

Fairfield Town

Utah County, Utah

PUBLIC NOTICE IS HEREBY GIVEN THAT THE
Planning Commission of Fairfield, Utah
Shall hold a Regular Session on
May 7, 2025, @ 6:00 P.M.
At the Fairfield Town Office
103 East Main Street, Fairfield, Utah

Agenda

Call to Order

- 1) Roll Call

Work Session

- 1) Review Changes to Title 10 (Land Use Regulations), Chapter 16 (Special Use Regulations)
- 2) Review Ordinance: Amending Chapter 10.21. Signs
- 3) Review General Plan
- 4) Review Water Master Plan
- 5) Review Sewer Master Plan

Public Hearing (will begin at 7 pm)

The Commissioners will accept public comment, limited to two (2) minutes each, on the following items:

- 1) Adoption of a new General Plan. The General Plan is a comprehensive, long-range policy document that guides future growth, land use, development, resource management, and public services in Fairfield.
- 2) Ordinance: Amending Chapter 10.21. Signs
- 3) Amending Changes to Title 10 (Land Use Regulations), Chapter 16 (Special Use Regulations)
- 4) Adoption of the Culinary Water Master Plan
- 5) Adoption of the Sewer Master Plan

Business Items

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

- 1) Planning Commission Minutes for April 8, 2025.
- 2) Review and approve the Wade Carson Lot line adjustment.
- 3) Discussion with McKay Swainston regarding road vacation.
- 4) Discussion: Hansen property/road.
- 5) Adoption of a new General Plan. The General Plan is a comprehensive, long-range policy document that guides future growth, land use, development, resource management, and public services in Fairfield.
- 6) Ordinance: Amending Chapter 10.21. Signs.
- 7) Amending Changes to Title 10 (Land Use Regulations), Chapter 16 (Special Use Regulations).
- 8) Adoption of the Culinary Water Master Plan.
- 9) Adoption of the Sewer Master Plan.

Adjournment

Zoom Meeting

<https://us06web.zoom.us/j/84690571210?pwd=DiZROJorp1mDLS20hIV0KT4JqbogqU.1>

Meeting ID: 846 9057 1210 **Passcode:** 806234

Certificate Of Posting

The above agenda notice was posted on or before the 6th day of May 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

**PUBLIC NOTICE IS HEREBY GIVEN THAT
The Planning Commission of Fairfield, Utah
Shall hold a Public Hearing**

On May 7, 2025 @ 7:00 P.M.

At the Town Office, 103 East Main Street, Fairfield, Utah

Notice of Public Hearing

The Fairfield Planning Commission will conduct a Public Hearing on the following:

- 1) Adoption of a new General Plan. The General Plan is a comprehensive, long-range policy document that guides future growth, land use, development, resource management, and public services in Fairfield.
- 2) Ordinance: Amending Chapter 10.21. Signs
- 3) Review and recommend changes to Title 10 (Land Use Regulations), Chapter 16 (Special Use Regulations)
- 4) Review and recommend adoption of the Culinary Water Master Plan
- 5) Review and recommend adoption of the Sewer Master Plan

Meeting Date: Wednesday, May 7, 2025, 7 p.m.

Meeting Location: Fairfield Town Office
103 East Main Street
Fairfield Town, UT 84013

Zoom Meeting

<https://us06web.zoom.us/j/84690571210?pwd=DiZROJorp1mDLS20hIV0KT4JqbogqU.1>

Meeting ID: 846 9057 1210 **Passcode:** 806234

The proposed application, staff reports, and associated informational materials will be available for review on the Town's website, fairfieldtown.org, **by April 30th at 5 pm**. Printed copies are available if needed during office hours. To provide public comment, email sshelley@fairfiledtown-UT.gov. Comments received will be added to the public record at the public hearing. For additional questions, contact the recorder at (801) 766-3509 or sshelley@fairfiledtown-UT.gov.

Certificate Of Posting

The above Public Hearing notice was posted on or before the 23rd day of April 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 Town offices at 801-766-3509.

Date

Stephanie Shelley Town Recorder/Clerk



FAIRFIELD TOWN

GENERAL PLAN

Review Draft 03 April 2025

DRAFT

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OVERVIEW

Utah law requires local governments to adopt a General Plan that meets minimum statutory criteria, which vary based on population size. For towns with fewer than 1,000 residents, like Fairfield, the Utah Land Use, Development, and Management Act (LUDMA) mandates two elements: a Land Use Element and a Transportation and Traffic Circulation Element (Utah Code § 10-9a-403). This General Plan includes both elements and outlines the town’s approach to land use patterns, street connectivity, and future trail planning.

Fairfield has also chosen to include additional elements that reflect the community’s values and long-term vision. These include Economic Development, Blueway and Greenway Connectivity, Local Food Production, and Community Character. The town addresses Moderate Income Housing by allowing accessory dwelling units (ADUs) throughout all zones and incorporates Water Resource Management into its broader land use strategy. Together, these elements form a comprehensive policy framework that guides local decisions and supports the work of the Planning Commission.

OUR VISION

THE ESSENCE OF FAIRFIELD AND THIS PLAN

Local Food & Agriculture

Fairfield wants to be a leader in rural food resilience. This plan envisions space in the town for year-round local food sales, support growers through a community food program, and plant fruit trees along greenways for all to enjoy. The Town wants to allow modern techniques like hydroponics while securing water for long-term agricultural use. This will ensure a strong local food system and keeps our rural character alive while strengthening our economy.



Infrastructure & Transportation

Fairfield wants infrastructure that fits the landscape and our quiet town. The Town will work with regional partners to route major roads away from our town core, calm traffic on Highway 73, and build trails for walking, biking, horses, and ATVs. Our vision prioritizes connections—to nature, to our neighbors, and to the land—without sacrificing peace and safety. We believe rural towns deserve thoughtful infrastructure that supports small-town living.



Conservation, Land Use & Open Space

Fairfield wants to conserve the open spaces, natural features, and scenic beauty that define the Town. This plan envisions a public space and blueway at Big Spring, conservation development in Manning Canyon, and productive greenways that combine recreation with food production. The Town will use land use tools that protect its views, preserve water, and maintain wildlife habitat. The land is part of the town's identity—and this plan seeks to keep it that way.



Land Use & Development Strategy

Fairfield wants to grow slowly, thoughtfully, and in ways that match our rural setting. This plan envisions large-lot residential zoning, relying on private wells and septic systems, and limiting commercial development to specific areas that support rural life. Fairfield welcomes growth that fits its scale and respects its surroundings. This plan envisions that Fairfield can grow without giving up what makes it special.



Industrial & Economic Development

Fairfield wants economic opportunity without compromising its rural lifestyle. This plan guides tech and industrial development to designated corridors, supports regional partnerships like the Utah Inland Port Authority, and provides space for light manufacturing, warehousing, and innovation. At the same time, the Town will protect homes, farms, and open lands from incompatible uses. Fairfield’s economy should reflect its identity: resourceful, independent, and deeply connected to place.



Community Character & Design

Fairfield has a unique history and landscape. The town will enhance dark sky lighting standards, create wayfinding signage inspired by the Pony Express, and apply simple, consistent design guidelines across public and private spaces. The Town values authenticity, quiet beauty, and spaces are truly Fairfield. As the Town grows, Fairfield should look and feel like Fairfield—not anywhere else.



VISION MAP

THINKING STRATEGICALLY ABOUT THE TOWN'S ASSETS

The Vision Map inventories Fairfield's key land use categories, infrastructure assets, and development constraints. It shows where residential, commercial, industrial, conservation, and recreational uses make the most sense, based on current conditions, infrastructure capacity, and long-term planning goals. The planning team developed the map following the initial kick-off

meeting with the Mayor and to guide discussions with the Town Council, Planning Commission, and community members.

The map places large-lot residential areas along the town's outer edges, with typical lot sizes starting at five acres. These areas support rural living and depend on

private wells and septic systems. In contrast, the Town Core and Allen's Ranch Road corridor benefit from the town's water system, which allows for more compact development and civic uses.

Fairfield concentrates commercial and industrial uses in specific corridors with direct access to regional roads.

The Tech Overlay and Allen's Ranch Road corridor offer appropriate sites for data centers, warehouses, and construction-related industries. These areas sit apart from residential and agricultural zones to reduce land use conflicts and to support targeted infrastructure investment, including MAG's planned east-west expressway.

Descriptions of Features

Ranchette Area: A master-planned development area with a minimum net density of 1 unit per 5 acres, possibly connecting to the Eagle Mountain sewer system.

Tech Overlay: Data centers and similar uses permitted by-right with specific development standards.

Sinks Conservation Area: 40-acre density with allowances for clustering in exchange for preserving wetlands and agricultural lands.

Solar Fields: Permitted solar farm.

Landfills: Regional landfill facilities serving Wasatch Front and Northern Utah.

Allen's Ranch Road Industrial: Warehousing and small-scale industrial uses.

Camp Floyd Cemetery Area: Recreation-based uses with a focus on RV camping and ATV activities.

Allen's Ranch Road & Hwy 73 Intersection: Possible location of a gas station and/or retail store on a small lot.

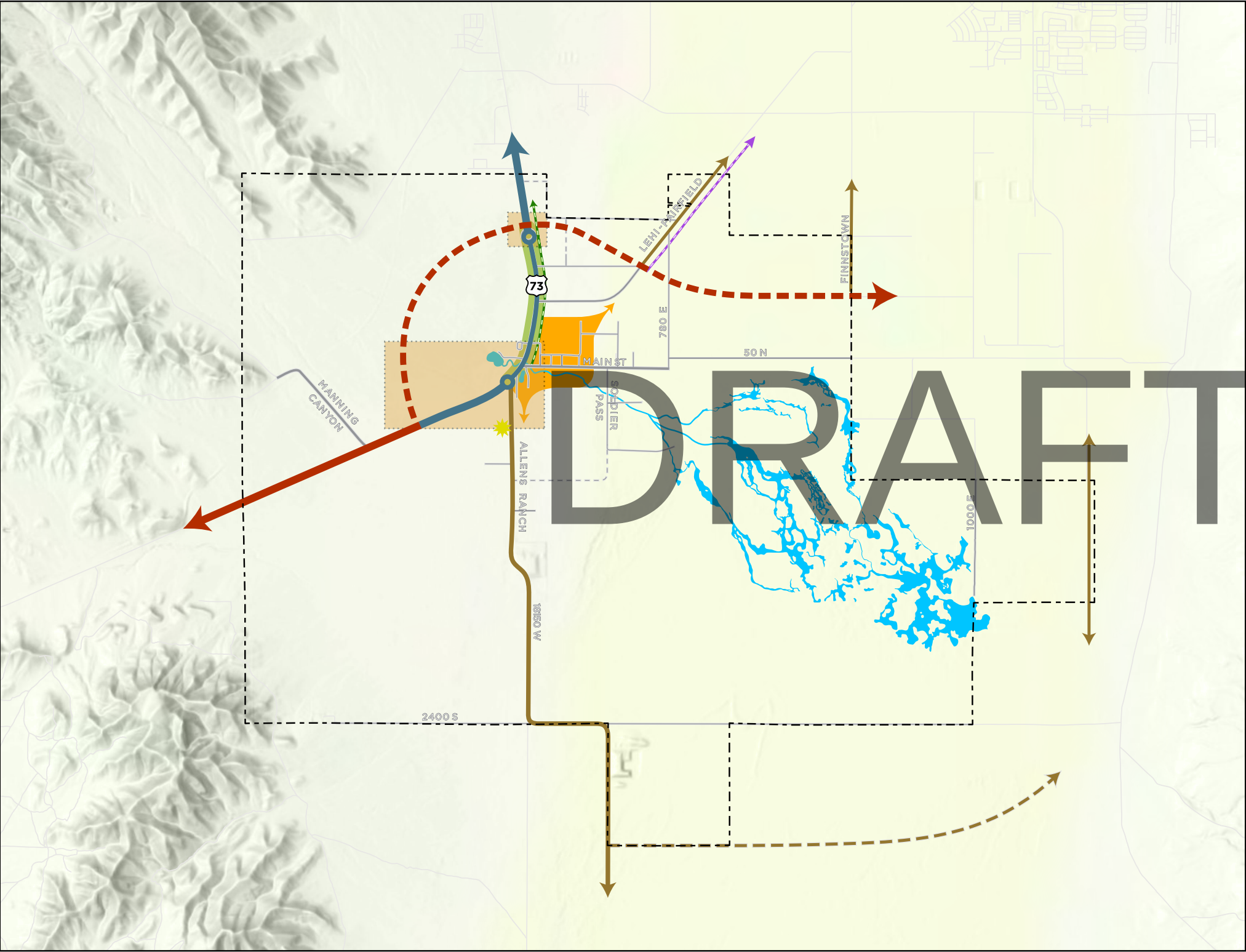
Manning Canyon: Conservation area with net 40-acre density, with units sensitively placed at the toe of the mountain.

