Fairfield Town
Utah County, Utah

PUBLIC NOTICE IS HEREBY GIVEN THAT THE Planning Commission of Fairfield, Utah
Shall hold a Regular Session on June 4, 2025, 7:00 P.M.
At the Fairfield Town Office, 103 East Main Street, Fairfield, Utah

Agenda

Call to Order

1) Roll Call
2) Public comment: *The Commissioners will accept public comment, limited to two minutes, no more than 14 minutes total.*
3) Mayors update
    a) Enbridge Natural Gas open house set for June 9th, 7 pm
    b) Power issues and Utah's affordable housing “crisis”
    c) Potential projects
    d) Ideas of how we could make building in Fairfield efficient.
    e) Commercial Overlay

Business Items

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

1) May 7, 2025, minutes.
2) Hape Properties Concept Plan.
3) Mike Fraughton's / Ronnie Wilson's site plan.
4) Title 10 - Land Use Regulations Chapter 16 - Special Use Regulations.
5) General Plan
6) Building regulations
7) Agenda Items for next month's meeting.

Adjournment

Join Zoom Meeting
https://us06web.zoom.us/j/84690571210?pwd=DiZROJorp1mDLS20hIV0KT4JqboggU.1

Meeting ID: 846 9057 1210
Passcode: 806234

Certificate Of Posting

The above agenda notice was posted on or before the 3rd day of June 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

Unapproved Meeting Minutes
Fairfield Planning Commission
Regular Meeting
May 7, 2025

Minutes

Date: Wednesday, May 7, 2025
Location: Fairfield Town Office 103 East Main Street Fairfield, Utah
Time: 6:00 P.M.
Minutes By: Recorder: Stephanie Shelley

Call to Order

1) Roll Call

Commissioner Taylor opened the meeting at 6:00 pm.

Heather Strong, David Riet, Wayne Taylor, Kyler Fisher

Staff Present:
Recorder: Stephanie Shelley, Mayor Hollie McKinney, Sgt. Garrett Dutson,

Others Present:
Tal Adair, Shaun Hill (GSBS), Scot Hazard (Eagle Mountain), Heather & Nick Christensen (Fairfield), Vance & Suzanne Baxter (Fairfield), Michael Weber, KC Morris, Darwin Bundy, Andrew Rawling, Andre' Bundy.

Via-Zoom:
Kent, Dagan McKinney, Travis McKinney, Rochelle Plaizier (Bowen Collins), Jim, Alina, mckays, Peggy Fisher.

Work Session

1) **Review Changes to Title 10 (Land Use Regulations), Chapter 16 (Special Use Regulations)**
   Commissioner Taylor noted that Todd Sheeran (Attorney) had looked at some of the changes that day. The commission discussed Title 10, Chapter 16, and made some changes. Commissioner Taylor asked the Commissioners to review the definitions section to ensure consistency with definitions in Title 12.

2) **Review Ordinance: Amending Chapter 10.21. Signs**
   The Commissioners briefly noted no comments on the sign ordinance changes and had previously gone through it thoroughly. They decided they were satisfied with it as is.

3) **Review General Plan**
   Mayor McKinney suggested that the roads section of the general plan needed to be examined more closely. She noted that they had been working with another engineering department to update roads for the whole valley and needed to ensure consistency

DRAFT

between plans. She also mentioned needing to align with Firefly's plans for connecting roads. She informed them that they had removed Darwin Bundy's property from the General Plan.

The commission discussed the need to take their time reviewing the general plan further before passing it.

4) **Review Water Master Plan**
This item was not discussed due to time constraints.

5) **Review Sewer Master Plan**
This item was not discussed due to time constraints.

Public Hearing (will begin at 7 pm)
The Commissioners will accept public comment, limited to two (2) minutes each, on the following items:
Commissioner Taylor called the public hearing to order. He explained they would go through each agenda item for public hearing one at a time, with public comment allowed for each item.

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.**
Sean Hill from GSBS gave an overview of the general plan development process and key components. He outlined the vision for Fairfield to remain a small town with a population under 1,000, preserving its character while allowing some economic development in certain areas. He noted they would remove the mention of public access to Darwin Bundy's spring based on feedback.

Darwin Bundy expressed concern regarding language in the town's plans, suggesting partnerships with the Port Authority and efforts to attract business or developers. He emphasized that such direction contradicts the long-standing goal of keeping Fairfield a small town. Mr. Bundy, a resident of the area for approximately 35 years and an original proponent of Fairfield's incorporation, reiterated the community's foundational intent to preserve its rural, small-town character.

He noted a contradiction in the plan, which on one hand affirms a desire to remain small, yet on the other proposes becoming a global shipping hub through partnerships, an idea he strongly opposes. He stated he has no interest in selling his land and believes the presented plan promotes growth and development contrary to community values. He

DRAFT

questioned the need for increased development, noting Fairfield already has sufficient revenue and vibrant community events.

