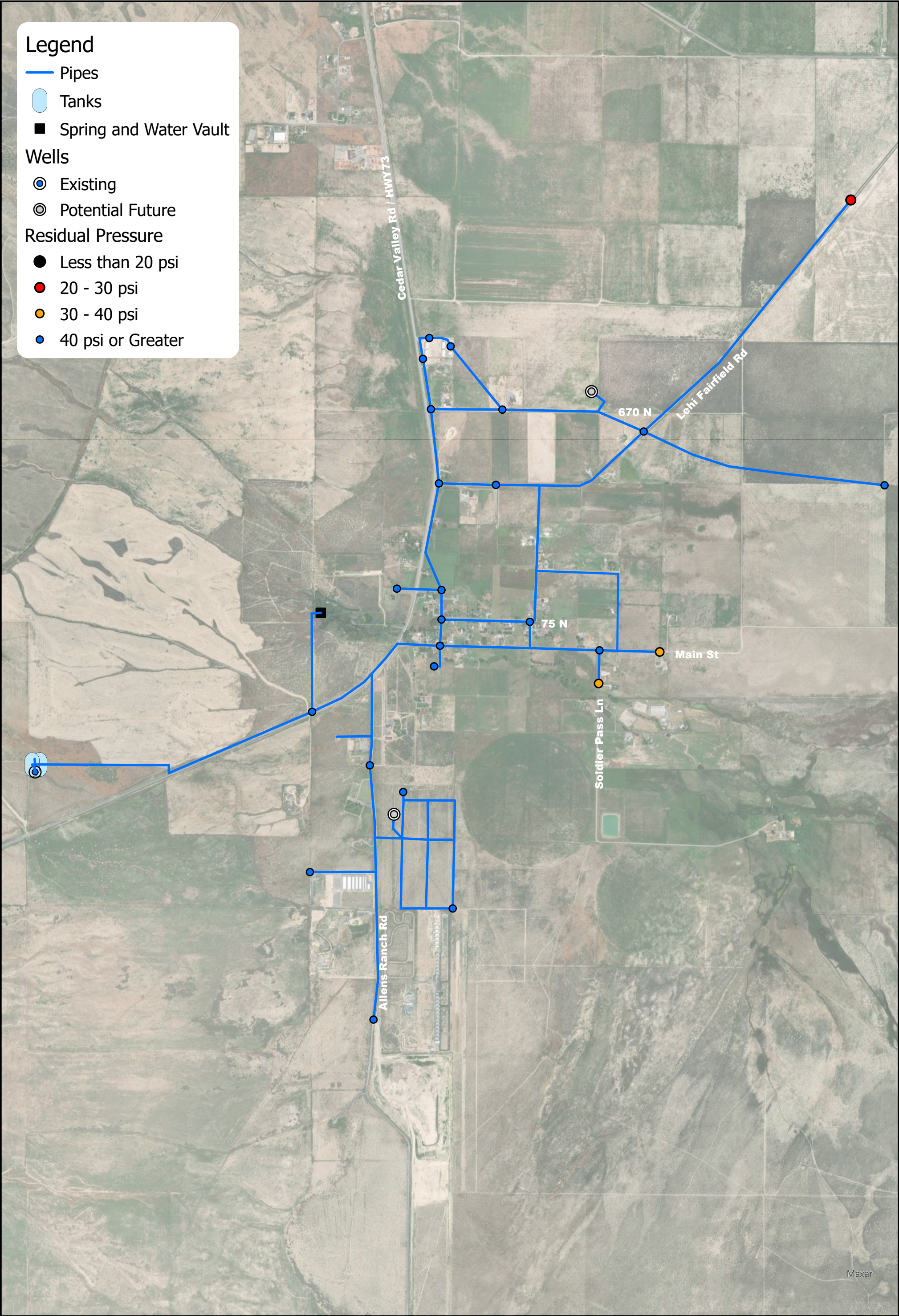
Legend

- Tanks
- Spring and Water Vault Wells
- Existing
- Potential Future
- Residual Pressure Class
 - Less than 20 psi
 - 20-30 psi
 - 30-40 psi
 - 40 psi or Greater
- Water Pipes

Keynotes:

- 1 Tal Adair Property
- 2 Dead ends along Allen's Ranch Rd
- 3 Dead ends along Main St and Soldier Pass Ln
- 4 North End of System

Full descriptions of deficiencies are provided in Chapter 6 of the 2025 Fairfield Water Master Plan.



Legend

- Pipes
- Tanks
- Spring and Water Vault
- Wells
 - Existing
 - Potential Future
- Residual Pressure
 - Less than 20 psi
 - 20 - 30 psi
 - 30 - 40 psi
 - 40 psi or Greater

CHAPTER 7

CAPITAL IMPROVEMENT PLAN

Recommendations pertaining to the Fairfield water system were identified in Chapters 3 through 6. The purpose of this chapter is to organize those recommendations into a capital project list, present a cost estimate for each project, and identify the expected timing of each project.

RECOMMENDED IMPROVEMENTS

The recommended improvement projects have been categorized as Storage, Distribution, Source, and Fire Flow Projects. Each project is described below and is shown in Figure 7-1. Note that many of these projects will not be needed until development creates a need for the system to expand.

Storage Projects

It is recommended that storage be added to the system in phases as follows:

- **ST-1 – Construct Approximately 500,000 gallons of Additional Storage** – BC&A estimates that within the next 10-years, the Town will need an additional 500,000 gallons of storage to meet the expected demands and additional fire flow storage requirements of the system. Actual storage needs will depend on the rate of development, and the Town will need to work closely with developers to ensure the storage need estimates in this study reflect actual needs of future customers.
- **ST-2 – Construct ~1.5 million gallons of Additional Storage** – Outside of the 10-year planning window, BC&A expects the Town will need to construct 1.5 million gallons of storage (in addition to the 500,000 gallons constructed in the 10-year window). The Town should be strategic about storage construction timing and locations by balancing the construction of storage with real development in the future. Often it is preferable to construct a larger water storage tank that will serve conditions several years into the future than construct many small tanks. However, having too much storage can create water quality issues and financial burdens on existing customers if future demand does not materialize.

Distribution Projects

In order to convey the estimated buildout system demands without excessive pressure losses due to friction, the following projects will be needed as shown in Figure 7-1. These projects all involve upsizing the pipeline between the system storage and points of distribution and delivery.

- **D-1 – Upsize 12-inch Diameter Pipe Along Route 73 to 16-inch**
- **D-2 – Upsize 8-inch Diameter Pipe Along 75 W Between Main St and 75 N to 16-inch Diameter**
- **D-3 – Upsize 8-inch Diameter Pipe Along 75 W Between 75 N and 150 N to 12-inch Diameter**

It will be noted that all of these projects have been conservatively identified as pipe upsizes (replacement of existing pipes in the same corridor with new larger pipes). However, new development may provide opportunities to build new looping pipelines along other routes that accomplish the same purpose. This should be examined and considered as new development projects are proposed in the area of these improvements.