Big (Fairfield) Spring: Location of Big Spring. Conservation area with Town-led dialogue about possible acquisition of access, conservation easement, or fee purchase for public park.

Hydroponic Greenhouses: Small industrial area focused on hydroponic agriculture.

Town Core: 1-5 acre densities with culinary water.





TRANSPORTATION VISION
FAIRFIELD

LEGEND

-  CORE FAIRFIELD AND POTENTIAL TRAIL CONNECTIONS
-  GATEWAY STUDY AREAS
-  EXPRESSWAY
-  PROPOSED EXPRESSWAY LOOP
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  PROPOSED ARTERIAL CONNECTOR
-  LOCAL COLLECTORS
-  HIGHWAY 73 PEDESTRIAN CORRIDOR
-  HIGHWAY 73 TRAIL
-  PONY EXPRESS REGIONAL TRAIL
-  CAMP FLOYD CEMETERY TRAIL HEAD



TRANSPORTATION

The transportation plan reinforces the town's current scale while ensuring regional coordination, safe local circulation, and compatibility with Fairfield's rural setting. This vision prioritizes low-traffic roadways, non-motorized mobility, and rural-scale connectivity that reflects the town's identity. Working in coordination with agencies such as the Mountainland Association of Governments (MAG) and the Utah Department of Transportation (UDOT), the plan supports infrastructure improvements that enhance regional access without compromising Fairfield's quiet character or development patterns. The approach focuses on targeted connections, trail integration, and transportation solutions that serve both local needs and regional systems—without inviting urban intensity.

Goal 1: Preserve Fairfield's Low-Traffic, Rural Transportation Environment

Policy 1.1: Maintain a transportation system that reflects the town's rural scale and low-density development.

Strategy 1.1.1: Limit traffic volumes in the town core to allow pedestrians, cyclists, and equestrians to feel safe with vehicular traffic.

Strategy 1.1.2: Avoid road widening or design elements that encourage high-speed or high-volume traffic in the Town Core.

Strategy 1.1.3: Design roads to feel comfortable and safe for non-motorized users.

Goal 2: Coordinate with Regional Transportation Plans While Protecting Local Character

Policy 2.1: Align with regional transportation planning while advocating for solutions that preserve Fairfield's land use priorities.

Strategy 2.1.1: Support an expressway that bypasses the Town Core rather than following the Highway 73 alignment.

Strategy 2.1.2: Avoid widening Highway 73 through the Town Core and build trails on both sides of the roadway.

Strategy 2.1.3: Reduce speeds limit to 25 on Highway 73 through the Town Core after the bypass is built.

Goal 3: Improve Connectivity Through Context-Appropriate Infrastructure

Policy 3.1: Enhance east-west and north-south connectivity to support regional mobility and access to economic areas.

Strategy 3.1.2: Work with MAG and UDOT to a regional loop road connecting comprised of:

- MAG's envisioned East-West Expressway
- An upgrade of Allen's Ranch Road as an arterial, (as envisioned by MAG), with an arterial connection to the East-West Expressway,
- A new arterial or collector road connecting Allen's Ranch Road to the east with the proposed (north-south) Cedar Valley Expressway south of Town, connecting key sites including:
 - Tech Overlay Area
 - Ranchette Land Use Area
 - Allen's Ranch Road Industrial Corridor
 - Northpointe and Intermountain Regional Landfills

Goal 4: Expand Multi-Use Trail Access and Recreational Connectivity

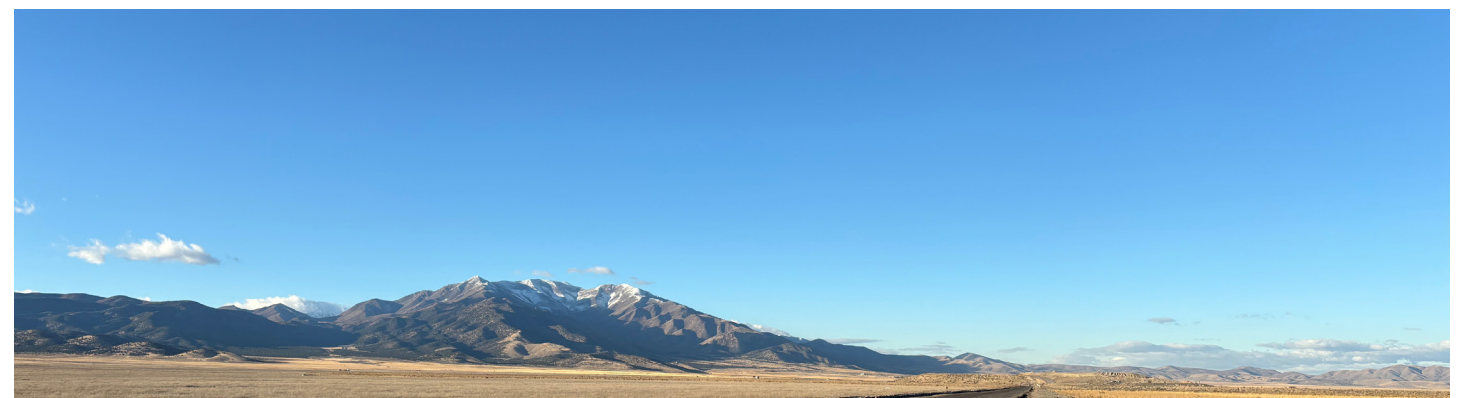
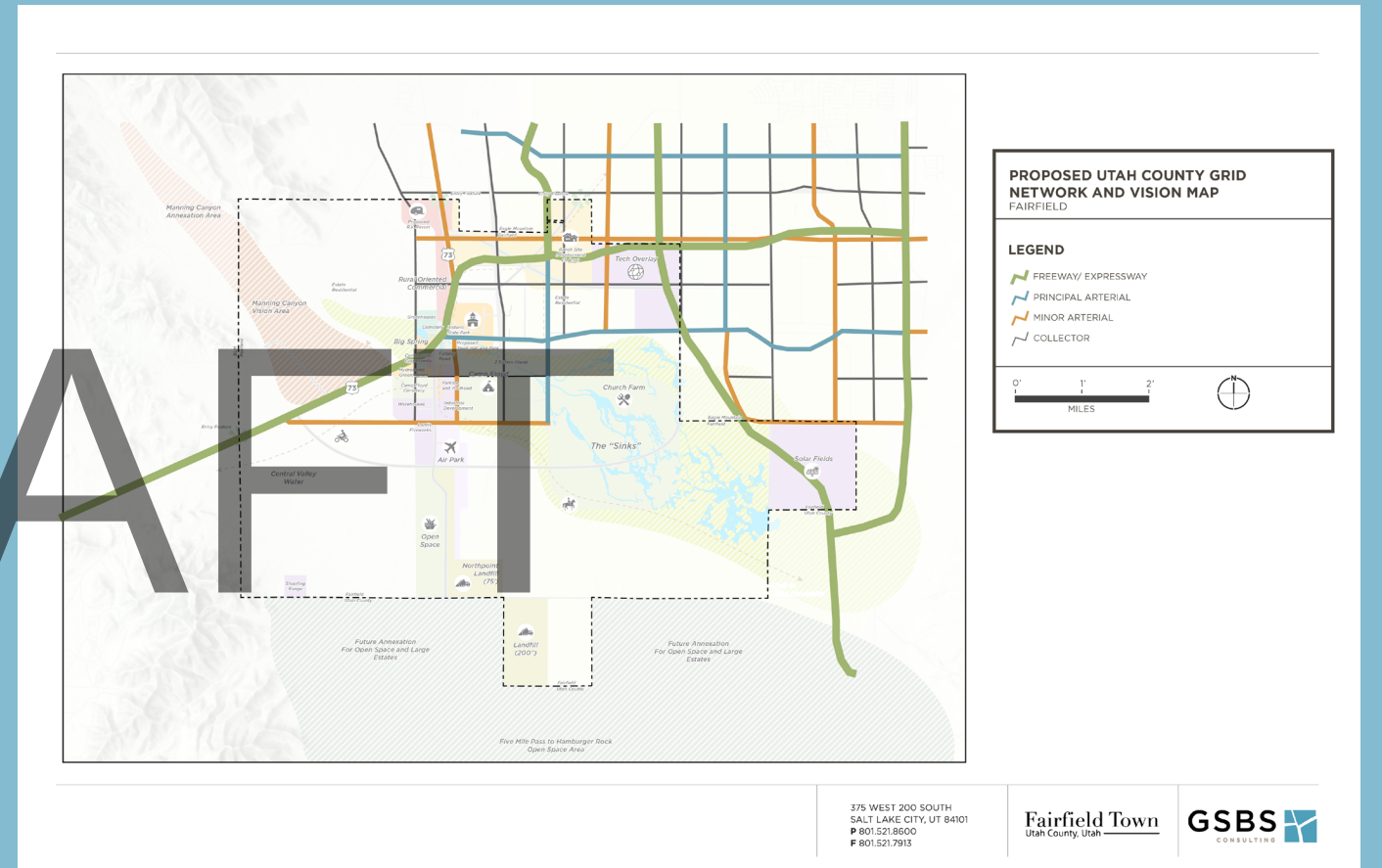
Policy 4.1: Incorporate trail infrastructure into the transportation network to promote non-motorized access and recreation.

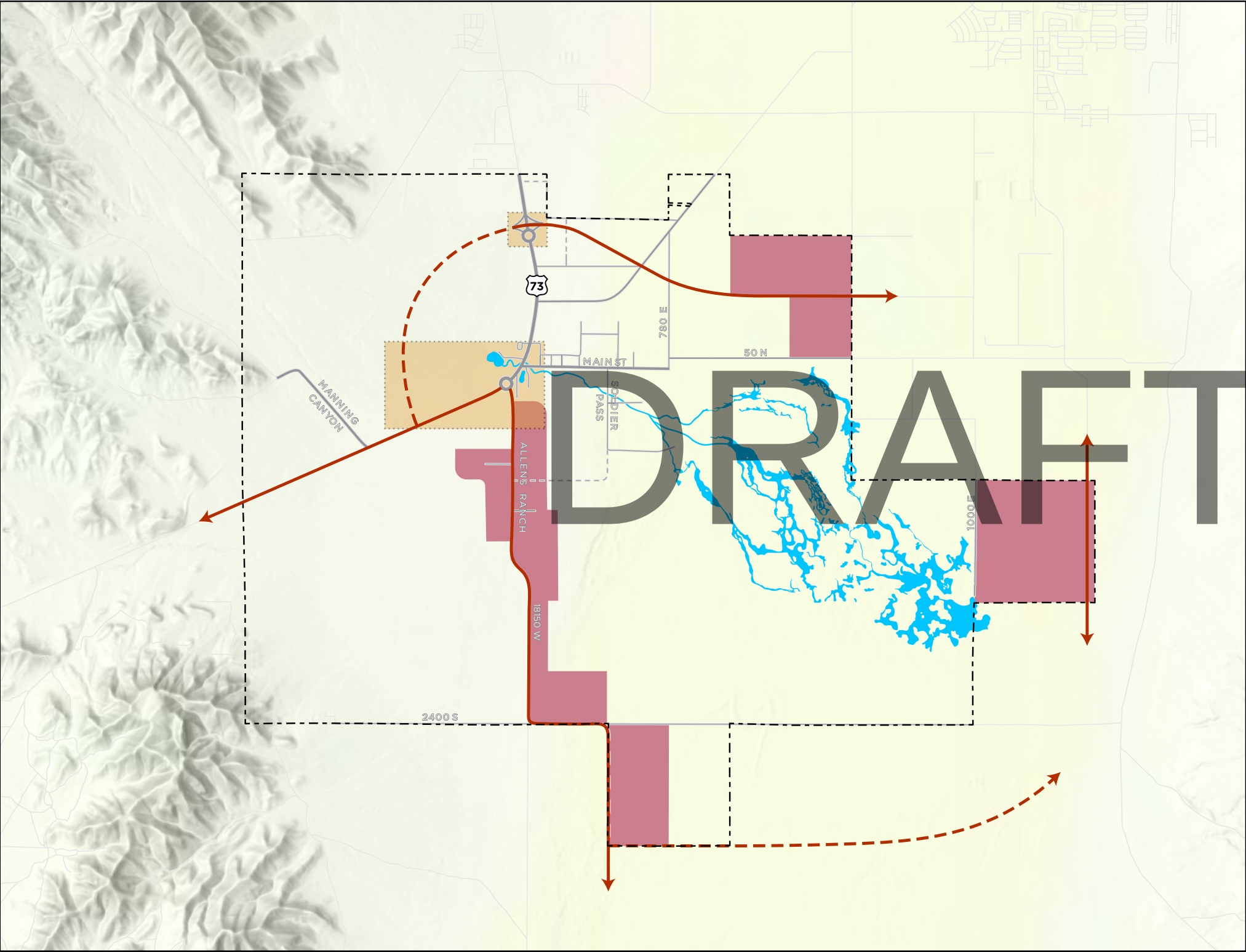
Strategy 4.1.1: Extend the Pony Express Regional Trail from Eagle Mountain to the Town Core.