Mr. Bundy also pointed out an error regarding water infrastructure, stating that a chlorination station has existed for some time. He raised doubts about the projected growth rates in the water master plan, expressing skepticism about their realism and desirability. Additionally, he cited the high costs associated with development and opposed reliance on developers to fund such projects. He questioned the capacity of the current water system and urged the town to reassess its growth objectives, emphasizing that the current direction does not align with a goal of limiting or slowing growth.

Mr. Bundy referenced Lehi as a cautionary example of unwanted rapid development and urged the town to avoid a similar path. He reiterated multiple times his concern that the town's infrastructure plans appear to be pushing for growth that many residents do not support.

Scott Hazard, representing West Desert Airport, proposed three revisions to the general plan. He commended the plan as a strong visionary document that effectively reflects the town's character and aspirations. However, he identified a misrepresentation concerning the airpark, clarifying that while the facility is privately owned, the airstrip itself is public property funded through taxpayer dollars with support from the Utah Department of Transportation (UDOT). Mr. Hazard emphasized the importance of accurately categorizing the airstrip in the general plan to ensure proper understanding among the town, landowners, lenders, constituents, and other stakeholders.

He also recommended evaluating the alignment of transportation corridors near the air park, citing the need to enhance safety for aviators and nearby residents. He noted that work is currently underway on a master transportation plan, which could serve as an appropriate framework for addressing these concerns. His comments were intended to ensure that the airpark is recognized correctly and safely incorporated into the town's planning efforts.

KC Morris disagreed with everything the gentleman (Scott Hazard) next to me said.

Alian Pringle thanked the commission for their efforts on the general plan and acknowledged the foresight demonstrated in requiring the runway to comply with FAA standards for small aircraft. She agreed with Scott Hazard's prior comments regarding the airpark. She voiced concern that the general plan insufficiently recognized the

airport's importance to Fairfield, Cedar Valley, and the wider Utah region. Ms. Pringle emphasized that the airpark plays a vital role in preserving Fairfield's rural character, serving as a natural buffer against high-density development.

She noted that airports surrounded by compatible land uses help retain open spaces and rural aesthetics. In addition to its transportation functions, she highlighted the airpark's contributions to firefighting support and recreational activities that foster community engagement. Ms. Pringle pointed out that operations at the airpark are limited to small aircraft to mitigate noise impacts while still generating economic benefits for the town.

Looking ahead, she referenced the upcoming 2034 Olympics, asserting that the airport's role in supporting emerging air taxi services could help reduce regional traffic congestion in a way that preserves rural landscapes more effectively than new highway or rail infrastructure. She cited recognition from BYU planning efforts, which acknowledged the airpark's alignment with Fairfield's rural identity, and noted that there is resident support for integrating residential components near the airpark while safeguarding open spaces.

Ms. Pringle urged the commission to restore West Desert Airpark in the general plan, including the residential components approved in 2023 and 2024. She framed the airpark's long-term vision as contributing to a sustainable community that values open space and rural integrity. Concluding her remarks, she questioned whether Fairfield would become known as a place "where waste makes wealth," raising concerns about development pressures and the potential loss of community character. Her comments strongly advocated for the inclusion and support of the airpark in the general plan to help maintain Fairfield's rural nature.

2) **Ordinance: Amending Chapter 10.21. Signs**
   There were no public comments on this item.

3) **Amending Changes to Title 10 (Land Use Regulations), Chapter 16 (Special Use Regulations)**
   There were no public comments on this item.

4) **Adoption of the Culinary Water Master Plan**
   Representing Bowen Collins & Associates, Rochelle presented an overview of the Water Master Plan. She reported that the current water infrastructure has an estimated replacement value of approximately $12.2 million. While the existing water supply is adequate for current needs, she noted that significant additional sources would be

required to meet projected future growth. The plan identifies a need for an additional 2.4 million gallons of water storage at full build-out. Rochelle also pointed out some fire hydrant deficiencies in the northern portion of the town. To address system vulnerabilities and prepare for future demand, recommended projects include connecting dead-end water lines and installing an emergency booster station.

Mark Pringle asked why the airpark was left out of the plan. Rochelle, it was included, just not by name.

Mr. Bundy acknowledged that some growth is inevitable but urged the town to prepare for it cautiously and intentionally. He expressed skepticism regarding the growth rate projections referenced in planning documents and raised concerns about the accuracy and feasibility of such assumptions. Regarding water infrastructure, he noted that the existing chlorination station is outdated and should be relocated. He also discussed the possibility of residents utilizing personal wells and septic systems as an alternative to expanding full municipal services. On the topic of sewer infrastructure, Mr. Bundy highlighted that no system currently exists in Fairfield and emphasized that any future development in this area would represent a significant and potentially transformative change for the town. His comments consistently reflected a strong preference for maintaining Fairfield's small-town atmosphere, a cautious approach to development, and a reluctance to invest in large-scale infrastructure that may encourage or accelerate growth. He advocated for policies that prioritize the preservation of the town's rural character and slow-paced lifestyle.