Source Projects

To satisfy the projected growth in demand in the Town, the following water source improvements are recommended:

- **S-1 - Investigate the Viability of Adding New Source(s) to the Water System** – The Town should complete an analysis and field investigation to determine if adding new sources to the water system is viable. This will likely involve a study of the groundwater levels and availability in the area and the quality of the groundwater. This study will inform the Town about how much water is available in the area and how much development can realistically occur if new sources could be developed.
- **S-2 – Complete an Evaluation of the Town’s Water Rights** – In addition to understanding the wet water availability in the Town, it is also crucial to understand how many water rights the Town currently owns and project how many could be dedicated in the future. BC&A recommends the Town complete an evaluation of water rights to understand how much development can occur based on available water rights.
- **S-3 – Add Additional Source Capacity** –Although the results of the recommended studies in projects S-1 and S-2 are unknown, the Town will need to develop a new source by 2030, as discussed in Chapter 3. This new source may be drilling a new well or contracting with another entity to purchase additional water. For planning purposes, we have assumed the construction of a new 500 gpm well.

Fire Flow Projects

Eliminating the existing fire flow deficiency at the north end of town will require the following improvement:

- **FF- 1 – Connect the North Existing System with Planned Expansion Along Lehi-Fairfield Rd** – Due to existing fire flow deficiencies within the system, the Town should begin plans to create a 12-inch looped connection on the north end of the system. Ideally, this project will be completed in conjunction with expansion of the system along Lehi-Fairfield Rd, but the Town should not wait beyond the 10-year planning window to complete this project .

Legend

Pipes

- Existing Pipe
- Upsized Pipes
- Expected Developer-Driven Expansion
- 10-yr Capital Project

Wells

- Existing
- Potential Future

Name

- Existing
- Future
- Spring and Water Vault



Not shown on Figure:
S-2: Complete an evaluation of the Town's water rights.



FAIRFIELD TOWN
2025 WATER
MASTER PLAN

FUTURE CAPITAL
IMPROVEMENT PROJECTS



SCALE:
0 800 1,600
Feet

FIGURE NO.
7-1

CAPITAL IMPROVEMENTS PLAN SUMMARY

The recommended improvements for the Fairfield Town Water System have been summarized in Table 7-1. The table includes a summary of each project, an estimated year (or years) of completion, and an estimated project cost in 2025 dollars. More detailed cost estimates for each project are included in Appendix B.

Each project has been prioritized based on level of importance relative to the Town's goal of providing efficient and reliable water service to its customers. Some projects are driven by land development and have been scheduled based on current assumptions of future growth. As land development plans deviate from these assumptions, the project schedule will likely need to be adjusted. Project locations are shown in Figure 7-1. We also recommend that an update to this master plan and its associated analyses be completed every five to seven years.

Table 7-1
Summary of Recommended Water System Improvements

Project ID	Description	Estimated Year of Completion	Estimated Cost (2025 \$'s)
Storage			
ST-1	Construct 500,000 gallons of additional storage	2032	\$1,801,000
ST-2	Construct 1,500,000 gallons of additional storage	Beyond 2035	\$5,092,000
<i>Storage Subtotal</i>			<i>\$6,893,000</i>
Distribution			
D-1	Upsize 12-inch diameter pipe along State Route 73 to 16-inch diameter	Beyond 2035	\$3,721,000
D-2	Upsize 8-inch diameter pipe along 75 W between Main St and 75 N to 16-inch diameter	Beyond 2035	\$197,000
D-3	Upsize 8-inch diameter pipe along 75 W between 75 N and 150 N to 12-inch diameter	Beyond 2035	\$217,000
<i>Distribution Subtotal</i>			<i>\$4,135,000</i>
Source			
S-1	Investigate the viability of adding new source(s) to the water system	2028	\$50,000
S-2	Complete an evaluation of the Town's water rights	2025	\$13,500
S-3	Add additional source capacity	2030	\$1,600,000
<i>Source Subtotal</i>			<i>\$1,663,500</i>
Fire Flow			
FF-1	Connect north existing system with planned expansion along Lehi-Fairfield Rd*	2030	\$1,697,000
<i>Fire Flow Subtotal</i>			<i>\$1,697,000</i>
TOTAL			\$14,388,500
TOTAL WITHIN 10-YR WINDOW			\$5,161,500

*The actual cost of project FF-1 will depend on coordination and cost sharing with developers.

RECOMMENDED CAPITAL IMPROVEMENTS BUDGET

Each component of the water system has a finite service life. As such, it is necessary to continually budget for the rehabilitation or replacement of these system components. Adequate funds must be set aside for regular system maintenance and renewal in order to prevent the system from falling into disrepair. To maintain the water system in good operating condition, it is recommended that the Fairfield annual budget for water system renewal be approximately equal to the replacement value of the system divided by its estimated service life.

- **Replacement Value** – The replacement value of the Fairfield water system is estimated to be approximately \$12 million. This estimate has been prepared using a GIS database of the system and includes the value of pipelines, wells and tanks.
- **Service Life** – The service life for water facilities can vary greatly depending on the type of facility and the conditions in which it serves. Service life estimates by system component are shown in Table 7-2 below.

Based on these estimates in Table 7-2, the annual capital improvements budget should be set to approximately \$175,000. Although the Town may not spend this amount every year, it is important to consider setting aside that amount for years when large capital projects in the water system need to be completed.

**Table 7-2
System Replacement Value Summary**

Infrastructure Type	Total Replacement Value	Estimated Average Service Life (Years)	Average Annual Investment (2025 \$'s)
Pipes	\$10,178,000	70	\$145,400
Tanks	\$1,697,000	70	\$24,200
Source	\$345,000	70	\$4,900
TOTAL	\$12,220,000	--	\$174,500