Strategy 4.1.2: Develop an ATV trailhead near Camp Floyd Cemetery with connections to Five Mile Pass and public lands.

Strategy 4.1.3: Include multi-use trail corridors in new and upgraded roadway designs.

Fairfield modifies MAG's 2050 Utah County Grid Network and Vision Map (below) by shifting the east-west expressway away from the Town Core to preserve the town's rural character and walkability. Instead of widening Highway 73 through the center of town, Fairfield proposes a bypass route, trails on both sides of the existing highway, and a reduced speed limit of 25 mph once the bypass is in place (as shown in the map to the left). These strategies will implement Fairfield's Transportation Goals.





INDUSTRIAL AND ECONOMIC VISION
FAIRFIELD

LEGEND

- ECONOMIC AND INDUSTRIAL CENTERS
- TRANSITION ZONE STUDY AREAS
- ECONOMIC TRANSIT NECKLACE
- PROPOSED EXPRESSWAY LOOP
- ROAD NETWORK
- PROPOSED ROADS

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MILES

ECONOMIC DEVELOPMENT

The transportation section reinforces the town’s intent to The Industrial and Economic Vision map identifies specific areas for industrial and commercial development that support Fairfield’s role in the regional economy. This section establishes a clear framework for land use, infrastructure, and investment in locations suitable for sustained economic activity. The plan focuses on the Tech Overlay and the Allen’s Ranch Road corridor as primary locations for job growth, tax base expansion, and infrastructure coordination. These areas have access to transportation networks and are appropriate for future utility extensions.

The strategy includes arterial road upgrades, integration with regional expressway plans, and alignment with state-level investment priorities. All economic development is intended to remain compatible with Fairfield’s rural land use pattern and overall scale.

Goal 1: Support Regionally Significant Economic Development While Maintaining Rural Compatibility

Policy 1.1: Focus economic activity in defined areas that support regional needs and align with Fairfield’s land use priorities.

Strategy 1.1.1: Concentrate high-tech and data center uses within the designated Tech Overlay area east of the Ranchette Area.

Strategy 1.1.2: Continue to support warehouse, industrial, and construction-related uses along the Allen’s Ranch Road corridor.

Strategy 1.1.3: Apply development standards that ensure economic uses do not conflict with residential or agricultural areas.

Goal 2: Establish a Functional Economic Infrastructure Network

Policy 2.1: Upgrade and align key transportation corridors to serve current and future economic activity.

Strategy 2.1.1: Upgrade Allen’s Ranch Road to an arterial to support increased freight, workforce, and service traffic.

Strategy 2.1.2: Connet Allen’s Ranch Road to a proposed east-west expressway bypassing Fairfield,

Strategy 2.1.3: Develop a connected loop road system linking the Tech Overlay, Ranchette Area, industrial areas, and regional landfills.

Goal 3: Attract Infrastructure Investment Through Strategic Partnerships

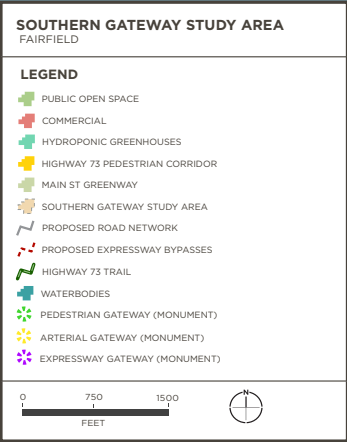
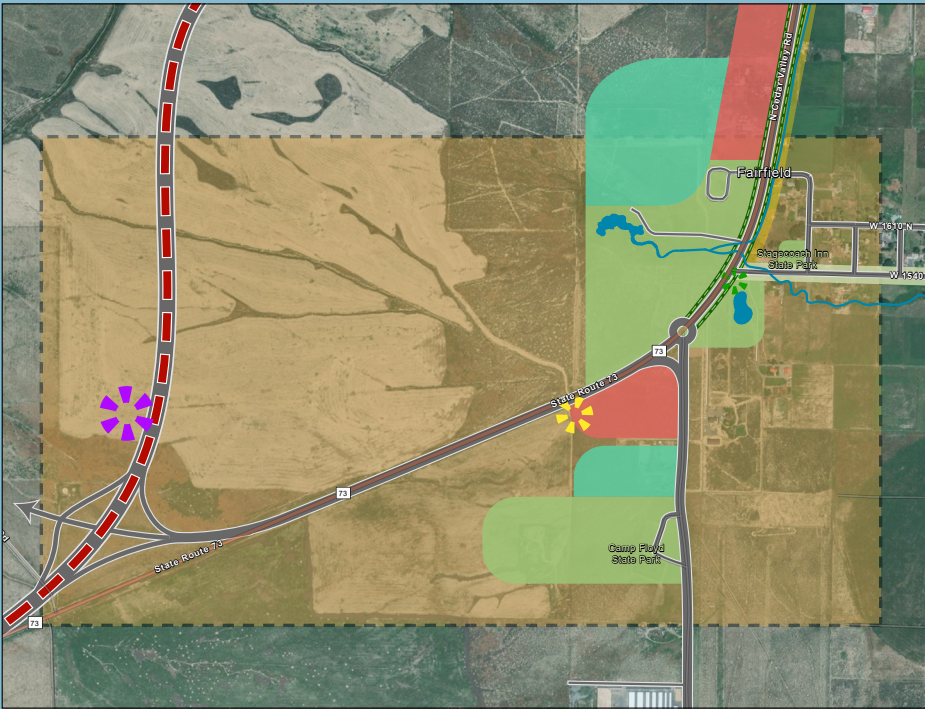
Policy 3.1: Align local economic planning with regional and state investment priorities.

Strategy 3.1.1: Collaborate with the Utah Inland Port Authority and similar agencies to secure funding for broadband, roads, and utilities in designated economic areas.

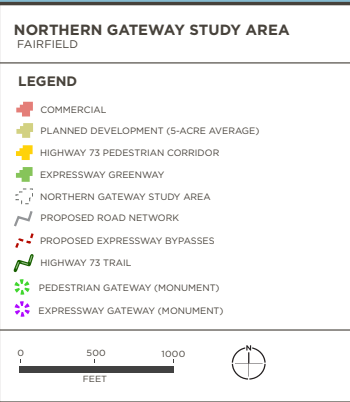
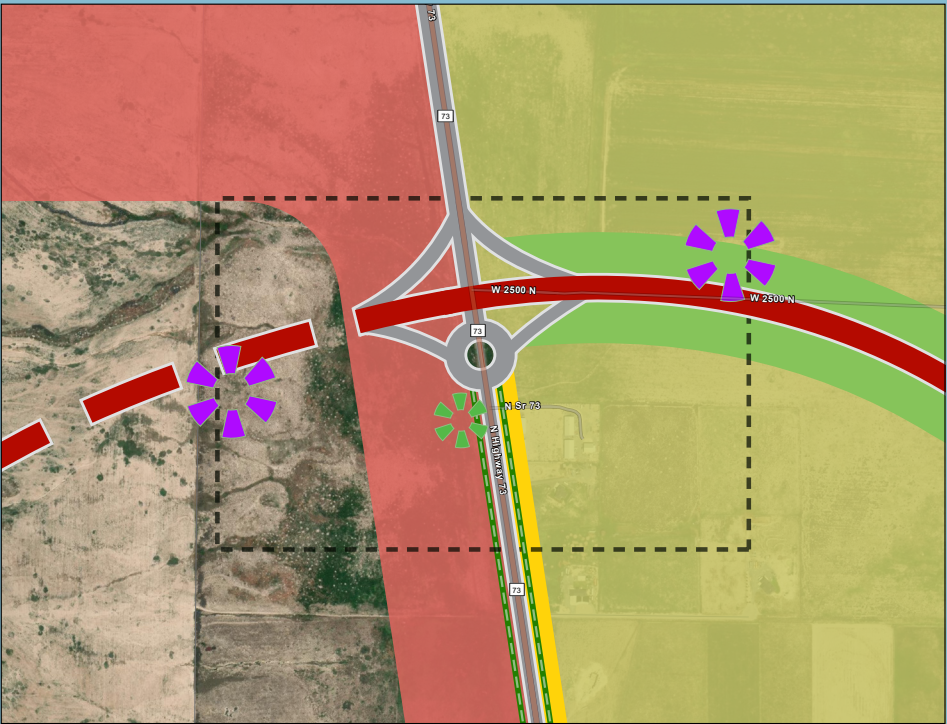
Strategy 3.1.2: Identify infrastructure projects that directly support job growth, tax base expansion, and long-term service capacity.

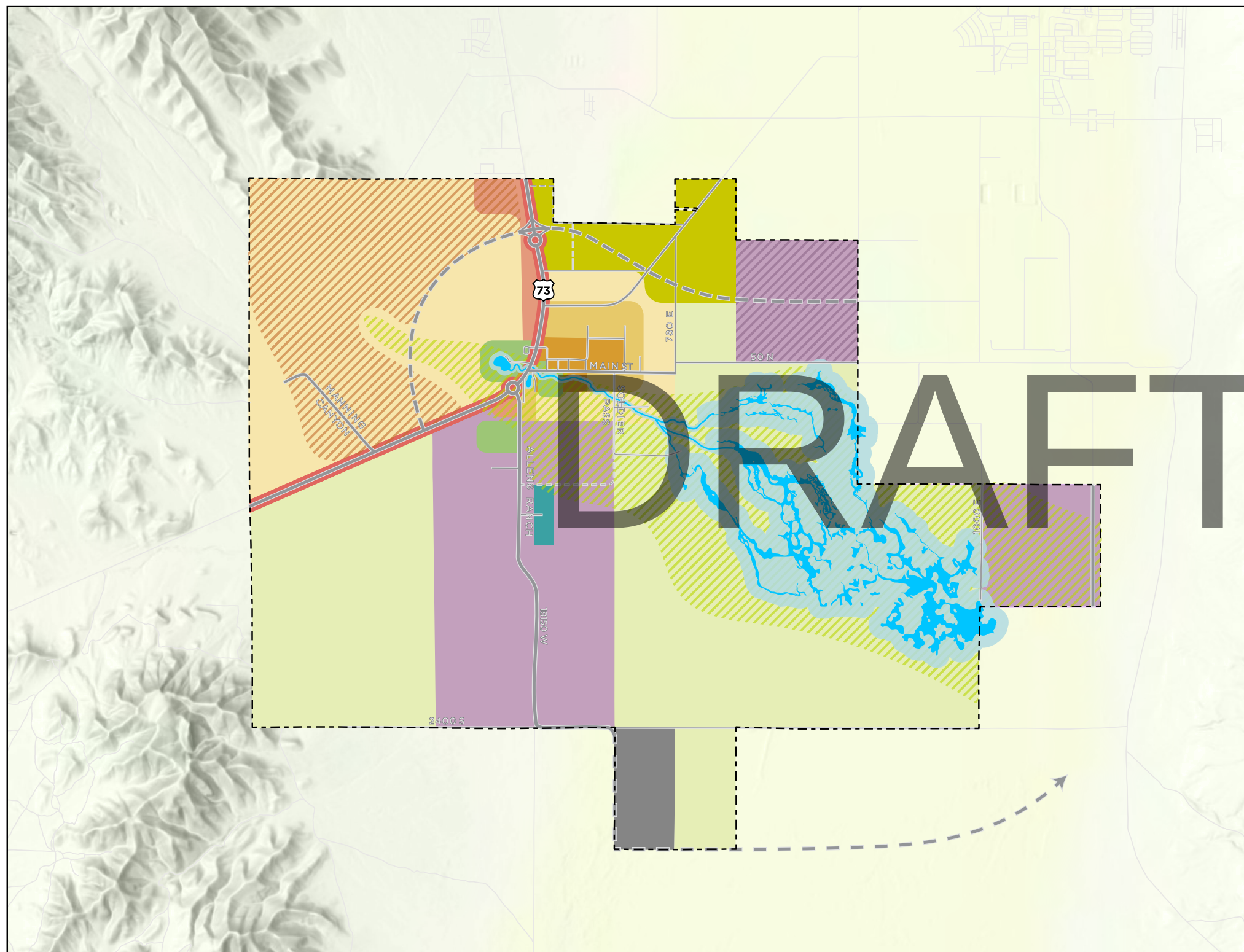
Strategy 3.1.3: Position Fairfield’s economic corridors as critical assets within the broader regional logistics and innovation network.

The Southern Gateway will form part of a looped road necklace connecting the Tech Overlay, Allen’s Ranch Road corridor, and regional facilities. It will support freight and workforce traffic, strengthen Fairfield’s regional role, and divert regional traffic from the town center.