Alina Pringle offered brief remarks emphasizing the importance of including the airpark in future infrastructure planning. She noted that the airpark had previously been considered in plans for water line extensions, possibly a new road right there to a subdivision that has preliminary plat approval. It will make a huge impact on the models and should be inculded, she underscored the need to recognize and account for its water needs. Her comments reaffirmed the importance of incorporating the air park into the town's long-term water planning to ensure it is accurately reflected in official documents.

Kent Withers thanked the presenter, Rochelle, for the comprehensive overview.
Kent believes the town should proactively plan for future growth. He clarified that planning is not endorsing or entertaining growth but preparing for its inevitability. He emphasized that being prepared for possible growth and infrastructure needs is in the town's best interest.

5) Adoption of the Sewer Master Plan

Rochelle provided an overview of the proposed Sewer Master Plan, describing it as a comprehensive, long-term strategy for wastewater collection and treatment in Fairfield. She explained that, as there is currently no centralized sewer system in place, this would represent entirely new infrastructure for the town. The plan utilizes the same growth projections as the water master plan to estimate future sewer demand based on indoor water usage patterns.

Rochelle presented an evaluation of treatment alternatives, comparing the feasibility of constructing a local treatment facility versus partnering with the Eagle Mountain treatment facility. She recommended the latter option, citing significantly lower costs and simpler long-term operations. She also reviewed various alternatives for the sewer collection system and recommended an alignment that best accommodates anticipated development while remaining cost-effective. The proposed alignment was broken down into phased projects, with associated timelines and cost estimates.

She concluded by emphasizing that formal agreements with Eagle Mountain would ultimately be required in order for that facility to accept Fairfield's sewer flows.

Kent Withers added that, similar to the water master plan, it is in the town's best interest to take a proactive rather than reactive approach to planning. He emphasized that both the water and sewer master plans are important tools for helping the town understand what actions may be necessary if and when growth occurs. He concluded by stating that being prepared is always beneficial for the community.

Darwin Bundy expressed agreement with Kent Withers on the need to prepare for the inevitability of growth, but reiterated his ongoing concern that the town is not making sufficient efforts to slow growth. He recalled earlier attempts to limit development through mechanisms such as capping building permits at five per year, which were ultimately deemed unenforceable. As a result, the town shifted to zoning larger lot sizes, such as 20- and 40-acre parcels. Despite these measures, Mr. Bundy stated that Fairfield now appears to be moving rapidly toward growth, a direction he believed was broadly undesired by residents.

He shared personal experiences from working in Lehi and moving to Fairfield to escape urbanization, noting his concern that Fairfield, which is the last rural town in Utah County, seems to be on a fast track toward losing that identity. He acknowledged that while growth cannot be entirely prevented, it can and should be slowed. Mr. Bundy expressed discomfort with the town installing infrastructure in anticipation of growth, suggesting that doing so accelerates unwanted development. He emphasized that the

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rapid pace of projected growth and associated expenditures may not reflect the desires of most residents, and he reaffirmed his wish to preserve Fairfield's rural character and way of life.

Andrew Rollins, identifying himself as Darwin Bundy's grandson-in-law and an attorney with Hempworth Legal, raised a concern unrelated to the sewer plan but related to recent planning documents. He stated that Darwin Bundy contacted him after reviewing a copy of the town's planning documents, which reportedly designated a large portion of land owned by Mr. Bundy and his wife, Lisa, including their privately owned springs, as public property, without their knowledge or consent. Mr. Rollins questioned the legality and authority behind such a designation and emphasized that the property is privately owned. He asserted that any attempt to reclassify or seize the land would be met with legal opposition. Mr. Rollins expressed deep concern that the land had been identified as public in a public document without the owners' agreement and urged that such actions be reconsidered.

Mayor McKinney informed Andrew that this had been previously discussed with Mr. Bundy. A discussion was held in the work session, and it was removed from the Proposed General Plan.

Business Items

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

1) **Planning Commission Minutes for April 8, 2025.**

Commissioner Strong motioned to pass the April 8 (2025) meeting with no changes. Commissioner Fisher seconded the motion.

Commissioner Taylor - Yes
Commissioner Strong - Yes
Commissioner Riet - Yes
Commissioner Fisher - Yes

The motion passed unanimously.

2) **Review and approve the Wade Carson Lot line adjustment.**

Kent Withers provided an overview of the Wade Carson lot line adjustment request. The situation involved two 40-acre tracts that Lehi-Fairfield Road originally severed. Previously, the Carson family had sold a triangle-shaped piece on the north side to McDonald's, leaving a smaller triangle on the west side connected with the original 40 acres. The request proposes making Lehi-Fairfield Road the official separation of

DRAFT

property lines by moving the McDonald parcel to encompass everything north and west of the road, leaving the remaining portion of the 40 acres, everything south and east of Lehi-Fairfield Road, with the Carson family. Additionally, the Carson family agreed to dedicate the road to the town as part of this lot line adjustment. This proposal aligns the property boundaries with the existing road, ensuring proper delineation and use of land.