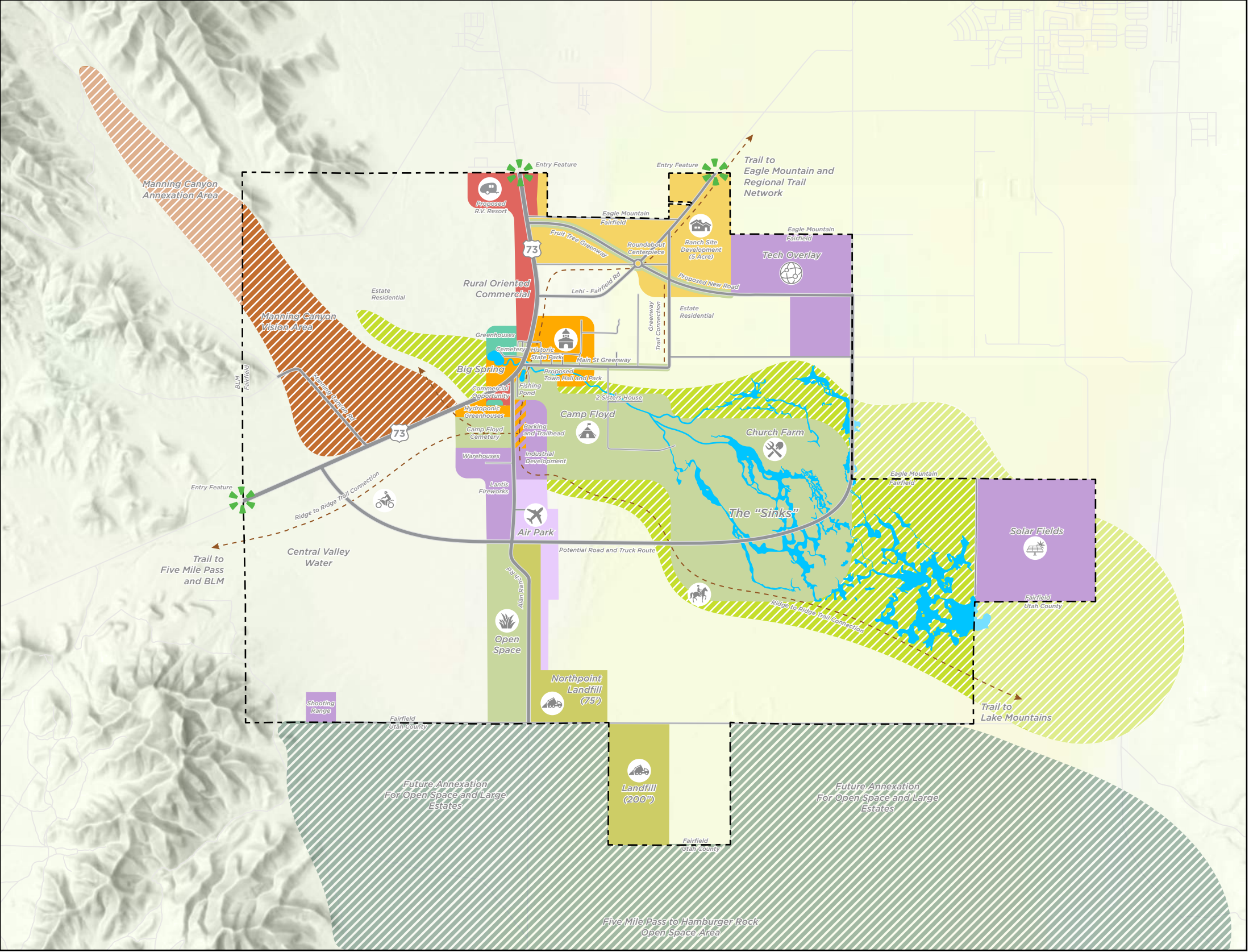
RECOMMENDATIONS SUMMARY

Based on the analysis contained in this report and in addition to the capital improvement projects listed in this chapter, BC&A recommends taking the following actions:

- **Create Town Policy to Limit Development Density and Corresponding Water Use.** A basic assumption for this study was that future development would be limited to 1, 2, and 1 ERU/acre of allowable water use for residential, commercial, and light industrial, respectively. The Town should consider creating a town policy to support these water use densities and preserve the limited water available in the area.
- **Improve Data Gathering and Organization.** Currently the Town is relatively limited in its historical water usage and production data, and this adds an additional level of uncertainty to the projections shown in this master plan. Therefore, Fairfield should begin initiatives to gather, consolidate, organize, and make visible its water use data. Doing so will support greater accuracy in sizing standards and in future updates to this master plan.
- **Adopt the Master Plan with Its 10-yr Capital Improvement Plan.** The 10-year capital improvement plan summarized in Table 7-1 represents the latest assessment of Town capital needs in the upcoming years. It is recommended that this plan be adopted for budgeting, staffing, and financial planning purposes.

- **Prepare to Adequately Fund Projects.** In order to facilitate the completion of the proposed projects and keep up with rehabilitation and replacement needs, the Town will need to budget accordingly. This may include completing a rate study to increase rates as well an update to the Town's impact fees.
- **Look for Opportunities to Cost Effectively Add Customers.** A quick review of the sustainable funding level for capital improvements will reveal that it will require nearly \$500 per month per connection to maintain the existing system moving forward (capital costs only – does not include O&M). This is very high compared to other communities in the State. The reason for the high costs is the comparatively large amount of infrastructure being supported by only a small number of connections. Adding connections that don't require significant expansion of the existing infrastructure can lower the per connection cost for all customers.
- **Update This Master Plan Regularly.** This water master plan should be viewed as a living document. The conclusions contained herein are based on several assumptions that will assuredly change from time to time. Examples of this include assumptions associated with development patterns, regulatory requirements, economic conditions, etc. As changes occur in these areas, the conclusions and recommendations in this report may need to be revised. For this reason, it is recommended that this report be updated on a regular basis. This should be at least once every 5 years and more often if necessitated by a major change in the Town (e.g. major new regulatory requirement, significant deviation from the underlying master plan assumptions, annexation of a new area, etc.).

APPENDIX A FAIRFIELD VISION PLAN



VISION MAP
FAIRFIELD

LEGEND

- CORE FAIRFIELD
- GREENSPACE
- COMMERCIAL
- INDUSTRY
- AIRPORT
- WASTE FACILITIES
- ESTATE DEVELOPMENT
- GREENHOUSE AGRICULTURE
- WATER BODIES
- CONSERVATION OVERLAY
- SOUTHERN ANNEXATION OVERLAY
- MANNING CANYON OVERLAY
- RECREATIONAL PARKING OVERLAY
- FAIRFIELD BOUNDARY
- ROADS
- PROPOSED TRAILS
- CREEKS



APPENDIX B DETAILED PROJECT COST ESTIMATES

Appendix B: Detailed Project Cost Estimates

Project ID	Description	Quantity	Unit	Unit Cost	Initial Cost Estimate	Contingency	Engineering	Item Total
Storage								
ST-1	Construct 500,000 gallons of additional storage	500,000	gal	\$2.61	\$1,305,000	\$261,000	\$234,900	\$1,801,000
ST-2	Construct 1,500,000 gallons of additional storage	1,500,000	gal	\$2.46	\$3,690,000	\$738,000	\$664,200	\$5,092,000
Storage Subtotal								\$6,893,000
Distribution								
D-1	Upsize 12-inch diameter pipe along State Route 73 to 16-inch diameter	8,400	LF	\$321	\$2,696,400	\$539,280	\$485,352	\$3,721,000
D-2	Upsize 8-inch diameter pipe along 75 W between 75 N and 150 N to 12-inch diameter	500	LF	\$286	\$143,000	\$28,600	\$25,740	\$197,000
D-3	Upsize 8-inch diameter pipe along 75 W between 75 N and 150 N to 12-inch diameter	550	LF	\$286	\$157,300	\$31,460	\$28,314	\$217,000
Distribution Subtotal								\$4,135,000
Source								
S-1	Investigate the viability of adding new source(s) to the water system	1	EA	\$50,000	\$50,000	--	--	\$50,000
S-2	Complete an evaluation of the Town's water rights	1	EA	\$13,450	\$13,450	--	--	\$13,500
S-3	Add additional source capacity	1	EA	\$1,600,000	\$1,600,000	--	--	\$1,600,000
Source Subtotal								\$1,663,500
Fire Flow								
FF-1	Connect north dead end of existing system with planned expansion along Lehi-Fairfield Rd*	4,300	LF	\$286	\$1,229,800	\$245,960	\$221,364	\$1,697,000
TOTAL								\$14,388,500

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BOISE, IDAHO OFFICE

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OGDEN, UTAH OFFICE

2036 LINCOLN AVENUE
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PROVO, UTAH OFFICE

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& A S S O C I A T E S

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Ordinance #2025-03, An Ordinance of the Fairfield Town Council of Fairfield Town, Utah, Text Amendment to Section 10.11.200 - Light Industrial West Zone Regulations for Fairfield.