The Northern Gateway will direct traffic either north toward Eagle Mountain or south to the Southern Gateway and Allen’s Ranch Road corridor. This connection will improve regional access, reduce traffic through the town center, and strengthen Fairfield’s strategy for focused, corridor-based development.





FUTURE LAND USE VISION FAIRFIELD

LEGEND

- A/R - 1
- A/R - 5
- A/R - 10
- A/R - 40
- HIGHWAY 73 COMMERCIAL CORRIDOR
- COMMERCIAL
- PLANNED DEVELOPMENT (5-ACRE AVERAGE)
- PUBLIC OPEN SPACE
- AIRPARK
- ESTATE DEVELOPMENT
- BIG SPRINGS HYDROLOGICAL SYSTEM
- BLUEWAY BUFFER AREA
- CONSERVATION OVERLAY
- TECH OVERLAY
- MANNING CANYON OVERLAY
- ROAD NETWORK
- PROPOSED ROADS AND EXPRESSWAY



LAND USE STRATEGY

The Land Use Strategy outlines a framework to preserve Fairfield’s rural character while allowing for low-impact, well-managed growth. The approach relies on large-lot residential development, minimal municipal infrastructure, and strict separation between land use types. The strategy supports continued reliance on private utility systems, limits commercial activity to appropriate areas, and reinforces the town’s intent to remain a statutory town. The land use pattern aligns with Fairfield’s capacity, protects long-term land value, and avoids pressure for suburban-style expansion. All policies and strategies are designed to ensure that growth remains consistent with the town’s scale, resources, and long-term vision.

Goal 1: Maintain Low-Density Rural Land Use Patterns

Policy 1.1: Establish minimum lot sizes that preserve open space and support rural lifestyles.

- Strategy 1.1.1: Require minimum lot sizes of 5, 10, 20, or 40 acres outside the Town Core, based on location and context.
- Strategy 1.1.2: Support land uses that include barns, equestrian facilities, and small-scale agriculture.
- Strategy 1.1.3: Limit subdivision and higher-density development in rural areas not designated for conservation planning.

Goal 2: Preserve and Strengthen the Town Core

Policy 2.1: Allow modest-scale development in the Town

Core that is consistent with Fairfield’s rural character.

- Strategy 2.1.1: Permit lot sizes between 1 and 5 acres in the Town Core.
- Strategy 2.1.2: Provide culinary water service to support residential and civic uses in the Town Core
- Strategy 2.1.3: Apply design standards to maintain compatibility with rural form, scale, and landscape.

Goal 3: Support Rural-Scale Commercial Activity

Policy 3.1: Limit commercial development to small-scale uses that serve local and agricultural needs.

- Strategy 3.1.1: Require a minimum 5-acre lot size for commercial properties outside the Town Core.
- Strategy 3.1.2: Focus commercial activity along Main Street and near existing road infrastructure.
- Strategy 3.1.3: Apply simple, low-profile rural design standards for buildings, signage, and site layout.

Goal 4: Limit Urban Infrastructure and Preserve Local Governance

Policy 4.1: Maintain infrastructure systems and governance structures that reflect Fairfield’s rural scale.

- Strategy 4.1.1: Continue reliance on private wells and septic systems for most residential and agricultural properties.

- Strategy 4.1.2: Limit expansion of centralized sewer to the Ranchette and Tech Overlay areas.
- Strategy 4.1.3: Limit culinary water service to the Town Core and Allen’s Ranch Road.
- Strategy 4.1.4: Retain Fairfield’s status as a statutory town to allow for simple, efficient infrastructure planning and maintenance.

Policy 4.2: Prioritize the efficient use and limited expansion of existing water infrastructure to meet firefighting and public use standards.

- Strategy 4.2.1: Add 500,000 gallons of storage in the near term and plan for an additional 1.5 million gallons to meet future demand and fire flow requirements.
- Strategy 4.2.2: Upsize key pipelines to reduce pressure losses and support increased flow capacity.
- Strategy 4.2.3: Create looped connections in the distribution system to eliminate dead ends and ensure adequate fire protection.
- Strategy 4.2.4: Embrace low-density development, track system performance, and enhance data collection to guide future planning.

Goal 5: Ensure Land Use Compatibility and Long-Term Viability

Policy 5.1: Prevent incompatible uses and preserve

long-term land value through consistent land use regulation.

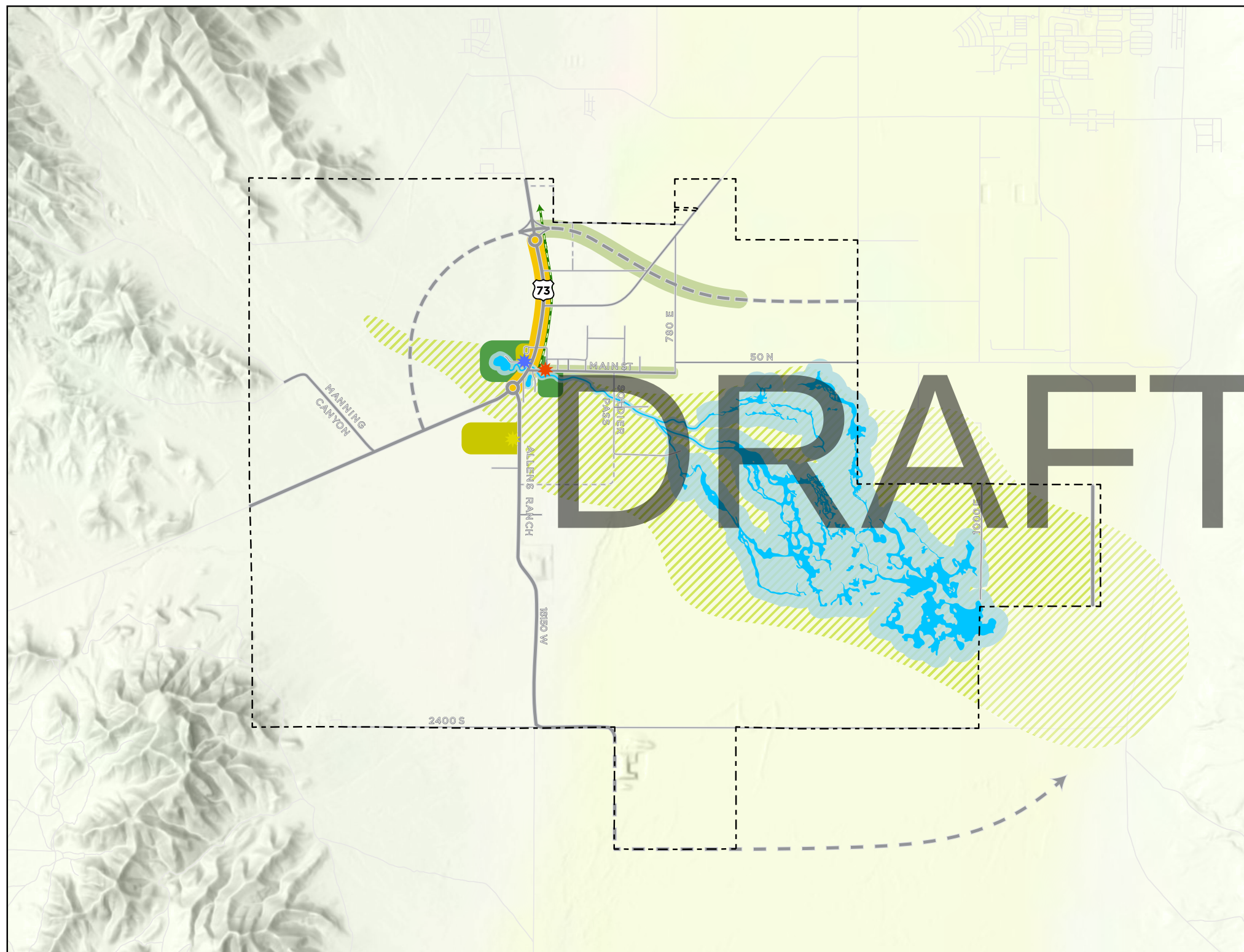
- Strategy 5.1.1: Maintain clear land use categories that separate residential, agricultural, and industrial activity.
- Strategy 5.1.2: Review proposed developments for compatibility with surrounding uses and infrastructure capacity.
- Strategy 5.1.3: Apply development standards that protect property values and minimize land use conflicts.

Goal 6: Align Land Use Planning with Community Capacity and Resources

Policy 6.1: Match development patterns with Fairfield’s available infrastructure, staffing, and fiscal capacity.

- Strategy 6.1.1: Avoid development types that require large-scale municipal staffing or ongoing service obligations.
- Strategy 6.1.2: Use land use planning to manage service demand and capital improvement costs.
- Strategy 6.1.3: Evaluate future land use changes based on long-term maintenance, infrastructure, and governance impact.

LAND USE DESCRIPTIONS			
A/R - 40 (Agricultural/Residential - 40-Acre Minimum): Very low-density land use intended for conservation, agricultural preservation, or limited residential development.	to culinary water, allowing modestly scaled lots while maintaining rural form.	Public Open Space: Town-designated lands reserved for recreation, parks, trailheads, conservation, or civic use; not intended for private development.	Blueway Buffer Area: Natural corridor identified to protect waterways, habitat, and landscape continuity; intended for minimal or no development.
A/R - 10 (Agricultural/Residential - 10-Acre Minimum): Rural residential or agricultural parcels requiring a minimum of 10 acres per unit, supporting low-density housing and working land uses.	Highway 73 Commercial Corridor: Targeted commercial development area along Highway 73, intended for rural-serving businesses and limited service-oriented retail.	Airpark: Land area set aside for aviation-related use, including private airstrips and accessory functions; governed by specific operational standards.	Tech Overlay: Area designated for high-tech and data-related industries; includes development standards to guide appropriate infrastructure and site design.
A/R - 5 (Agricultural/Residential - 5-Acre Minimum): Rural estate residential development pattern supporting equestrian uses, accessory structures, and small-scale farming.	Commercial: Designated commercial areas located primarily near the town core, with a focus on small-scale, low-intensity uses compatible with rural surroundings.	Estate Development: Larger-lot residential development areas consistent with rural character, supporting privacy, open space, and optional agricultural activity.	Conservation Overlay: Land use tool that allows clustered development in exchange for preserving open space, habitat, or scenic views; includes overlay-specific criteria.
A/R - 1 (Agricultural/Residential - 1-Acre Minimum): Residential development near the town core with access	Planned Development (5-Acre Average): Areas identified for clustered residential development that maintains an average density of 5 acres per unit, typically within a master-planned layout.	Big Springs Hydrological System: Area containing key water resources tied to Big Spring, prioritized for protection due to hydrological and ecological sensitivity.	Manning Canyon Overlay: Special planning area recognizing sensitive terrain and viewsheds; supports limited, carefully placed development with conservation emphasis.



GREENWAYS AND BLUEWAYS FAIRFIELD

LEGEND

- CONSERVATION OVERLAY
- PARKS AND OPEN SPACE
- CEMETERIES
- HIGHWAY 73 PEDESTRIAN CORRIDOR
- BIG SPRINGS HYDROLOGICAL SYSTEM
- BLUEWAY BUFFER AREA
- BIG SPRINGS ACCESS POINT
- CAMP FLOYD CEMETERY TRAILHEAD
- PROPOSED TOWN HALL
- HIGHWAY 73 TRAIL
- ROAD NETWORK
- PROPOSED ROAD AND EXPRESSWAY



BLUEWAYS & GREENWAYS

The Blueways and Greenways map identifies key areas for land conservation, public access, and landscape connectivity. This section outlines strategies to protect hydrological systems, preserve open space, and apply low-impact development standards near sensitive areas. It also provides a framework for establishing greenway corridors that support non-motorized mobility and reinforce Fairfield’s agricultural character. The plan prioritizes long-term protection and access to Big Spring, creation of a continuous blueway corridor, implementation of a conservation overlay in the Manning Canyon foothills, and integration of productive landscaping along major corridors.

Goal 1: Protect Environmentally Sensitive Areas and Water Resources

Policy 1.1: Preserve hydrological systems, wetlands, and habitat corridors through long-term conservation strategies.

Strategy 1.1.1: Negotiate access, easements, or acquisition of the Big Spring area for public ownership and ecological protection.

Strategy 1.1.2: Consider blueway corridor buffer standards extending from Big Spring to the Sinks, prioritizing water quality, habitat preservation, and passive recreation.

Strategy 1.1.3: Coordinate with property owners and conservation organizations to implement land stewardship plans for ecologically significant areas.

Goal 2: Integrate Public Access with Resource Protection

Policy 2.1: Provide controlled public access to natural features while minimizing environmental impact.

Strategy 2.1.1: Explore a Town-managed public park at Big Spring that supports quiet recreation, interpretation, and ecological education pursuant to Strategy 1.1.1.

Strategy 2.1.2: Design trails and access points in conservation areas to minimize disturbance and maintain visual quality.