Wayne Taylor explained that the proposal meets the criteria for a lot line adjustment. No new lots are being created, and McDonald's has owned the property for many years. The adjustment simply shifts the boundary between the east and west sides of the Carson property following the passing of Lorraine, whose sons have now divided the land.

The commission members agreed this lot line adjustment was clear-cut and logical, necessitating no creation of additional lots but aligning existing property boundaries with practical road limits.

Commissioner Strong moved to approve the Wade Carson lot line adjustment request. Commissioner Reit seconded the motion.

Commissioner Taylor - Yes
Commissioner Strong - Yes
Commissioner Riet - Yes
Commissioner Fisher - Yes

The motion passed unanimously.

3) **Discussion with McKay Swainston regarding road vacation.**
Commissioner Taylor informed those present that his property is next to this property.

McKay Swainston presented a proposal to subdivide the Christensen property near 200 East and 200 North into three parcels—two at 2.5 acres and one at 1 acre—with the intention of keeping the land in the family. One family member plans to build a home, while another portion would be used as a family park, preserving existing structures.

A key element of the proposal involves vacating a north-south road through the property and realigning it along the northern boundary to connect with 220 North. Swainston suggested either shifting the road centerline by about 60 feet or using an S-curve alignment that meets AASHTO (American Association of State Highway and Transportation Officials) standards, supporting the town's goal of safer, calmer traffic flow.

He also addressed a well house that slightly encroaches on town property, proposing to adjust it, and confirmed the well's legality and permitting through the Utah Division of Water Rights.

Commissioner Taylor clarified that the meeting's focus was on road vacation, not the subdivision itself, suggesting the vacation was the initial step.

Mayor McKinney indicated that while she could not greenlight the proposal alone, this meeting was an opportunity to gather feedback on the proposed road adjustments. She supported working together to balance the town's goals with the property owners' needs.

Commissioner Taylor motioned that we pass this road vacation request on to the Town Council with the Planning Commission's approval. Commissioner Riet seconded the motion.

Commissioner Taylor - Yes
Commissioner Strong - Yes
Commissioner Riet - Yes
Commissioner Fisher - Yes

The motion passed unanimously.

4) **Discussion: Hansen property/road.**
Commissioner Taylor briefly noted there were ongoing issues with David Hansen's house encroaching on the road right-of-way that would need to be addressed in the future, but it was not directly related to the current road vacation request.

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.**
The commission decided to table adoption of the general plan to allow time to address the issues raised during public comment and further review the roads section.

6) **Ordinance: Amending Chapter 10.21. Signs.**
Commissioner Taylor noted that there were no comments or specific issues raised in the packet for the sign ordinance. The Commissioners had previously reviewed it thoroughly and were generally satisfied with it. There was some mention of missing the sign charts or diagrams, but it was considered not essential.

Commissioner Riet moved to send the ordinance amending Chapter 10.21 Signs to the Town Council for approval. Commissioner Fisher seconded the motion.

Commissioner Taylor - Yes
Commissioner Strong - Yes
Commissioner Riet - Yes
Commissioner Fisher - Yes

The motion passed unanimously.

7) **Amending Changes to Title 10 (Land Use Regulations), Chapter 16 (Special Use Regulations).**
The commission decided to table this item to allow more time for review of the proposed changes.

8) **Adoption of the Culinary Water Master Plan.**
Commissioner Riet moved to send the Culinary Water Master Plant to the Town Council. Commissioner Taylor seconded the motion.

Commissioner Taylor - Yes
Commissioner Strong - Yes
Commissioner Riet - Yes
Commissioner Fisher - Yes

The motion passed unanimously.

9) **Adoption of the Sewer Master Plan.**
Commissioner Fisher moved to send the Sewer Master Plan to the Town Council. Commissioner Taylor seconded the motion.

Commissioner Taylor - Yes
Commissioner Strong - Yes
Commissioner Riet - Yes
Commissioner Fisher - Yes

The Motion passed unanimously.

Adjournment

Commissioner Strong moved to end the meeting, which Commissioner Ries seconded. The meeting ended at 8:05 p.m.

Minutes Approval Date

Stephanie Shelley, Recorder/Clerk

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Ordinance No. 2025-XXXX An Ordinance Of Fairfield Town, Utah, Adopting Fairfield Town Code § 10.16 (Special Use Regulations).

Date:

Created:

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

WHEREAS, the Town Council desires to add special use regulations for various uses in multiple zones; and

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

WHEREAS, the Town Council has held a public hearing and reviewed the subject text amendment and finds that the text amendment will enhance the public health, safety, and welfare.

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

SECTION 1. ADOPTION. The Town Council hereby adopts Fairfield Town Code § 10.16 (Special Use Regulations), as shown in Exhibit A.

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 ____ day of _____, 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

Rough Draft 2025

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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;

Rough Draft 2025

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 one hundred and ten percent (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;

Rough Draft 2025

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 within 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. 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.