Dated March 18, 2025

Document Control Changes: Draft Changes made September 9, 2024, Amended March 18, 2025.

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

WHEREAS, the subject text amendment enacts provisions related to the regulation of accessory dwelling units; and

WHEREAS, the Town Council has held a public hearing and reviewed the subject text amendment; and

WHEREAS, the Town Council finds that the subject text amendment will enhance public health, safety, and welfare.

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

SECTION 1. Text Amendment. Fairfield Town Code Section 10.11.200 Light Industrial West Zone Regulations for Fairfield, as shown in **Exhibit A**, is hereby amended.

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 publication or posting as required by law.

Passed and Adopted this **18th day of March 2025**.

FAIRFIELD TOWN

Hollie McKinney

RL Panek	yes_____no_____
Tyler Thomas	yes_____no_____
Michael Weber	yes_____no_____
Richard Cameron	yes_____no_____

ATTEST: _____
Stephanie Shelley, Town Recorder/Clerk

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 **18th day of March 2025**.

Ordinance #2025-03, An Ordinance of the Fairfield Town Council of Fairfield Town, Utah, Amending Section 10.11.200 - Light Industrial West Zone Regulations for Fairfield.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Fairfield Town, Utah, this **18th day of March 2025**.

_____,
Stephanie Shelley
Fairfield Town Recorder/Clerk

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
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 **19th day of March 2025**, and herein referred to as:

SUMMARY.

Ordinance #2025-03, An Ordinance of the Fairfield Town Council of Fairfield Town, Utah, Amending Section 10.11.200 - Light Industrial West Zone Regulations for Fairfield.

The three places are as follows:

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

Stephanie Shelley
Fairfield Town Recorder/Clerk

Date of Posting _____ day of _____, 20____

EXHIBIT A

Chapter 10.11.200

Light Industrial West Zone Regulations for Fairfield

Sections:

- 10.11.200.010 Purpose
- 10.11.200.020 Land Use Table
- 10.11.200.030 Area Requirements
- 10.11.200.040 Setback Requirements
- 10.11.200.050 Maximum Building Height
- 10.11.200.060 Development Standards

10.11.200.010 Purpose

The purpose of this chapter is to regulate light industrial development in Fairfield while ensuring compatibility with adjacent residential and commercial areas. This zone allows industrial and commercial uses that do not require intensive land coverage, generate excessive traffic, or create noise, glare, dust, or odors that negatively impact surrounding properties.

10.11.200.020 Land Use Table

The table below defines permitted and special uses within the industrial zone. Uses not listed are prohibited.

Land Uses	Permitted	*Special Use	Accessory Use
Accessory structure		X	
Animal husbandry	X		
Agriculture	X		
Agriculture Industry	X		
Automobile Sales & Service		X	
Automotive Body/Paint Repair		X	

Automotive Repair Establishment		X	
Autos, Trucks, RV Sales & Rentals		X	
Auto Self-Serve Station		X	
Auto Service Station		X	
Car Wash/ Truck Wash		X	
Commercial Greenhouses/Garden Centers		X	
Contractor Yards		X	
Convenience Store	X		
Equipment Rental		X	
Farm Equipment Sales		X	
Feed Store/ Farm Retail	X		
Financial Services	X		
Fireworks Manufacturing storage and/ or Sales		X	
Flag Pole		X	
Flex-Space Structure	X		
Gas Station		X	
Hardware Store	X		
Heavy/Large Product Manufacturing		X	
Hydroponic Greenhouses		X	
Industrial Outdoor Storage		X	
Industrial Retail Space			X
Indoor Shooting Range		X	
Light Assembly & Packaging	X		
Light Manufacturing	X		
Lumber yard	X		
Microbreweries & Distilleries		X	

Medical Manufacturing		X	
Multi-Tenant Industrial Building (MTIB)		X	
Industrial Office Buildings	X		
Pawn Shops		X	
Plant Nursery/ Garden Center		X	
Printing & Publishing	X		
Public Services	X		
Public Utility Stations		X	
Repair Services, Small Appliance		X	
Research & Development	X		
Restaurant	X		
Retail Sales Space	X		
RV and Boat Storage		X	
Self Storage Units	X		
School - Private -Charter or Trade school		X	
Showroom & Sales Centers		X	
Small Engine Repair		X	
Small-scale fabrication (e.g., metalworking, woodworking)		X	
Special event permits		X	
Stable	X		
Telecommunications Facility < 35ft	X		
Towing Yards		X	
Truss Plant		X	
Warehouse		X	
Welding/ Machine Shop		X	

*Special uses must comply with the standards listed in Section 10.11.200.060 and require a special use permit.

10.11.200.030 Area Requirements

1. One-acre minimum property size required.
 2. All developments must comply with parking, landscaping, utilities, and site plan regulations.
 3. A master site plan, including stormwater retention plans, is required for all developments.
 4. All development in this zone must connect to the Fairfield culinary water system unless necessary for a specific type of business based on the need for untreated water.
 5. All developments must secure and transfer the required water shares to Fairfield before a building permit is issued, ensuring adequate water resources for sustainable growth.
 6. Developers of industrial, business complexes, or subdivisions must demonstrate sufficient water shares to meet demand before receiving development approval.
 7. All developments must undergo a septic feasibility study through the Utah County Health Department before any approvals are granted.
 8. Septic system approval is required prior to issuing any permits for buildings, subdivisions, or complexes. Businesses generating high wastewater volumes may be restricted based on septic system limitations.
 9. All roadway, drainage, construction and infrastructure improvements must comply with the most current APWA (American Public Works Association) standards as adopted by Fairfield.
-

10.11.200.040 Setback Requirements

Yard Area	Minimum Setback*
Front	30' (may be reduced by Town Council with Planning Commission approval)
Side	15'
Rear	15 (50' required if abutting an arterial or collector street)
Accessory Structures	6'

1. Greater setbacks may be required as determined necessary by applicable regulatory authorities, including but not limited to the fire marshal, health department, or building

official, to address fire safety, septic system placement and function, utility easement, topographical constraints, or other health and safety considerations. In such cases, the most restrictive setback shall apply.

2. Setbacks shall be increased to 50ft if adjacent to a residential or agricultural use or zone.

10.11.200.050 Maximum Building Height

1. Buildings shall not exceed 35 feet in height unless approved by the Planning Commission. The Planning Commission may approve an increase in building height up to a maximum of fifty feet (50 ft) through the site plan or conditional use permit review process, provided all of the following criteria are met:
 - a. Compatibility: The increased height is compatible with surrounding land uses in terms of scale, character, and function.
 - b. Adverse Impacts: The increased height will not create significant adverse impacts related to noise, light, glare, traffic, or privacy for nearby properties.
 - c. Design Mitigation: The building design incorporates features such as step-backs, architectural articulation, landscaping, or other techniques to minimize the visual impacts of the additional height.
 - d. Proximity to Residential Uses: The portion of the building exceeding thirty-five feet (35 ft) in height is not located adjacent to any property with an existing residential use.
2. Flagpoles are permitted to a maximum height of 35 feet; however, the Planning Commission may approve a greater height, not to exceed 120 feet, with all flagpoles required to comply with applicable building and safety codes.