Strategy 2.1.3: Monitor and manage recreational use to protect the long-term health of sensitive landscapes.

Goal 3: Apply Conservation-Based Development in Environmentally Sensitive Areas

Policy 3.1: Use conservation overlays and clustering to guide development near foothills, springs, and other natural features.

Strategy 3.1.1: Implement a conservation subdivision overlay in the Manning Canyon foothills to allow clustered housing while preserving open space and viewsheds.

Strategy 3.1.2: Define standards for development location, open space configuration, and long-term maintenance responsibilities.

Strategy 3.1.3: Maintain rural-scale density in areas subject to the overlay to avoid overdevelopment near conserved lands.

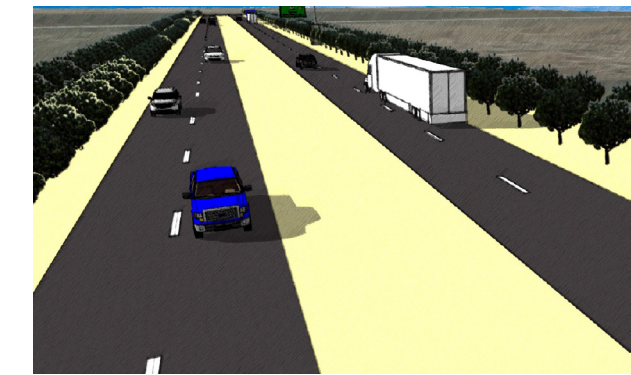
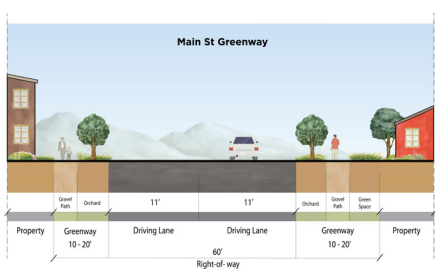
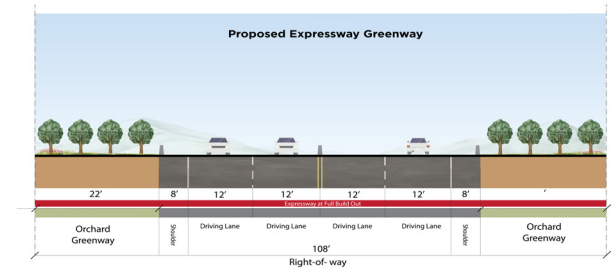
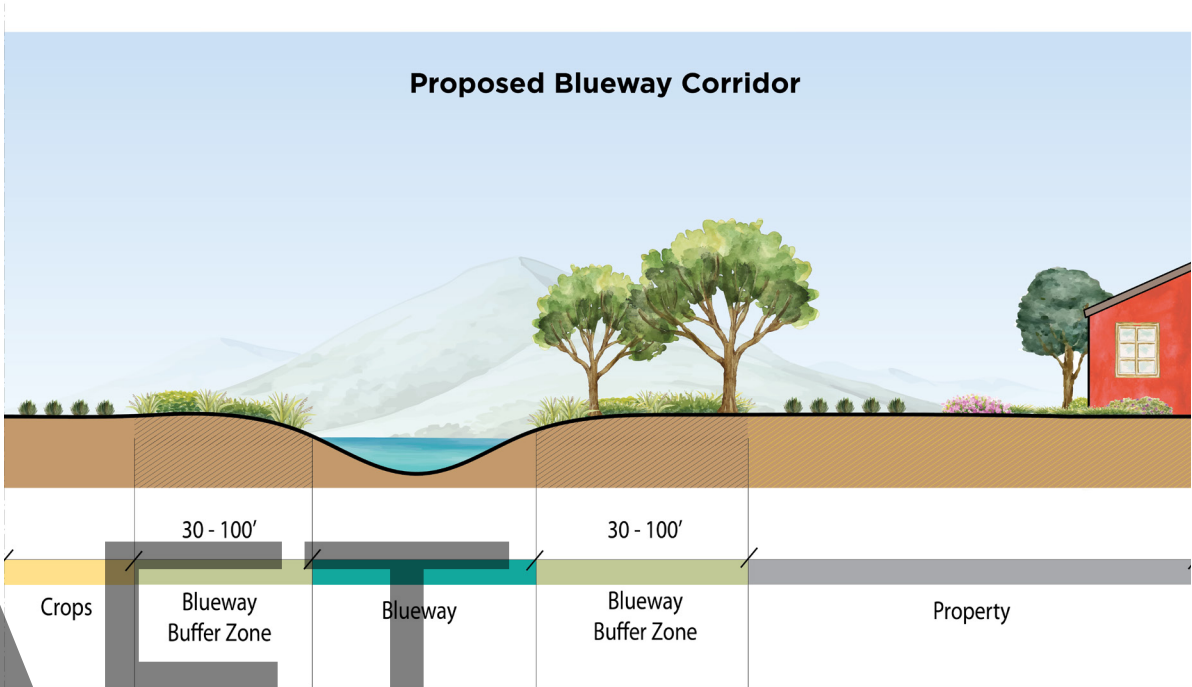
Goal 4: Establish Greenway Corridors to Support Mobility and Landscape Identity

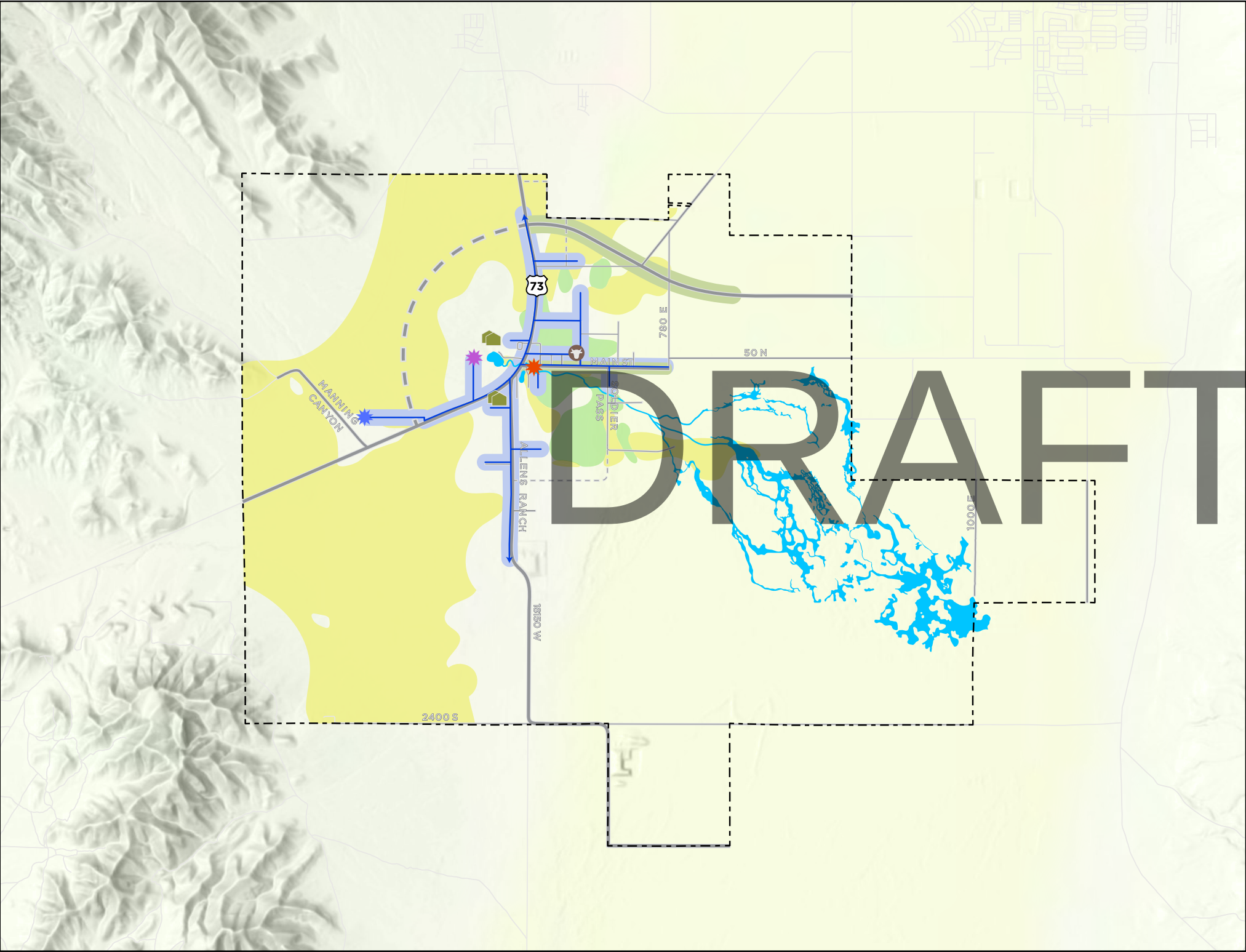
Policy 4.1: Create greenway connections that support walking, biking, and the visual integration of the town’s agricultural heritage.

Strategy 4.1.1: Develop greenway corridors along Main Street and the Cedar Valley Expressway, connecting neighborhoods, public spaces, and trail systems.

Strategy 4.1.2: Incorporate fruit trees, heritage crops, and other productive landscaping to reinforce Fairfield’s agricultural character.

Strategy 4.1.3: Design greenways as multi-functional spaces that support mobility, aesthetics, and community identity.





LOCAL FOOD VISION
FAIRFIELD

LEGEND

- IRRIGATED CROPLAND
- RAINFED CROPLAND
- WELL
- WATER VAULT
- PROPOSED TOWN MERCANTILE
- HYDROPONIC GREENHOUSES
- MEAT PRODUCER
- WATER LINES
- PROPOSED ROAD NETWORK
- PROPOSED ROADS AND EXPRESSWAY
- GREENWAYS



LOCAL FOOD

Fairfield recognizes the value of a functioning local food system as part of its rural identity and long-term resilience. The Town will support agricultural activity at every scale—from family gardens to community greenhouses—through land use policy, infrastructure planning, and public engagement. These strategies strengthen Fairfield’s food independence, preserve agricultural land, and provide residents with local access to food.

Goal 1: Expand Local Food Production Within the Community

Policy 1.1: Encourage year-round food production through greenhouse development and small-scale agriculture.

- Strategy 1.1.1:** Allow and support community greenhouses that are cooperatively managed, privately owned, or publicly operated.
- Strategy 1.1.2:** Promote small-scale food production as an allowed use on large residential and agricultural parcels.
- Strategy 1.1.3:** Identify suitable sites for year-round growing infrastructure and provide guidance on permitting.

Goal 2: Support Local Food Access and Small-Scale Sales

Policy 2.1: Enable local producers to sell food and farm goods directly to the public.

- Strategy 3.1.1:** Identify a location for a local mercantile or farmstand to operate seasonally or year-round.
- Strategy 3.1.2:** Allow farm product sales as a permitted accessory use on agricultural and large-lot residential properties.
- Strategy 3.1.3:** Support site development standards that ensure safe, clean, and visually compatible sales areas.

Goal 3: Reinforce Agricultural Identity Through Edible Landscaping

Policy 3.1: Integrate productive plantings into public greenways and civic spaces.

- Strategy 3.1.1:** Plant fruit and nut trees along trails, greenways, and key public corridors.
- Strategy 3.1.2:** Maintain trees and edible landscaping through Town operations or volunteer programs.
- Strategy 3.1.3:** Incorporate food-bearing plants into open space planning where feasible.

Goal 4: Improve Agricultural Infrastructure and Water Access

Policy 4.1: Ensure water systems and utility planning support small-scale farming and food production.

- Strategy 4.1.1:** Coordinate with water providers to improve irrigation and culinary access for agricultural properties.
- Strategy 4.1.2:** Avoid extension of urban-scale utilities that would increase development pressure on farmland.
- Strategy 4.1.3:** Encourage use of efficient irrigation systems to support long-term water availability.





A rendering of a pedestrianized Hwy 73/Main St Intersection



Datestone from the Camp Floyd school

Street Signage Concepts

Highway Gantry Sign

Arterial Monument Sign

Street Cairn Sign

Trail Cairn Sign



A drone show visible in the clear night sky

COMMUNITY CHARACTER

Fairfield looks like a rural town, and that’s exactly how residents want it to stay. This section ensures that all development—public and private—reinforces the Town’s visual identity. New buildings must reflect rural scale and form. Materials, fencing, and landscaping should fit the surrounding landscape. Lighting will remain dark-sky compliant, with standards in place to keep nights quiet, clear, and dark. The Town will invest in signage and entry features that highlight its history and define its edges. Everything from architectural guidelines to light fixtures to street signs will work together to preserve Fairfield’s look and feel.

Goal 1: Preserve Fairfield’s Rural Visual Character

Policy 1.1: Maintain rural design elements across all public-facing infrastructure and development.