Rough Draft 2025

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.

Rough Draft 2025

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 all names and addresses of all property owners adjacent to the subject property or 500 feet minimum, for purposes of public notification.

10. Public Hearing Notice Materials must follow state code.

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 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

Rough Draft 2025

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 within 10 days from the date of the Planning Commission's decision.

10.16.35.

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.

Rough Draft 2025

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 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 6 feet opaque fence or solid wall;

Rough Draft 2025

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. Shall not exceed twenty (20) feet in height.

2. Lighting under the canopy must be fully recessed and shielded to prevent glare

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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 6 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

Rough Draft 2025

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 5:00 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.

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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:

Rough Draft 2025

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.

Rough Draft 2025

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.

Rough Draft 2025

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.

Rough Draft 2025

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.

Rough Draft 2025

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-

Rough Draft 2025

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

Rough Draft 2025

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___

Rough Draft 2025

FAIRFIELD TOWN

GENERAL PLAN

Review Draft 30 May 2025

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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 fruit trees planted 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

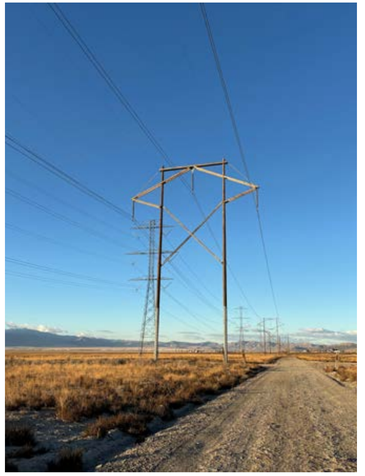
Fairfield wants to conserve the open spaces, natural features, and scenic beauty that define the Town. This plan envisions a public space and blueway at along Big Spring Creek, conservation development in Manning Canyon, and productive greenways that combine recreation with food production. The Town 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.

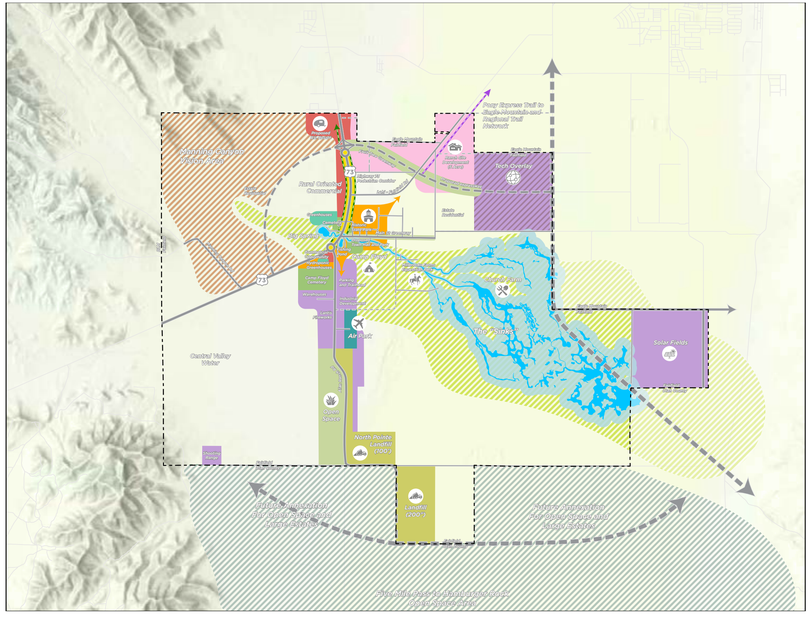
Industrial & Economic Development

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
FAIRFIELD

LEGEND

- CORE FAIRFIELD
- PUBLIC GREENSPACE
- OPEN SPACE
- COMMERCIAL
- INDUSTRY
- AIRPARK
- WASTE FACILITIES
- ESTATE DEVELOPMENT (5-ACRE)
- GREENHOUSE AGRICULTURE
- BIG SPRINGS HYDROLOGICAL SYSTEM
- BLUEWAY BUFFER AREA
- CONSERVATION OVERLAY
- SOUTHERN ANNEXATION OVERLAY
- MANNING CANYON OVERLAY
- TECH OVERLAY
- FAIRFIELD BOUNDARY
- HIGHWAY 73 PEDESTRIAN CORRIDOR
- HIGHWAY 73 TRAIL
- PONY EXPRESS REGIONAL TRAIL
- ROAD NETWORK
- PROPOSED ROADS AND EXPRESSWAY

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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

Ranchetta 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.