10.11.200.060 Development Standards

1. Screening Requirements
 - a. See 10.17.70.13 for additional requirements.
 - b. A minimum six-foot-high Barrier fence, landscaping, or solid wall shall be required to screen industrial lots abutting residential or commercial properties.
 - c. Additional screening may be required by the Planning Commission based on the location and nature of the industrial operation.
2. Waste and Trash Storage
 - a. No solid waste, wrecked or abandoned vehicles, or wrecked or abandoned equipment shall be stored in an open area.

- b. Garbage dumpsters shall be located out of sight from public roads and screened with fencing or landscaping.

3. Outdoor Storage

- a. Any outdoor storage of materials or equipment must be screened from public view, adjacent properties, and rights-of-way. Screening may include walls, fences, hedges, berms, or a combination thereof. Screening materials should be durable and aesthetically compatible with the surrounding area.
- b. Storage areas must be paved or stabilized to minimize dust and environmental impact.
- c. Materials shall not be stacked higher than 16 feet.

4. Noise, Odor, and Vibration Control

- a. Industrial activities shall not produce noise levels exceeding Fairfield's noise ordinance limits at the property boundary.
- b. Odor mitigation plans may be required for operations producing emissions. Vibrations must remain below thresholds that could negatively impact or be perceptible to neighboring properties.
- c. No use or operations shall create or permit vibrations that are perceptible without instruments at the property line of the site. Vibrations that are intermittent, continuous, or recurring and that cause the nuisance or potential harm to neighboring properties, structures, or occupants are prohibited.

5. Lighting and Signage

- a. Outdoor lighting shall comply with Fairfield's Dark Sky Ordinance to minimize light pollution.
- b. Signage must comply with Fairfield's sign ordinance, Chapter 10.21. Signs
- c. No flashing, animated, or excessively bright signs are permitted.

6. Utility, Infrastructure, and Stormwater Requirements

- a. All developments must comply with APWA infrastructure standards.
- b. Stormwater management plans must be submitted and approved prior to permitting.

- c. Businesses must provide a Septic Feasibility Study approved by the Utah County Health Department to demonstrate adequate wastewater management.
- d. All lot frontage must have dedicated roads and easements in place before approval of an application to ensure legal access and compliance with APWA standards.
- e. All electrical service drops, utility lines, and communication lines are required to be underground.
- f. Propane tank position must meet NFPA standards. 10' away from structures and fences, and propane tanks greater than 1000 gallons must be 25' away from any structure or fence.

Working draft

Resolution No. R2025-01 Approving An Employee Policy Manual; And,
Providing An Effective Date.

Dated March 19, 2025

Created: March 19, 2025, replacing any

WHEREAS, the Town Council of Fairfield Town finds that the town is a municipal corporation duly organized and existing under the laws of Utah; and

WHEREAS, the Town Council finds that in conformance with Utah Code (“UC”) §10-3-717 the governing body of the town may exercise all administrative powers by resolution including, but not limited to, adopting and amending a townwide employee policy manual; and,

WHEREAS, the Town Council finds that the public convenience and necessity requires the actions herein contemplated; and,

WHEREAS, the Town Council finds that the town should adopt an employee policy manual to more effectively meet employee hiring, retention, administration, and other vital Town needs.

Now, Therefore, Be It Resolved By The Town Council Of Fairfield Town, Utah, As Follows:

Section 1. Employee Policy Adopted.

The Town Employee Policy Manual, as attached hereto as Attachment “A” and as otherwise described in the forgoing section of this resolution, are adopted and ratified. The foregoing recitals are incorporated herein.

Section 2. Savings Clause.

If any provision of this Resolution shall be held or deemed or shall be invalid, inoperative or unenforceable such shall render no other provision or provisions invalid, inoperative, or unenforceable to any extent whatsoever, this Resolution being deemed the separate independent and severable act of the Town Council of Fairfield Town.

Section 3. Effective Date. This Resolution shall become effective immediately upon passage and adoption.

Passed and Adopted this **19th day of March 2025**.

FAIRFIELD TOWN

Hollie McKinney, Mayor

RL Panek	yes_____no_____
Tyler Thomas	yes_____no_____
Michael Weber	yes_____no_____
Richard Cameron	yes_____no_____

ATTEST:

Stephanie Shelley, Town Recorder/Clerk

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 _____, 2025.

Summary:

Resolution No. R2025-01 Approving An Employee Policy Manual; And, Providing An Effective Date.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Fairfield Town Utah this ____day of _____, 2025.

_____,
Stephanie Shelley Fairfield Town Recorder/Clerk

(SEAL)

Unapproved Meeting Minutes

Fairfield Town Council

Regular Meeting

February 19, 2025

Regular Meeting

Date: Wednesday, February 19, 2025

Location: Fairfield Town Office, 103 East Main Street, Fairfield, Utah

Time: 7:02 P.M.

Minutes By: Stephanie Shelley

Call to Order

1) Roll Call

Town Council Members Present:

Mayor Hollie McKinney, RI Panek, Tyler Thomas, Richard Cameron, Michael Weber

Staff Present:

Stephanie Shelley- Recorder, Todd Sheeran - Attorney,

Others Present: Tal Adair, Wayne Taylor, Kyler Fisher, Garrit Neilson (State Fire),

Others Present Via Zoom: Adrienne Bell, jim, Spencer Foster, Colby Webb

2) Prayer / Pledge Of Allegiance

Council Member Cameron offered a prayer. The Pledge of Allegiance was recited.

3) General Public Comment (2-minute limit per person): Comments are for any matter not on the agenda and not related to a pending land use application.

Mayor McKinney asked if anyone would like to speak. There were no public comments.

Reports

1) Division of Forestry & Fire presentation

Garrett Nielsen from the Division of Forestry, Fire and State Lands, Utah County Fire Warden, gave a presentation on the Cooperative Wildfire System. He explained that the town's annual obligation is around \$19,000, which can be used for mitigation, preparedness, and prevention activities related to wildfires.

Mr. Nelson discussed potential uses for the funds, including purchasing equipment like portable water tanks for helicopters. He noted that satellite data on canopy density and fuel loading determine Fairfield's high-risk areas.

Unapproved Meeting Minutes

Fairfield Town Council

Regular Meeting

February 19, 2025

Mayor McKinney asked about using retention ponds near fire hydrants for helicopter water access. Mr. Nelson confirmed this could count toward the town's participation commitment.

Council members asked questions about specific mitigation activities that would qualify. Mr. Nelson explained that while mowing is not typically approved, juniper removal on town property could count. He also clarified that work on state or federal land would not qualify.

2) Sheriff's Department Update.

The Sheriff's Department representative provided crime statistics for 2024:

- 334 total calls for service
- 54 calls received via 911
- 195 officer-initiated calls
- 85 non-emergency calls
- 61 traffic citations issued
- 71 cases requiring a report

Garrett broke down the types of cases, with animal problems being the most common at 20 incidents. Other notable incidents included two bomb threats, one dead body, two DUIs, and four thefts.