- Strategy 1.1.1:** Apply simple, rural-scale architectural and site design standards to all new development.
- Strategy 1.1.2:** Use appropriate building materials, fencing, and landscaping that reflect the surrounding environment.
- Strategy 1.1.3:** Review proposed development for visual compatibility with adjacent land and public spaces.

Goal 2: Implement Dark Sky-Compliant Lighting Standards

- Policy 2.1: Reduce light pollution and preserve nighttime visibility through regulated outdoor lighting.**
- Strategy 2.1.1:** Enhance lighting standards that comply with Dark Sky principles across all zoning categories.
 - Strategy 2.1.2:** Prohibit excessive or unshielded outdoor lighting in residential and agricultural areas.
 - Strategy 2.1.3:** Support public education and community stargazing events that promote awareness of light pollution impacts.

Goal 3: Establish a Consistent Town Identity Through Signage and Markers

- Policy 3.1: Reinforce Fairfield’s sense of place through cohesive signage and entry features.**
- Strategy 3.1.1:** Install monument-style signs at major entry points that reflect the town’s history and rural character.
 - Strategy 3.1.2:** Use Pony Express-style cairns or other heritage-inspired markers at key intersections and public areas.
 - Strategy 3.1.3:** Standardize public signage for clarity, durability, and design consistency across the town.





CONCLUSION

The Fairfield General Plan sets a firm direction: protect the town’s rural character, support limited and intentional growth, and maintain local control over land use. The plan responds to community input and reflects Fairfield’s desire to remain a low-density, agricultural town—not a suburb. Rather than inviting rapid expansion, the plan identifies specific areas where growth can occur without compromising Fairfield’s identity, landscape, or infrastructure capacity.

Fairfield will concentrate future development in a few defined areas—the Tech Overlay and Allen’s Ranch Road corridor—where infrastructure investment, job creation, and regional transportation access align. These locations offer opportunities to grow Fairfield’s tax base and economic role while avoiding impacts on residential and agricultural zones. The rest of the town will continue to follow large-lot zoning, rely on private water and septic systems, and limit new development to what the land and community can support.

Transportation planning reinforces these land use choices. The Southern and Northern Gateways form a loop road system that directs freight, commuter, and industrial traffic around—not through—the Town Core. This protects Fairfield’s quiet, walkable center while supporting regional mobility and targeted economic investment. The plan also emphasizes trail development and traffic-calming strategies to enhance safety and rural livability.

Fairfield’s commitment to agricultural sustainability is also central to this plan. Programs for local food distribution, fruit tree planting, and hydroponic greenhouses support food resilience, strengthen the local economy, and reinforce the town’s identity as a working rural landscape.

This General Plan meets all requirements for towns under the Utah Land Use, Development, and Management Act (LUDMA), providing clear land use and transportation guidance. It also addresses housing and water within the context of Fairfield’s rural development strategy.

Above all, the plan preserves Fairfield’s way of life. Every goal, policy, and strategy reinforces the town’s long-term vision: stay rural, grow with intention, and make decisions that reflect the values of the people who live here.

DRAFT

Ordinance # 2025-XXXX An Ordinance of the Fairfield Town Council of the Town of Fairfield, Utah, Amending Chapter 10.21. Signs.

Dated

Document Control Changes: Draft changes made March 4, 2025

WHEREAS, Utah Code 10-9a-102 grants the Town of Fairfield 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 signs; 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 safety and the rural aesthetics of the community, while minimizing visual clutter.

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

SECTION 1. Text Amendment. Fairfield Town Code Chapter 10.21 section, 10, 20, 30 is replaced with section 10–60, 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 _____ day of _____, 20_____

FAIRFIELD TOWN

Hollie McKinney, Mayor

RL Panek Yes _____ No _____

Tyler Thomas Yes _____ No _____

Michael Weber Yes _____ No _____

Richard Cameron Yes _____ No _____

Stephanie Shelley, Recorder

(SEAL)

EXHIBIT A

Section 10.21.10. Purpose.

The purpose of this ordinance is to establish sign regulations that enhance the rural character of Fairfield, maintain aesthetic consistency, ensure public safety, and minimize visual clutter while allowing appropriate signage for businesses and developments.

Section 10.21.20. Applicability.

Monument signs and wall signs are prohibited in all zones except for the Light Industrial West Zone, Light Industrial East Zone, and the Commercial Overlay Zone. All signs must comply with the regulations in this Chapter.

Section 10.21.30. General Sign Requirements.

A. Monument Signs:

1. Each development is permitted one (1) monument base sign per five hundred (500) feet of frontage, which must comply with Fairfield Town's aesthetic and design standards in the General Plan;
2. The maximum height shall not exceed eight (8) feet, and the maximum width shall not exceed ten (10) feet;
3. Materials shall be natural or complementary to the surrounding architecture, including stone, wood, or metal accents;
4. Monument signs shall be externally illuminated with downward-facing lighting. Internally lit or backlit signs are prohibited;
5. Placement must not obstruct visibility for traffic or pedestrians;
6. Residential Zones: No advertising signs of any kind shall be allowed in any residential zone, except signs pertaining to the sale or lease of residential property and except for name plates or signs indicating the existence of an office, a professional person, or a home occupation; and
7. Exception: Temporary signs (not posted longer than 72 hours).

B. Wall Signs:

1. All wall signs must be included in the master development plan and reviewed as part of the site plan approval process;
2. Signs shall be proportional to the building's façade and may not exceed ten (10) percent of the wall area on which they are placed;
3. Lighting shall be non-intrusive, such as gooseneck or downward-facing fixtures; and

4. Signs shall be made of high-quality, durable materials and must maintain a consistent aesthetic with the development.

C. Directional & Informational Signs:

1. Small directional signs, such as parking and entrance signs, shall be limited to four (4) feet in height. Maximum of 16 square feet;
2. Signs must be consistent in color, material, and style with the primary monument sign; and
3. Internal illumination is prohibited; externally lit fixtures must be shielded to prevent light pollution.

Section 10.21.40. Prohibited Signs.

A. The following sign types are prohibited within Fairfield Town limits:

1. Digital, LED, or flashing signs, including scrolling or animated messages;
2. Billboards or off-site advertising signs not associated with the property;
3. Roof-mounted signs extending above the highest part of the building;
4. Portable or mobile signs, including trailer-mounted advertising;
5. Neon signs, except for small window-mounted "Open" signs under four (4) square feet; and
6. Signs obstructing road visibility or creating safety hazards.

Section 10.21.50. Temporary & Event Signs.

A. Community event signs (e.g., town fairs, seasonal markets) may be allowed but must be removed within seven (7) days after the event.

B. Banners and sandwich boards are permitted only for special events or grand openings and must be removed within fourteen (14) days.

C. Temporary signs shall not exceed thirty-two (32) square feet in size and must be securely fastened to prevent wind damage.

Section 10.21.60. Lighting Standards.

A. All sign lighting must use warm, non-intrusive illumination that aligns with Fairfield's rural character.

- B. No neon, backlit, or excessively bright lighting is allowed.
- C. Dark-sky compliant fixtures are required to reduce light pollution.

Section 10.21.70. Compliance & Enforcement.

- A. All new signs must be reviewed and approved as part of the site plan or master development plan process.
- B. Non-conforming signs must be removed or brought into compliance within thirty (30) days of notice.
- C. Violations of this ordinance may result in fines, penalties, or removal of the non-compliant sign at the owner's expense.

DRAFT MARCH 4, 2025

Ordinance No. 2025-XXXX An Ordinance Of Fairfield Town, Utah, Adopting Fairfield Town Title 10 - Land Use Regulations Chapter 16 - Special Use Regulations.

Date:

Created:

WHEREAS, the Fairfield Town has authority under Utah law to enact ordinances and desires to formally adopt its Title 10 - Land Use Regulations Chapter 16 - Special Use Regulations; and

WHEREAS, a public hearing was held on May 7, 2025, duly noticed and held in accordance with Utah law;

NOW, THEREFORE, BE IT ORDAINED by the Fairfield Town Council as follows:

SECTION 1. ADOPTION OF TITLE 10 - LAND USE REGULATIONS CHAPTER 16 - SPECIAL USE REGULATIONS.

The document titled "Title 10 - Land Use Regulations Chapter 16 - Special Use Regulations," dated **[Insert Date]**, is hereby adopted as the official

SECTION 2. SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 3. EFFECTIVE DATE

Passed and Adopted this **18th day of December, 2024.**

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

Section 10.16.10. Purpose.

A. The purpose of these Special Use Regulations is to ensure that certain land uses, which may have unique characteristics or potential impacts, are reviewed and regulated to maintain the health, safety, and welfare of the community. These regulations are intended to:

1. Promote compatibility between special uses and surrounding properties by addressing potential impacts such as noise, traffic, visual appearance, and environmental effects;
2. Protect and enhance the character, quality, and stability of neighborhoods, commercial areas, and public spaces;
3. Provide a clear and predictable process for the review, approval, and enforcement of special uses;
4. Ensure that special uses contribute positively to the community by balancing the needs of property owners, neighbors, and the broader public interest; and
5. Align with the goals and policies set forth in the Town's comprehensive plan or other adopted planning documents.

Section 10.16.20. General Regulations.

A. The following general regulations shall apply to all special uses within the jurisdiction of the Town to ensure consistency, fairness, and adherence to community standards:

1. Compliance with Zoning and Land Use Plans. All special uses must comply with the requirements of the zoning district in which they are located and align with the goals and objectives of the Town's comprehensive plan and other applicable land use policies;
2. Minimization of Adverse Impacts. Special uses shall be designed, located, and operated to minimize negative impacts on surrounding properties, including but not limited to noise, vibration, odors, light, traffic, and visual intrusions;
3. Adequate Infrastructure and Services. Special uses must have access to adequate public infrastructure, including roads, utilities, water, sewer, and emergency services, without placing undue burden on existing systems or requiring unplanned expansions;
4. Traffic and Access Management. Special uses shall provide safe and efficient ingress and egress, with adequate off-street parking and loading areas to avoid traffic congestion and ensure pedestrian safety;
5. Compatibility with Surrounding Land Uses. Special uses must demonstrate compatibility with adjacent and nearby land uses, including appropriate buffering,

landscaping, or screening where necessary to reduce visual or operational conflicts;

6. Lighting. Lighting must be directed downward to avoid glare on neighboring properties. Must follow Fairfield's lighting ordinance;
7. Environmental Protection. Special uses shall avoid significant adverse impacts on natural resources, including wetlands, floodplains, water bodies, and environmentally sensitive areas. Appropriate mitigation measures shall be required where impacts cannot be fully avoided;
8. Hazardous Material Storage and Spill Prevention. Storage of fuels, chemicals, or hazardous materials shall comply with all applicable federal, state, and local regulations, including the International Fire Code. All hazardous materials must be stored in appropriate containers with clearly marked labels and housed in secured areas;
9. Secondary containment systems are required to prevent contamination in the event of a spill or leak. Containment must be capable of holding at least 110%) of the volume of the largest container stored;
10. Spill Prevention, Control, and Countermeasure (SPCC) Plan or equivalent emergency response plan shall be submitted to the Town as part of the application. This plan must identify:
 - a. All hazardous materials proposed to be stored or used on-site;
 - b. Spill containment methods;
 - c. Emergency contacts and training procedures; and
 - d. Clean-up and disposal procedures in compliance with EPA and Utah DEQ regulations.
11. Operational Standards. All special uses must comply with applicable operational standards established by federal, state, and local regulations, including building codes, health and safety codes, and environmental laws;
12. Time Limitations and Phasing. The Town may impose time limitations on the duration of a special use or require phasing plans to ensure orderly development and compliance with conditions of approval;
13. Periodic Review and Compliance. Special uses may be subject to periodic review by the Town to ensure continued compliance with the terms of approval. Failure to comply may result in revocation or modification of the permit;
14. Conditions of Approval. The Town may impose additional conditions as necessary to address unique characteristics of the proposed use or its site to

ensure compatibility with surrounding properties and adherence to the public interest;

15. Expiration and Renewal. Special use permits shall expire if the use is not established or operational one (1) year of the date of approval, unless an extension is granted by the Planning Commission. A use shall be considered “established” when:
 - a. All required permits have been obtained;
 - b. Construction (if applicable) has commenced; and
 - c. The use has begun operating or been substantially implemented.
16. Transferability. Special use permits shall not be transferable without prior approval of the Town, unless otherwise specified in the terms of the permit;
17. Public Hearing and Notice Requirements. All applications for special use permits shall be subject to a ten (10) day public notice and hearing requirements to ensure transparency and community input; and
18. Modification of Approved Special Uses. Any material changes to an approved special use shall require review and approval by the Town through the same process as the initial application.

Section 10.16.30. Application and Approval.