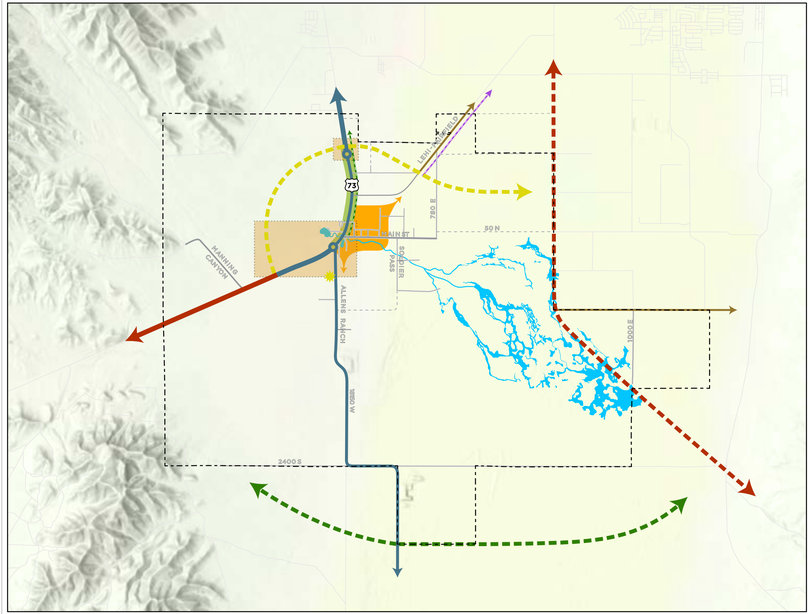
Allen's Ranch Road & Hwy 73 Intersection: Possible location of a gas station and/or retail store on a small lot.

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

Big (Fairfield) Spring: Headwaters for Big Spring Creek.

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
- PREFERRED SCENARIO EXPRESSWAY LOOP
- ALTERNATIVE SCENARIO 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

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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, with a preferred alignment south of the Town Core and alternative alignment north of the Town Core if the southern alignment is not feasible.
- An upgrade of Allen's Ranch Road as an arterial, (as envisioned by MAG), with an connection to the East-West Expressway.
- Together, these roadways will divert truck and regional traffic away from the Town Core and provide connections between the following regionally significant areas:
  - Tech Overlay
  - Allen's Ranch Road Industrial Corridor
  - Northpointe and Intermountain Regional Landfills

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

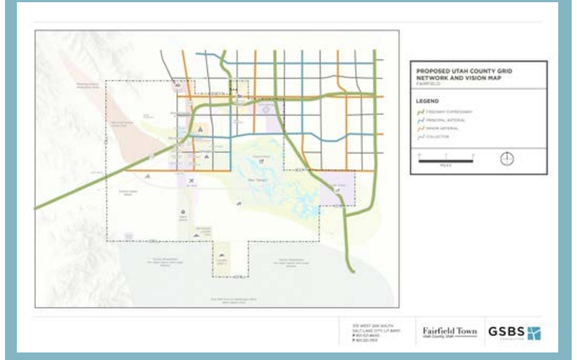
Policy 4.1: Incorporate trail infrastructure into the transportation network to promote non-motorized access and recreation.

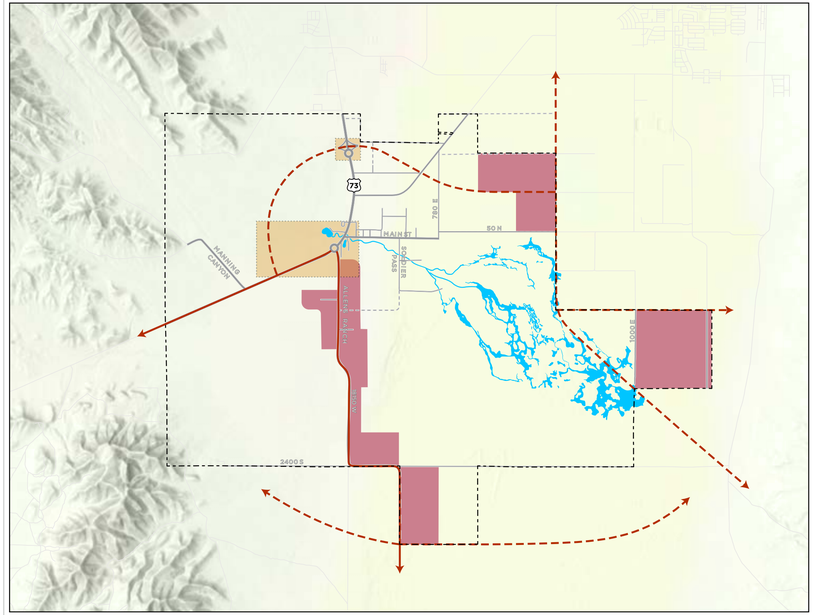
Strategy 4.1.1: Extend the Pony Express Regional Trail from Eagle Mountain to the Town Core.

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 EXPRESSWAYS
- ROAD NETWORK
- PROPOSED ROADS

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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 planned 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: Connect 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, Allen's Ranch Road industrial areas, and regional landfills.