Garrett also mentioned the possibility of increasing patrol hours in Fairfield from 5 to 10 hours per week, which would cost an additional \$30,000 per year. Council members expressed interest in pursuing this option, citing growth in the area.

3) Planning Commission Update.

Commissioner Taylor provided an update on recent Planning Commission activities:

- Passed the annual Bricks Over commissioner's permit
- Passed a text amendment for 175-foot power poles in the Industrial East zone
- Continued work on rewriting the West Light Industrial Zone ordinance
- Approved passing on a text amendment adding uses to the AR-1 through AR-40 zones
- Noted that Jane Lancaster submitted her resignation effective next month

Consent Items

Unapproved Meeting Minutes

Fairfield Town Council

Regular Meeting

February 19, 2025

The Council may approve these items without discussion or public comment and may remove an item to the Business Items for discussion and consideration.

- 1) **Approval of Minutes: January 15, 2025**
- 2) **Approval of Financials: November 30, 2024, December 31, 2024, and January 31, 2025.**

Councilman Panek motioned to approve the consent items numbers 1 and 2.

Councilman Cameron seconded the motion. The motion passed unanimously.

Mayor McKinney - Yes

Councilman Thomas - Yes

Councilman Panek - Yes

Councilman Cameron - Yes

Councilman Weber - Yes

Business Items

The Council will discuss (without public comment) and may approve the following items:

- 1) **Discussion and vote on a text amendment relating to structure height in the Light Industrial East Zone, which would allow for 175-foot power lines.**

Mayor McKinney presented Ordinance 2025-01, amending the structure height in the Light Industrial East zone.

Councilman Cameron motioned to approve Ordinance #2025-01, An Ordinance of the Fairfield Town Council of Fairfield Town, Utah, Amending Section 10.11.210(H) - Light Industrial East Zone, Structure height. Councilman Thomas seconded the motion. The motion passed unanimously.

Mayor McKinney - Yes

Councilman Thomas - Yes

Councilman Panek - Yes

Councilman Cameron - Yes

Councilman Weber - Yes

- 2) **Discussion and vote on a text amendment to the Light Industrial West Zone that is proposing to change the regulations and uses in the zone.**

This item was skipped as it had not been passed on to the Council yet. Mayor McKinney asked council members to review the proposed uses before the next meeting.

Unapproved Meeting Minutes

Fairfield Town Council

Regular Meeting

February 19, 2025

3) Discussion and vote on a text amendment relating to the uses in the AR-1, AR-5, AR-10, and AR-40 zones.

Mayor McKinney presented the proposed changes to the agricultural/residential zones, which included combining the zones into one table of uses and adding definitions and standards. Council members reviewed the changes, including setbacks, frontage requirements, and animal unit allowances.

Councilman Cameron moved to pass Ordinance 2025-02, an ordinance of Fairfield Town Council, Fairfield Town, Utah, amending section 10.11.100, Agriculture Residential Zones AR-1 to AR-40. Councilman Weber seconded the motion. The motion passed unanimously.

Mayor McKinney - Yes

Councilman Thomas - Yes

Councilman Panek - Yes

Councilman Cameron - Yes

Councilman Weber - Yes

4) Discuss and approve designing a Town Hall.

Mayor McKinney brought up the topic of designing a new town hall. Council members expressed hesitation due to past experiences with costly design processes that did not result in construction. They discussed potential budgets, timelines, and the need for the project.

Council Member Cameron suggested waiting to pursue design work, citing concerns about changes in council membership and potential design obsolescence. No formal action was taken on this item.

5) Town Budget

Council members discussed various budget items for the upcoming fiscal year:

- Road maintenance and improvements
- Water infrastructure repairs
- Park development (estimated at \$750,000)
- Increasing administrative assistant hours from 15 to 20 per week
- Phone allowance for the mayor (\$100/month)

No formal action was taken on budget items, but council members agreed to consider these requests in the upcoming budget process.

Unapproved Meeting Minutes

Fairfield Town Council

Regular Meeting

February 19, 2025

6) **Decide on the name for the Utah Inland Port Authority Project area.**

After a brief discussion, council members agreed on the "Pony Express Project Area" as the name of the Utah Inland Port Authority project area is Fairfield.

7) **Update and Discuss ordinances and applications.**

Mayor McKinney provided an update on the ongoing process of reviewing and updating town ordinances and applications. She highlighted issues with existing ordinances, including incomplete or unclear language, and the need for new permit applications to match updated ordinances.

Council members discussed the importance of this work and agreed to review ordinance drafts when sent to them by the mayor.

8) **Update on the Water Study, Sewer Study, General Plan, and Greenhouses.**

Mayor McKinney reported that the water study and sewer study should be completed by the end of the week, while the general plan is expected to be finished by the end of next Month.

Mayor McKinney presented a task work order for \$13,450 to have Eric Neil create a document for water share transfers and correct past transfer errors.

The Council voted to move forward on Work Order 25-01 Bowen Collins.

Mayor McKinney - Yes

Councilman Thomas - Yes

Councilman Panek - Yes

Councilman Cameron - Yes

Councilman Weber - Yes

Regarding greenhouses, Mayor McKinney reported that the fire marshal approved their location within 600 feet of fire hydrants due to their low combustibility.

9) **Discuss Fairfield's Personnel Policy Manual**

Mayor McKinney announced that the Personnel Policy Manual would be on next month's agenda for discussion and asked council members to review the 40-page document before the next meeting.

Closed Session

Unapproved Meeting Minutes

Fairfield Town Council

Regular Meeting

February 19, 2025

Possible motion to enter into closed session for the purchase, exchange, or lease of property; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual; or the deployment of security personnel, devices, or systems.

Councilman Cameron moved to temporarily recess the council meeting to go into a closed meeting for strategy sessions to discuss pending or reasonably imminent litigation. Councilman Panek seconded the motion.

Mayor McKinney - Yes

Councilman Thomas - Yes

Councilman Panek - Yes

Councilman Cameron - Yes

Councilman Weber - Yes

The motion passed unanimously. The council entered a closed session at 9:02 PM.

Mayor McKinney reopened the meeting at 11:06 pm.

Adjournment

Councilman Panek made a motion to adjourn the meeting. Councilman Cameron seconded the motion. The motion passed unanimously.

The meeting adjourned at 11:07 p.m.