A. Application. Any person or entity seeking a special use permit within the Town must submit a complete application package to the Town Administrator. The application must include the following:

1. Completed Application Form. A fully completed application form, signed by the applicant and the property owner (if different from the applicant);
2. Application Fee. Payment of the required non-refundable application fee, as set forth in the Town’s fee schedule, to cover administrative and review costs;
3. Proof of Ownership or Authorization. Documentation demonstrating that the applicant owns the property or has authorization from the property owner to submit the application;
4. Project Description. A detailed narrative describing the proposed use, including:
 - a. The nature and scope of the activity;
 - b. Hours of operation;
 - c. Anticipated traffic generation;

- d. Proposed number of employees (if applicable); and
- e. Any potential environmental impacts or mitigation measures.

5. Site Plan. A scaled site plan or survey, prepared by a licensed professional (if required), that includes:

- a. Property boundaries, dimensions, and total area.
- b. Location of all existing and proposed buildings, structures, and improvements.
- c. Parking areas, driveways, and access points.
- d. Landscaping, fencing, and screening.
- e. Utility lines, easements, and drainage features.
- f. Nearby streets and adjacent property uses.

6. Floor Plans and Building Elevations. For applications involving new construction or building modifications, detailed floor plans and building elevations showing the size, layout, and appearance of the structures.

7. Traffic Impact Study. If required by the Town, a traffic impact study prepared by a qualified professional to assess the potential effects of the proposed use on traffic flow and safety.

8. Environmental Impact Analysis. If applicable, an environmental impact analysis identifying potential effects on natural resources, wetlands, floodplains, or other sensitive areas, along with proposed mitigation measures.

9. Neighbor Notification List. A list of names and addresses of all property owners within five hundred(500) feet of the subject property for purposes of public notification.

10. Public Hearing Notice Materials. Draft language for the required public notice of the hearing, including a description of the proposed special use and the property's location.

11. Additional Studies or Reports. Any additional studies, reports, or documentation deemed necessary by the Town, such as noise studies, utility impact analyses, or economic feasibility assessments.

12. Statement of Compliance. A written statement from the applicant explaining how the proposed special use complies with the zoning ordinance, special use regulations, and the Town's comprehensive plan.

13. Digital Copies. A digital copy of all submitted documents and plans in a format acceptable to the Town.

B. Screened Fencing. All areas used for storage, equipment being worked on, stored inventory, manufactured goods for sale, or fabrication must be fully enclosed with screened fencing to minimize visual impact and ensure site aesthetics.

C. Other Information. Any other information deemed necessary by the Town to adequately evaluate the application, as specified during pre-application consultations.

D. Incomplete Applications. Applications missing any of the required elements will be deemed incomplete and will not be processed until all deficiencies are addressed.

E. Review by the Planning Commission. The Planning Commission shall review each special use permit application at a public hearing and make its decision based on whether the application meets all applicable provisions of the Town Code.

F. Findings. The Planning Commission shall document its findings to confirm that the application satisfies all relevant provisions of the Town Code. If the application does not meet the required provisions, the Planning Commission shall specify the reasons for denial in writing.

G. Appeals. Decisions of the Planning Commission may be appealed in accordance with the procedures established in Town Code § 10.5.170.E-M within 10 days from the date of the Planning Commission's decision.

10.16.35. Approval Criteria and Findings.

A. A Special Use Permit shall be approved only upon a finding by the Planning Commission that the proposed use:

1. Is consistent with the Town's General Plan and applicable zoning district;
2. Will not be detrimental to the public health, safety, or general welfare;
3. Is compatible with adjacent land uses in terms of scale, operation, and appearance;
4. Minimizes impacts on traffic, parking, utilities, noise, odor, lighting, and other nuisances; and
5. Complies with all applicable federal, state, and local regulations.

10.16.36. Revocation of Special Use Permits.

A. A Special Use Permit may be revoked by the Town for:

1. Violation of any condition of approval;

2. Operation of the use in a manner detrimental to public health or safety; or
3. Abandonment or discontinuation of the use for twelve (12) consecutive months.
The permit holder shall be notified in writing and provided an opportunity to cure violations or request a hearing before the Planning Commission.

Section 10.16.40. Contractor Yards and Industrial Outdoor Storage.

A. Use-Specific Setbacks.

1. All storage areas, equipment, and materials must be located at least:
 - a. One hundred (100) feet from any residential property line; and
 - b. Twenty five (25) feet from public rights-of-way.

2. No storage or activity shall occur within the required landscaping buffers or front yard setback.

B. Height of Stored Materials. Materials, equipment, or vehicles stored outdoors shall not exceed sixteen (16) feet in height unless screened by a solid structure or enclosure of equivalent or greater height.

C. Pavement and Surface Requirements.

1. Storage and operational areas must be paved or surfaced with dust-free materials, such as gravel, asphalt, or concrete, as approved by the Town; and
2. Appropriate stormwater management features, such as permeable surfaces or retention areas, must be incorporated to prevent runoff.

D. On-Site Waste Management.

1. All waste materials generated on-site must be stored in designated, enclosed areas and regularly disposed of; and
2. Open burning of waste or debris is prohibited.

E. Vehicle and Equipment Restrictions.

1. Only vehicles and equipment directly associated with the contractor's or industrial operation may be stored on-site; and
2. No long-term storage of unregistered, inoperable, or salvaged vehicles or equipment is permitted unless explicitly authorized.

F. Temporary Structures.

1. Temporary structures, such as storage containers or modular offices, may be allowed with prior approval but must be located in compliance with setback and screening requirements; and

2. Temporary structures must be removed within a specified timeframe if no longer associated with the approved use.

G. Fuel and Chemical Storage.

1. Storage of fuels, chemicals, or hazardous materials must comply with all federal, state, and local regulations including International Fire Code and include secondary containment systems to prevent contamination; and
2. A spill response plan must be submitted with the application and kept on-site.

H. Fencing and Security.

1. Contractor yards and industrial outdoor storage facilities must be fully enclosed with a secure fence or wall, at least [6-8 feet] in height, with lockable gates; and
2. Security measures, such as surveillance cameras or lighting, must be implemented to deter unauthorized access.

I. Seasonal and Idle Equipment. Seasonal or idle equipment stored on-site must be maintained in operable condition and stored in an orderly manner.

Section 10.16.50. Automotive Uses.

A. The following standards shall apply to all automotive uses, including automotive repair, automotive paint and repair, automotive service, automotive storage, towing yards, and automotive rentals.

1. Storage of vehicles must be screened from public view with a minimum 8-foot opaque fence or solid wall;
2. Spray painting/bodywork must be conducted inside enclosed, ventilated and environmentally safe structures;
3. No dismantling or salvaging of vehicles shall be permitted on site;
4. Vehicles may not be stacked;
5. Stormwater management measures must be in place to prevent fluid leaks from contaminating the ground;
6. A maximum storage duration of 180 days per vehicle shall be enforced; and
7. All vehicle storage must be on a paved or stabilized surface to minimize dust and environmental impact.

Section 10.16.60. Auto Self-Serve Stations, Gas Stations, Convenience Stores, Fuel Stations.

A. Location Restrictions.

1. Gas stations and convenience stores must be located at least:
 - a. Three hundred(300) feet from schools, daycare centers, and residential

zoning districts, unless otherwise approved with appropriate mitigation measures; and

- b. One Thousand (1,000) feet from existing gas stations to avoid over-concentration, unless deemed necessary to serve the community.

2. Sites must be located at intersections or along major arterial or collector streets for optimal traffic flow and access.

B. Fueling Station Setbacks.

1. Fuel pump islands must be set back at least:
 - a. Twenty five (25) feet from all property lines; and
 - b. Fifty (50) feet from any residential property or district boundary.

C. Canopy Design and Lighting.

1. Canopies over fuel pumps must:
 - a. Be designed to complement the architectural character of the primary building; and
 - b. Not exceed twenty (20) feet in height.
2. Lighting under the canopy must be fully recessed and shielded to prevent glare onto adjacent properties or roadways.

D. Underground Storage Tanks (USTs).

1. All underground storage tanks must comply with state and federal regulations for installation, monitoring, and spill prevention; and
2. A spill containment and response plan must be submitted as part of the application.

E. Traffic and Access Management.

1. A minimum of two (2) access points must be provided, with no access drive located closer than fifty (50) feet to an intersection;
2. Driveways must align with existing or planned driveways on opposite sides of the street, wherever feasible; and
3. On-site circulation must allow for safe and efficient movement of vehicles, including fuel delivery trucks, without impeding traffic on public roads.

F. Parking Requirements.

1. A minimum of one (1) space per two hundred fifty (250) square feet of building area, excluding fueling positions; and

2. Fueling positions shall not count toward required parking spaces.

G. Screening and Buffering.

1. A solid fence or wall, six to eight (6-8 feet) in height, and landscaping shall be required along property lines adjoining residential districts or uses; and
2. Dumpster and service areas must be fully screened with materials matching the primary building.

H. Convenience Store Regulations.

1. Outdoor display or sale of goods (e.g., propane tanks, firewood, ice machines) is permitted only in designated areas approved on the site plan;
2. Overnight parking of commercial vehicles is prohibited unless explicitly approved; and
3. Alcohol sales must comply with local and state licensing requirements.

I. Environmental Protections.

1. Stormwater runoff must be managed to prevent contamination of nearby water resources; and
2. Spills from fueling operations must be cleaned immediately, and all spills must be reported in compliance with local, state, and federal requirements.

J. Signage.

1. Freestanding signs must be located outside visibility triangles and setback at least ten(10) feet from property lines; and
2. Electronic price displays must not flash or change more frequently than once every thirty (30) seconds.

K. Hours of Operation. Hours of operation may be restricted in proximity to residential areas. Standard hours of operation are 6:00 AM to 11:00 PM, unless otherwise approved.

L. Security Measures.

1. Security cameras must monitor all fueling stations, entry points, and parking areas; and
2. The site must be well-lit, with lighting designed to minimize glare and spillover onto adjacent properties.

M. EV Charging Stations. If electric vehicle (EV) charging stations are provided, they must be located to avoid traffic congestion and must be clearly marked and accessible.

N. Air and Water Stations. An air and water station must be provided for public use and

located to ensure safe access without impeding on-site traffic circulation.

O. Fuel Delivery Restrictions. Fuel deliveries must be restricted to off-peak hours to minimize traffic disruptions.

Section 10.16.70. Microbreweries and Distilleries.

A. Outdoor seating or entertainment areas must be at least one hundred (100) feet from residential properties.

B. Loading/unloading zones must be designed to prevent traffic congestion.

C. Odor mitigation measures may be required.

Section 10.16.80. Showroom and Sales Centers.

A. Buildings must be architecturally compatible with surrounding structures.

B. Parking areas must be paved and ADA-compliant.

C. Outdoor display areas must be screened from public roads.

Section 10.16.90. Commercial Greenhouses & Hydroponic Greenhouses.

A. Must include a water conservation plan and use responsible irrigation practices.

B. Chemical storage and fertilizer handling must follow Utah State environmental regulations.

C. Must be set back at least fifty (50) feet from residential properties.

D. Operators must implement an Odor Mitigation plan

E. No detectable odors should cross property boundaries. Verified complaints will require immediate mitigation.

F. Operators must submit a Waste Management plan detailing how plant and water runoff will be handled.

Section 10.16.100. Welding Machine Shops & Small Engine Repair.

A. Operations producing noise or vibrations must be conducted indoors or be mitigated with noise barriers.

B. Storage of hazardous materials must comply with federal and state regulations.

Section 10.16.110. Fireworks Sales/Stands.

A. Firework storage and sale areas must comply with Utah State Fire Code.

B. A fire suppression and emergency plan must be submitted.

C. Temporary sales stands must be at least 300 feet from residential properties.

Section 10.16.120. Public Utility Stations.

A. Must be screened with landscaping or fencing to minimize visual impact.

B. Noise-producing equipment must meet Fairfield noise ordinances.

Section 10.16.130. Pawn Shops.

A. Must be at least one thousand (1,000) feet from any school, park, or residential area.

B. Security measures, including surveillance cameras and proper lighting, are required.

Section 10.16.140. Warehouse Storage Units (Commercial).

A. Shall not be used for residential storage or self-storage purposes.

B. Must provide adequate loading docks and circulation areas to prevent traffic congestion.

Section 10.16.150. Indoor Shooting Ranges.

A. Safety Regulations:

1. Must conform to all federal, state, and industry regulations for health and safety;
2. Construction must be designed and certified to capture all fired rounds;
3. No ammunition may be fired that exceeds the range's certified design specifications;
4. Alcoholic beverages shall not be sold, consumed, or permitted on the premises;
5. A written log of all range users must be maintained by the range operator;
6. Minors must be accompanied by a responsible adult at all times. No child under eight years old may discharge or handle firearms;
7. On-site supervision and monitoring must be provided at all times; and
8. A cut-wire protected alarm system must be installed for general security.