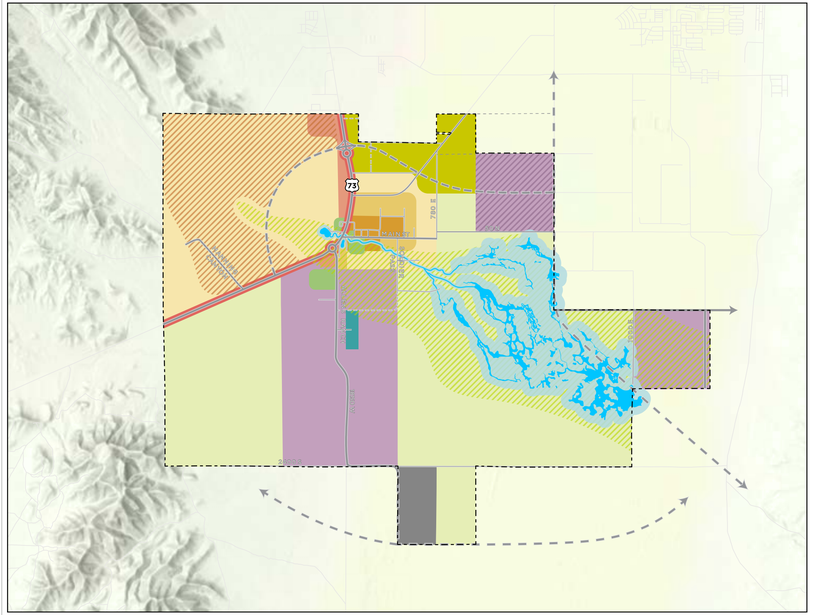
Goal 3: Attract Infrastructure Investment Through Strategic Partnerships

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 Transportation Vision as critical assets within the broader regional logistics and innovation network.



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 EXPRESSWAYS

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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: If groundwater quality suffers as a result of septic system concentration, pursue incremental implementation of the Sewer Master Plan, including exploration of connection to Eagle Mountain's system.

Strategy 4.1.3: Limit expansion of centralized sewer to the Ranchette and Tech Overlay areas.

Strategy 4.1.4: Limit culinary water service to the Town Core and Allen's Ranch Road.

Strategy 4.1.5: 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 per the Water Master Plan.

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 obligations.

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.

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.

A/R - 5 (Agricultural/Residential – 5-Acre Minimum): Rural estate residential development pattern supporting equestrian uses, accessory structures, and small-scale farming.

A/R - 1 (Agricultural/Residential – 1-Acre Minimum): Residential development near the town core with access to culinary water, allowing modestly scaled lots while maintaining rural form.

Highway 73 Commercial Corridor: Targeted commercial development area along Highway 73, intended for rural-serving businesses and limited service-oriented retail.

Commercial: Designated commercial areas located primarily near the town core, with a focus on small-scale, low-intensity uses compatible with rural surroundings.

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.

Public Open Space: Town-designated lands reserved for recreation, parks, trailheads, conservation, or civic use; not intended for private development.

Airpark: Land area set aside for aviation-related use, including private airstrips and accessory functions; governed by specific operational standards.

Estate Development: Larger-lot residential development areas consistent with rural character, supporting privacy, open space, and optional agricultural activity.

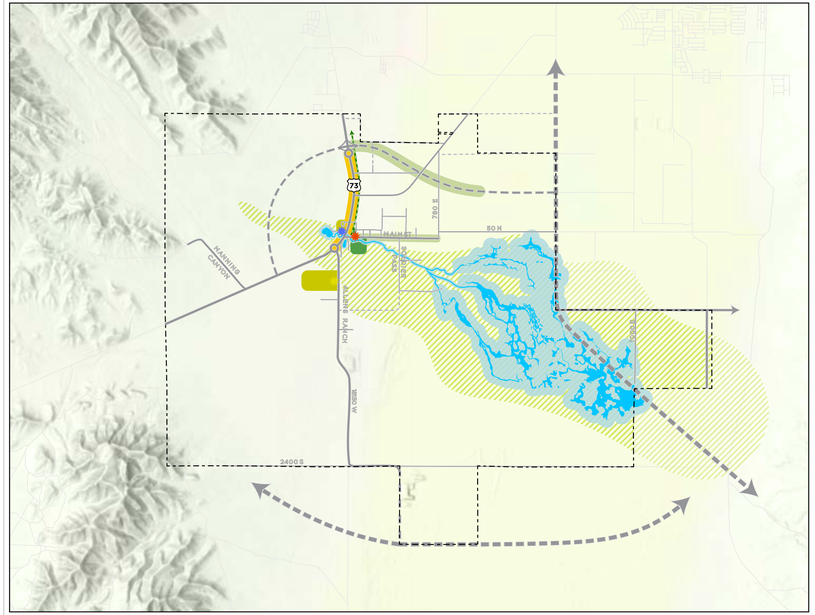
Big Springs Hydrological System: Area containing key water resources tied to Big Spring, prioritized for protection due to hydrological and ecological sensitivity.

Blueway Buffer Area: Natural corridor identified to protect waterways, habitat, and landscape continuity; intended for minimal or no development.

Tech Overlay: Area designated for high-tech and data-related industries; includes development standards to guide appropriate infrastructure and site design.