Minutes Approval Date

Stephanie Shelley Town Recorder

Fairfield Town
Budgeting Worksheet
10 General Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	2024 Actual	2025 Actual	2025 Final Budget	2026 Actual	2026 Original Budget	2026 Amended Budget	2026 Amendments	Worksheet Notes
Change In Net Position								
Revenue:								
Taxes								
3110 General property taxes-current	27,731	24,320	23,000	0	23,000	0	(23,000)	
3130 General sales & use tax	50,460	41,500	32,000	0	32,000	0	(32,000)	
Total Taxes	78,191	65,820	55,000	0	55,000	0	(55,000)	
Licenses and permits								
3211 Business licenses	1,110	610	600	0	1,000	0	(1,000)	
3229 Non-business other licenses	10	0	0	0	0	0	0	
3250 Penalties & Permits & Fees	14,739	200	0	0	200	0	(200)	
3260 Intermountain Regional Landfill	763,487	669,814	745,000	0	745,000	0	(745,000)	
3261 North Pointe Landfill	31,743	41,483	75,000	0	75,000	0	(75,000)	
Total Licenses and permits	811,089	712,108	820,600	0	821,200	0	(821,200)	
Intergovernmental revenue								
3339 State grants	0	0	67,200	0	67,200	0	(67,200)	
3356 Class C road fund allotment	53,118	48,555	45,000	0	45,000	0	(45,000)	
Total Intergovernmental revenue	53,118	48,555	112,200	0	112,200	0	(112,200)	
Charges for services								
3480 Opening/closing graves	0	625	0	0	0	0	0	
3481 Sale of cemetery lots	0	0	3,500	0	3,500	0	(3,500)	
Total Charges for services	0	625	3,500	0	3,500	0	(3,500)	
Interest								
3610 Interest earnings	17	10	40,000	0	40,000	0	(40,000)	
3611 Investments increase (decrease)	3,057	55,185	0	0	0	0	0	
Total Interest	3,075	55,194	40,000	0	40,000	0	(40,000)	
Miscellaneous revenue								
3615 Donations, Collections, Christmas	85	20,968	0	0	30,000	0	(30,000)	
3650 Sale of material & supplies	10	0	0	0	0	0	0	
3690 Miscellaneous revenue	290	547	0	0	0	0	0	
3811 SLFRF Program	0	0	0	0	0	0	0	
Total Miscellaneous revenue	385	21,515	0	0	30,000	0	(30,000)	
Buildings and Grounds								
3221 Non-business buildings, structures, equip	8,205	16,192	5,000	0	5,000	0	(5,000)	
3222 Building Dept Permits	0	19,442	0	0	0	0	0	
3670 Road Impact Fees	0	0	22,000	0	22,000	0	(22,000)	
Total Buildings and Grounds	8,205	35,634	27,000	0	27,000	0	(27,000)	
Highways and Public Improvements								
3671 Highway Improvements Engineering Revenue	0	0	2,500	0	2,500	0	(2,500)	
Total Highways and Public Improvements	0	0	2,500	0	2,500	0	(2,500)	
Total Revenue:	954,063	939,451	1,060,800	0	1,091,400	0	(1,091,400)	
Expenditures:								
General government								

Fairfield Town
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	2024 Actual	2025 Actual	2025 Final Budget	2026 Actual	2026 Original Budget	2026 Amended Budget	2026 Amendments	Worksheet Notes
Administrative								
4103 Admin Permanent employees wages	101,785	44,084	70,000	0	70,000	0	(70,000)	
4103.1 Admin Office Manager Stipend	0	28,800	43,200	0	43,200	0	(43,200)	
4103.2 Admin Treasurer Stipend	0	8,897	10,800	0	23,000	0	(23,000)	
4104 Admin Employee Payroll Services	3,145	132	3,000	0	3,000	0	(3,000)	
4105 Admin Employee Benefits	11,116	9,936	0	0	0	0	0	
4110 Admin Planning and Zoning Compensation	0	250	0	0	0	0	0	
4111 Admin Books, subscriptions, memberships	1,413	1,174	2,000	0	2,000	0	(2,000)	
4112 Admin Public notices	478	589	1,200	0	1,200	0	(1,200)	
4113 Admin GRAMA requests	0	0	0	0	300	0	(300)	
4114 Admin Travel	2,874	1,724	2,500	0	2,500	0	(2,500)	
4115 Admin Office expenses & supplies	6,202	2,872	4,500	0	5,000	0	(5,000)	
4115.5 Admin Stamps	0	0	0	0	1,000	0	(1,000)	
4116 Admin Computer & internet expenses	18,524	3,472	3,000	0	3,000	0	(3,000)	
4116.5 Admin IT services	0	1,886	0	0	2,000	0	(2,000)	
4119 Admin Electricity	0	0	600	0	600	0	(600)	
4120 Admin Telephone	1,867	1,239	2,000	0	2,000	0	(2,000)	
4121 Admin Interlocal contributions	0	0	1,500	0	1,500	0	(1,500)	
4122 Admin Education	773	718	3,000	0	3,000	0	(3,000)	
4123 Admin Rental expense	6,103	5,268	6,000	0	6,200	0	(6,200)	
4124 Admin Insurance	1,914	4,225	5,500	0	5,500	0	(5,500)	
4125 Admin Taxes - property	0	0	0	0	0	0	0	
4126 Admin Repairs and maintenance	0	40	0	0	100	0	(100)	
4130 Admin Bank service charges	40	(102)	500	0	500	0	(500)	
4132 Admin Town codification	6,654	0	6,660	0	6,660	0	(6,660)	
4140 Admin Elections	1,000	321	2,500	0	2,500	0	(2,500)	
4142 Admin Food Expenditures	0	0	0	0	500	0	(500)	
4190 State Grant Expenses	0	17,909	0	0	0	0	0	
Total Administrative	163,886	133,434	168,460	0	185,260	0	(185,260)	
Buildings and grounds								
4127 Admin Bldg Permit fee state surcharge	48	0	100	0	100	0	(100)	
4141 Admin Survey and Engineering	51,380	2,760	27,900	0	27,900	0	(27,900)	
4154 Admin Inspections & plan reviews	10,547	0	22,000	0	22,000	0	(22,000)	
4181 Building Dept - Engineering Expenses	0	17,846	0	0	20,000	0	(20,000)	
4182 Building Dept - Legal Expenses	0	(314)	0	0	500	0	(500)	
4183 Building Dept - Inspections Expenses	0	5,880	0	0	3,000	0	(3,000)	
4187 Building Dept - Master Site Plan	0	(500)	0	0	500	0	(500)	
4188 Building Dept - Preliminary Site Plan	0	(500)	0	0	500	0	(500)	
Total Buildings and grounds	61,975	25,172	50,000	0	74,500	0	(74,500)	
Planning and zoning								
4155 Planning and Zoning	2,047	524	63,000	0	63,000	0	(63,000)	
4156 Planning and Zoning - Stipend	0	13,000	16,800	0	16,800	0	(16,800)	
4157 Planning and Zoning General Plan	0	10,602	58,000	0	58,000	0	(58,000)	
4158 Town Council- Misc	0	166	0	0	200	0	(200)	
Total Planning and zoning	2,047	24,292	137,800	0	138,000	0	(138,000)	