B. Sound Study:

1. A sound study shall be conducted and submitted with the application; and
2. Noise levels above sixty five (65) decibels at property lines shall be considered a nuisance and require mitigation.

C. Additional Components:

1. May include a retail component for the sale and rental of firearms, ammunition, and related accessories;
2. May include classroom facilities for community education and gun safety training; and
3. May include a restaurant or dining component.

Section 10.16.160. Multi-Tenant Industrial Building (MTIB).

A. Multi-Use Configuration: Units may be used for a combination of industrial, office, and storage purposes, subject to zoning compliance.

B. Independent or Shared Facilities: Each tenant may have independent access or share common infrastructure such as loading docks, parking, and utilities.

C. Zoning Compliance: All businesses operating within the MTIB must comply with the permitted and conditional uses outlined in the Light Industrial West Zone.

D. Parcel and Ownership Structure: The building may be under single or multiple ownership, with businesses leasing or owning individual units.

E. Tenant Improvement Permit Requirement: Each tenant is required to obtain a Tenant Improvement Permit from the Town of Fairfield before making any modifications, alterations, or occupying space within the MTIB. This includes but is not limited to:

1. Interior build-outs, electrical, plumbing, and structural changes;
2. Installation of new equipment or machinery requiring utility connections; and
3. Changes to the use of the space that may impact zoning, fire codes, or safety regulations

Definitions (Special Use Regulations)

Abandonment. Means the discontinuation of a use or activity for a period of twelve (12) consecutive months or more, unless otherwise approved by the Town.

Accessory Structure. Means a building or structure that is subordinate to the primary use of a property and serves a purpose customarily incidental to the main use.

Application. Means a complete package submitted to the Town for review of a proposed Special Use, including all required forms, fees, plans, and documentation.

Buffer. Means a landscaped area or physical barrier intended to reduce visual, sound, or operational impacts between dissimilar uses.

Comprehensive Plan. Means the officially adopted planning document of the Town of Fairfield that guides future growth, land use, infrastructure, and community development.

Compatibility. Means the degree to which a proposed use is consistent in scale, appearance, intensity, and function with surrounding uses or zoning districts.

Conditional Use. Means a land use that may be permitted only after review and approval by the Town and upon compliance with specific conditions to mitigate impacts.

Dust-Free Surface – A stable, compacted surface made of gravel, concrete, asphalt, or similar material approved by the Town to minimize airborne dust.

Findings – Written conclusions by the Planning Commission that justify the approval, denial, or modification of a Special Use Permit based on applicable criteria.

Hazardous Materials – Any substance or material that may pose a threat to health, safety, or the environment as defined by federal, state, or local law.

Mitigation – Measures taken to reduce or eliminate negative impacts resulting from a development or land use, such as noise, light, odor, or traffic.

Material Modification – A substantial change to an approved Special Use, including but not limited to changes in intensity, site layout, building footprint, hours of operation, or approved conditions.

Noise Barrier – A physical structure, such as a wall or fence, designed to block or absorb noise to protect adjacent properties.

Odor Mitigation Plan – A written plan outlining the steps a property owner or operator will take to prevent offensive odors from crossing property lines.

Operational Standards – Conditions and performance measures imposed on a use to ensure it operates safely, quietly, and without adverse community impacts.

Planning Commission – The body appointed by the Town of Fairfield responsible for reviewing Special Use Permit applications and making decisions or recommendations as outlined in the Town Code.

Screened Fencing – A fence or wall, typically 6 to 8 feet in height, designed to obscure outdoor storage, equipment, or operations from public view using solid or opaque materials.

Setback – The required minimum distance between a building, structure, or storage area and a property line, street, or other feature.

Site Plan – A scaled drawing showing the layout of a proposed development, including structures, access, parking, landscaping, drainage, and utilities.

Special Use – A land use that is allowed within a zoning district only after review and approval by the Town, subject to specific conditions to ensure compatibility and mitigate impacts.

Special Use Permit (SUP) – A permit issued by the Town of Fairfield allowing a Special Use, subject to compliance with all applicable standards and conditions.

Temporary Structure – A non-permanent building or container used on a property for a limited duration in support of an approved use or construction activity.

Town – Refers to the Town of Fairfield, Utah.

Use – The purpose or activity for which a lot, building, or structure is designed, intended, or occupied.

Zoning Administrator – The individual or office responsible for interpreting and enforcing the Town's zoning ordinance, which may include the Mayor or Town Recorder as designated.

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 December 2024.**

Ordinance # 2024-

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Fairfield Town, Utah, this **18th day of December, 2024.**

_____,
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 **18th day of December, 2024**, and herein referred to as:

SUMMARY.

Ordinance # 2024-14

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____

Unapproved Meeting Minutes

Fairfield Planning Commission

Regular Session

April 8, 2025

Minutes

Date: Wednesday, April 8, 2025

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

Time: 7:00 P.M.

Minutes By: Recorder: Stephanie Shelley

1) Call to order

Commissioner Taylor opened the meeting at 7:02 pm.

Heather Strong, David Riet, Wayne Taylor, Kyler Fisher

Staff Present:

Recorder: Stephanie Shelley (via Zoom)

Others Present:

Scott Jensen (EcoPoint, Inc.), Tal Adair, Shawn Hill (GSBS), Jonathan Love (White Hills), Michael Weber, Alina Pringle.

Via - Zoom

Eric (Bowen Collins), Shawn Hill (GSBS), T Adair

Business Items

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

1) Approval of minutes: March 5, 2025

Commissioner Strong motioned to approve the March 5th minutes as written.

Commissioner Riet seconded the motion. Unanimously approved

Commissioner Taylor - Yes

Commissioner Strong - Yes

Commissioner Riet - Yes

Commissioner Fisher - Yes

2) Update from Planning Commission Chair on town items

Commissioner Wayne Taylor provided an update on recent town council actions:

- The town council issued a notice of intent regarding the air park zone and water ordinance.

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- This will pause any related actions for up to 180 days until new or revised ordinances are passed.
- The planning commission will likely have 45 days to review it.
- The town attorney suggested 30 days would cover one meeting, with the possibility of a short meeting in between if needed.

3) Comcast Site Plan approval

Commissioner Wayne Taylor stated the Comcast site plan has not been corrected based on previous redlines. No one from Comcast was present. The mayor had sent it to Bowen and Collins for review, who found additional items needing correction. Commissioner Wayne Taylor said he would table this item until the corrections are made and it can be added to a future agenda.

4) Eco Point Site Pan approval

Representatives from Eco Point were present to discuss their site plan. Commissioner Wayne Taylor noted they had added the requested water information, but were still missing arsenic testing numbers. The Eco Point representative stated they had just received the arsenic test results that afternoon.

The commissioners reviewed the soil ordinance requirements:

- The residential limit is 100 milligrams
- Industrial/non-residential limit is 300 milligrams

Eco Point reported:

- They took five soil samples - 2 along the entrance road and 3 in the greenhouse area
- 2 samples were above the threshold - 1 along the road and 1 on the west side of the greenhouse area

Eco Point presented their proposed remediation plan:

- Cover the area behind the greenhouses with reburial fabric and 6 inches of gravel
- This remediation has already been done on the entrance road
- The rest of the site will be covered with reburial fabric and gravel, regardless, with 6 inches guaranteed in the problem areas.

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The commissioners discussed whether to approve the site plan before remediation is completed:

Commissioner Wayne Taylor suggested tabling it for now, but indicated he would have no issue approving it once remediation is done.

Commissioner David Reed proposed recommending approval to the town council with the condition that remediation be completed.

Commissioner Riet motioned to approve the ECO Point site plan with the condition that the soil remediation be completed within 45 days. Commissioner Fisher seconded the motion. Unanimously approved

Commissioner Taylor - Yes

Commissioner Strong - Yes

Commissioner Riet - Yes

Commissioner Fisher - Yes

5) **Update from Tal Adair and Fairfield Industrial Park, requesting approval for 50' flagpole**

Tal Adair provided an update on the Fairfield Industrial Park project:

- They had paused the project in November due to a \$30 million price tag for power infrastructure.
- They have decided to move forward with approvals, even without a finalized power solution.
- They are still interested in providing a well for the town, pending economic feasibility.
- They have reduced their proposed flagpole height from 120 feet to 50 feet to address airport concerns.
- They will notify the FAA about the structure as required.
- They are considering locating the flagpole either in the central park area or in the southeast corner lot.

6) **Vote to approve 50' flagpole at the Fairfield Industrial Park Development.**

Commissioner Taylor motioned to approve the 50-foot flagpole for the Fairfield Industrial Park based on approvals of federal, state, and local laws. Commissioner Strong seconded the motion. Unanimously approved

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Commissioner Taylor - Yes

Commissioner Strong - Yes

Commissioner Riet - Yes

Commissioner Fisher - Yes

7) **Bowin and Collins' general review of the Master Waterline plan and Master Sewer Plan**

Eric Neil from Bowen Collins & Associates provided an overview of the draft water master plan and sewer master plan:

Water Master Plan:

- Reviewed the existing water system and developed a hydraulic model
- Identified deficiencies, mainly related to fire flow in the northern part of town
- Projected future demands based on known potential developments
- The found source and storage capacity will be insufficient for future growth
- Recommendations include:
- Looping water lines in the north end of town
- Installing an emergency booster pump station
- Adding a new storage tank and water source on the north end of town

Sewer Master Plan:

- Currently, there is no sewer system in town; all properties are on septic systems.
- Focused on how to connect to Eagle Mountain's system
- Explored options of Fairfield building its own treatment plant vs. sending to Eagle Mountain
- The recommendation is to contract with Eagle Mountain
- Exact alignment and connection point to be determined

The commissioners discussed the possibility of eventually forming a sewer district to serve the broader area, including Cedar Fort. Eric Neil agreed this could be explored further with Eagle Mountain.

8) **GSBS Vision Plan Report by Shawn Hill**

Shawn Hill from GSBS presented an overview of the draft general plan:

Key elements:

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1. Local food and agriculture
2. Infrastructure and transportation
3. Conservation of land use and open space
4. Land use and development strategy
5. Industrial and economic development strategy
6. Protecting community character

Transportation strategy:

- Worked with MAG on their 2050 grid vision
- Proposed bypass route for expressway to avoid running through center of town
- Aimed to connect economic centers while routing traffic around town

Economic development:

- Identified key areas: tech overlay, Allen's Ranch Road corridor, industrial areas, air park, landfills
- Proposed transportation network to connect these areas

Local food concept:

- Identified dry farm areas and irrigated pastures
- Proposed fruit tree greenways along roads (commissioners noted fruit trees are not viable in Fairfield's climate)

Conservation:

- Highlighted hydrological features like Big Spring Creek and the Sinks

Community character:

- Proposed design elements inspired by historic buildings to maintain town's aesthetic

The commissioners provided initial feedback and agreed to review the complete draft before the next meeting. A public hearing on the general plan was scheduled for the May meeting.

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9) GSBS Report on General Plan By Shawn Hill

This was included in the previous agenda item.

10) Set date for public hearing on the General Plan, Sewer plan, Master Waterline plan, and other ordinances meeting at 6 pm

Commissioner Taylor motioned to set the public hearing date to May 7th. And we should add the general plan, then the sewer plan, the master water plan, and the sign ordinance. Commissioner Riet seconded the motion. Unanimously approved

Commissioner Taylor - Yes

Commissioner Strong - Yes

Commissioner Riet - Yes

Commissioner Fisher - Yes

11) Jonathon Love inquiring about a home-based business in the AR-5 zone

Jonathon Love inquired about operating a trailer rental business from a residential property he is considering purchasing. He proposed:

- Parking 5-10 trailers in the back of the property
- Building a workshop for trailer maintenance
- Screening the trailers from view
- Trailers would include flatbeds, dump trailers, and camper trailers

The commissioners indicated they did not have major concerns with the concept, but noted Love would need to comply with the home-based business ordinance requirements. They advised him to review Chapter 5, Section 3.5.50.5 of the ordinance for specific regulations.

12) Review of the Fairfield Town Sign Ordinance

The commissioners briefly discussed the sign ordinance draft. They agreed to:

- Change the temporary sign removal requirement from 60 days to 30 days
- Review the full ordinance individually before the next meeting
- Include it in the May 7th public hearing

13) Review Title 10 - Land Use Regulations. Chapter 16 - Special Use Regulations

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The commissioners began reviewing the draft special use regulations chapter. Key points discussed:

- Purpose and general regulations for special uses
- Application requirements and approval process
- Specific regulations for contractor yards and industrial outdoor storage

Due to time constraints, they did not complete the full review. The commissioners agreed to:

- Continue reviewing the draft individually
- Add comments or questions to the document
- Discuss further at the next meeting
- Include this chapter in the May 7th public hearing

Adjournment

Motioned made by Commissioner Strong to end the meeting. Commissioner Fisher seconded the motion—meeting end time 9:02 pm.

Minutes Approval Date

Stephanie Shelley, Recorder/Clerk