Conservation Overlay: Land use tool that allows clustered development in exchange for preserving open space, habitat, or scenic views; includes overlay-specific criteria.

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

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MILES

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

Strategy 1.1.2: 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: Design trails and access points in conservation areas to minimize disturbance and maintain visual quality.

Strategy 2.1.2: 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.

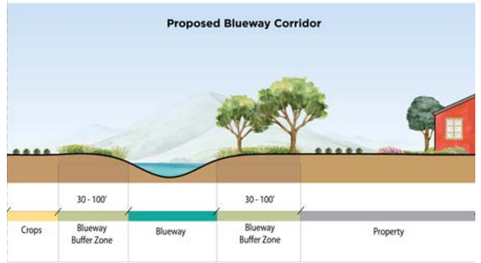
Goal 4: Establish Greenway Corridors to Support Mobility and Landscape Identity

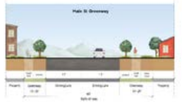
Policy 4.1: Create greenway connections that support walking, biking, and the visual integration of the town's agricultural heritage.

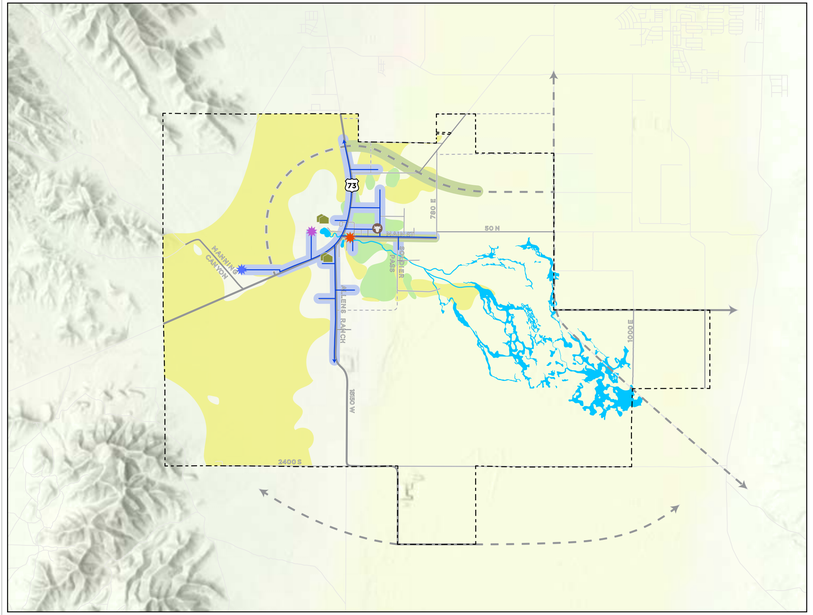
Strategy 4.1.1: Develop greenway corridors along Main Street and the Cedar Valley Expressway, connecting neighborhoods, public spaces, and trail systems.

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
- ROAD NETWORK
- PROPOSED ROADS AND EXPRESSWAYS
- GREENWAYS

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MILES

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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 cold-hardy fruit 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.

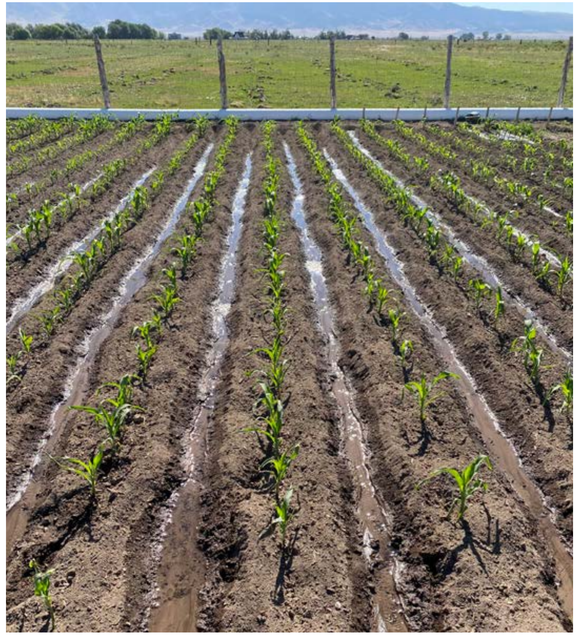
Goal 4: Improve Agricultural Infrastructure and Water Access

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.

Goal 4: Recognize and safeguard places of historical significance in Fairfield through documentation, designation, and stewardship efforts.

Policy 4.1: Preserve and promote Fairfield's historic and cultural assets to strengthen community identity and ensure long-term protection of the town's heritage.

Strategy 4.1.1: Pursue National Register of Historic Places (NRHP) designation for the Fairfield Cemetery to formally recognize its historical importance and ensure it receives appropriate preservation support and protection.

Strategy 4.1.1: Conduct a comprehensive inventory of historic buildings and structures in Fairfield to establish a foundational record that can inform future preservation initiatives, potential local or national designations, and community education efforts.

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 envisioned loop road system 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.