Fairfield Town
Budgeting Worksheet
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Professional Services								
4117 Admin Pelorus Software	3,800	4,822	5,100	0	5,100	0	(5,100)	
4118 Admin Copier Service and Maintenance	5,777	214	5,600	0	1,000	0	(1,000)	
4133 Admin Website	2,426	3,215	3,000	0	3,500	0	(3,500)	
4134 Admin Accounting & auditing	2,450	4,000	7,500	0	7,500	0	(7,500)	
4135 Admin SLFRF Expenditure	17,162	0	0	0	0	0	0	
4136 Admin Consulting services	3,358	6,811	8,500	0	8,500	0	(8,500)	
4139 Admin Legal	31,542	25,173	70,000	0	70,000	0	(70,000)	
4139.5 Admin Legal - North Pointe	25,329	0	0	0	0	0	0	
Total Professional Services	91,843	44,234	99,700	0	95,600	0	(95,600)	
Total General government	319,752	227,133	455,960	0	493,360	0	(493,360)	
Public safety								
4150 Animal services	1,070	0	0	0	0	0	0	
4151 Police Contracted services	21,580	14,962	18,000	0	20,000	0	(20,000)	
4152 Fire Contracted services	0	2,135	2,000	0	2,500	0	(2,500)	
4153 Emergency dispatch	3,805	2,083	3,300	0	3,300	0	(3,300)	
4153.5 Everbridge	29	29	0	0	35	0	(35)	
Total Public safety	26,484	19,209	23,300	0	25,835	0	(25,835)	
City Council								
4000 City Council Stipend	0	13,950	16,800	0	16,800	0	(16,800)	
4010 Mayor Stipend	0	4,400	6,600	0	6,600	0	(6,600)	
Total City Council	0	18,350	23,400	0	23,400	0	(23,400)	
Highways and public improvements								
Roads								
4137 Admin Street Signs	0	0	2,500	0	2,500	0	(2,500)	
4161 Roads Repairs & maintenance	87,958	43,476	65,000	0	75,000	0	(75,000)	
4162 Engineering Expenses	0	4,103	0	0	6,000	0	(6,000)	
4163 Roads Snowplow - Fuel, maint & repair	4,700	367	2,000	0	2,000	0	(2,000)	
4164 Contracted Snow Removal	0	0	1,000	0	500	0	(500)	
4165 Roads Weed Control	0	0	1,000	0	500	0	(500)	
4166 Roads Capital outlay	133,075	0	0	0	0	0	0	
4168 Roads Contracted Stipend	0	7,200	10,800	0	10,800	0	(10,800)	
Total Roads	225,733	55,146	82,300	0	97,300	0	(97,300)	
Sanitation								
4191 Trash collection	10,200	6,901	11,000	0	10,000	0	(10,000)	
Total Sanitation	10,200	6,901	11,000	0	10,000	0	(10,000)	
Total Highways and public improvements	235,933	62,047	93,300	0	107,300	0	(107,300)	
Parks, recreation, and public property								
Parks								
4167 Community events	23,420	3,856	3,856	0	5,000	0	(5,000)	
4167.3 Christmas Events	0	40,420	40,000	0	42,000	0	(42,000)	
4167.5 Christmas Town Donations	0	2,750	1,670	0	1,000	0	(1,000)	
4169 Cemeteries	5,420	2,285	9,150	0	9,150	0	(9,150)	

Fairfield Town
Budgeting Worksheet
10 General Fund - 07/01/2025 to 06/30/2026
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	2024 Actual	2025 Actual	2025 Final Budget	2026 Actual	2026 Original Budget	2026 Amended Budget	2026 Amendments	Worksheet Notes
4170 Capital Outlay	0	0	0	0	750,000	0	(750,000)	
4173 Parks and Improvment	65,377	0	3,000	0	3,000	0	(3,000)	
4174 Parks and Publice Improv Stipend	0	7,950	10,800	0	10,800	0	(10,800)	
Total Parks	94,217	57,261	68,476	0	820,950	0	(820,950)	
Total Parks, recreation, and public property	94,217	57,261	68,476	0	820,950	0	(820,950)	
Miscellaneous								
4193 Other miscellaneous supplies	976	1,535	0	0	1,000	0	(1,000)	
4193.5 Cards and Flowers	0	0	0	0	500	0	(500)	
4202 Donations, fees, collections for Community Days	0	161	0	0	500	0	(500)	
4203 Sub for Santa	0	4,173	0	0	500	0	(500)	
Total Miscellaneous	976	5,869	0	0	2,500	0	(2,500)	
Transfers								
4197 Transfer to Capital Projects	230,000	0	431,090	0	431,090	0	(431,090)	
4198 Transfer to water fund	35,000	0	35,000	0	35,000	0	(35,000)	
Total Transfers	265,000	0	466,090	0	466,090	0	(466,090)	
Total Expenditures:	942,361	389,869	1,130,526	0	1,939,435	0	(1,939,435)	
Total Change In Net Position	11,701	549,582	(69,726)	0	(848,035)	0	848,035	

Fairfield Town
Budgeting Worksheet
41 Capital Projects - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	2024 Actual	2025 Actual	2025 Final Budget	2026 Actual	2026 Original Budget	2026 Amended Budget	2026 Amendments	Worksheet Notes
Change In Net Position								
Revenue:								
Contributions and transfers								
3810 Transfer from General Fund	230,000	0	0	0	0	0	0	
Total Contributions and transfers	230,000	0	0	0	0	0	0	
Total Revenue:	230,000	0	0	0	0	0	0	
Total Change In Net Position	230,000	0	0	0	0	0	0	

Fairfield Town
Budgeting Worksheet
51 Water Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	2024 Actual	2025 Actual	2025 Final Budget	2026 Actual	2026 Original Budget	2026 Amended Budget	2026 Amendments	Worksheet Notes
Income or Expense								
Income From Operations:								
Operating income								
5140 Culinary income	22,613	20,890	19,000	0	21,000	0	(21,000)	
5150 Connection Fees	53,600	0	0	0	0	0	0	
5410 Late penalties and fees	100	75	0	0	250	0	(250)	
Total Operating income	76,313	20,965	19,000	0	21,250	0	(21,250)	
Operating expense								
6110 Culinary operator stipend	3,149	7,200	10,800	0	0	0	0	
6113 Employee taxes and benefits	0	551	0	0	5,500	0	(5,500)	
6121 Dues	350	361	500	0	500	0	(500)	
6128 Utilities	1,979	2,199	2,500	0	2,600	0	(2,600)	
6131 Professional fees	850	275	3,000	0	3,000	0	(3,000)	
6132 Water Engineering	0	10,483	0	0	0	0	0	
6133 Water Inspections	0	6,832	0	0	0	0	0	
6141 Repairs and maintenance	10,427	1,800	30,000	0	30,000	0	(30,000)	
6142 Chlorine	0	0	500	0	500	0	(500)	
6143 Monthly water tests	190	108	150	0	150	0	(150)	
6144 Water tests - other	567	275	300	0	300	0	(300)	
6161 Bank service charges	30	7	0	0	0	0	0	
6169 Depreciation expense	55,630	0	54,000	0	54,000	0	(54,000)	
Total Operating expense	73,172	30,090	101,750	0	96,550	0	(96,550)	
Total Income From Operations:	3,141	(9,125)	(82,750)	0	(75,300)	0	75,300	
Non-Operating Items:								
Non-operating income								
5710 Miscellaneous Non-Operating Income	0	50	0	0	0	0	0	
5810 Transfers from general fund	35,000	0	35,000	0	35,000	0	(35,000)	
Total Non-operating income	35,000	50	35,000	0	35,000	0	(35,000)	
Total Non-Operating Items:	35,000	50	35,000	0	35,000	0	(35,000)	
Total Income or Expense	38,141	(9,075)	(47,750)	0	(40,300)	0	40,300	