



FAIRFIELD TOWN

GENERAL PLAN

July 01, 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, Greenway and Blueway Connectivity, Local Food Production, and Community Character. The town addresses Moderate Income Housing by allowing accessory dwelling units (ADUs) in most land uses 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 a town mercantile for year-round local food sales, support for growers through a community food program, and greenways lined with fruit trees 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 atmosphere of 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 open spaces, natural features, scenic beauty and a quiet environment. This plan envisions a public space and blueway 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

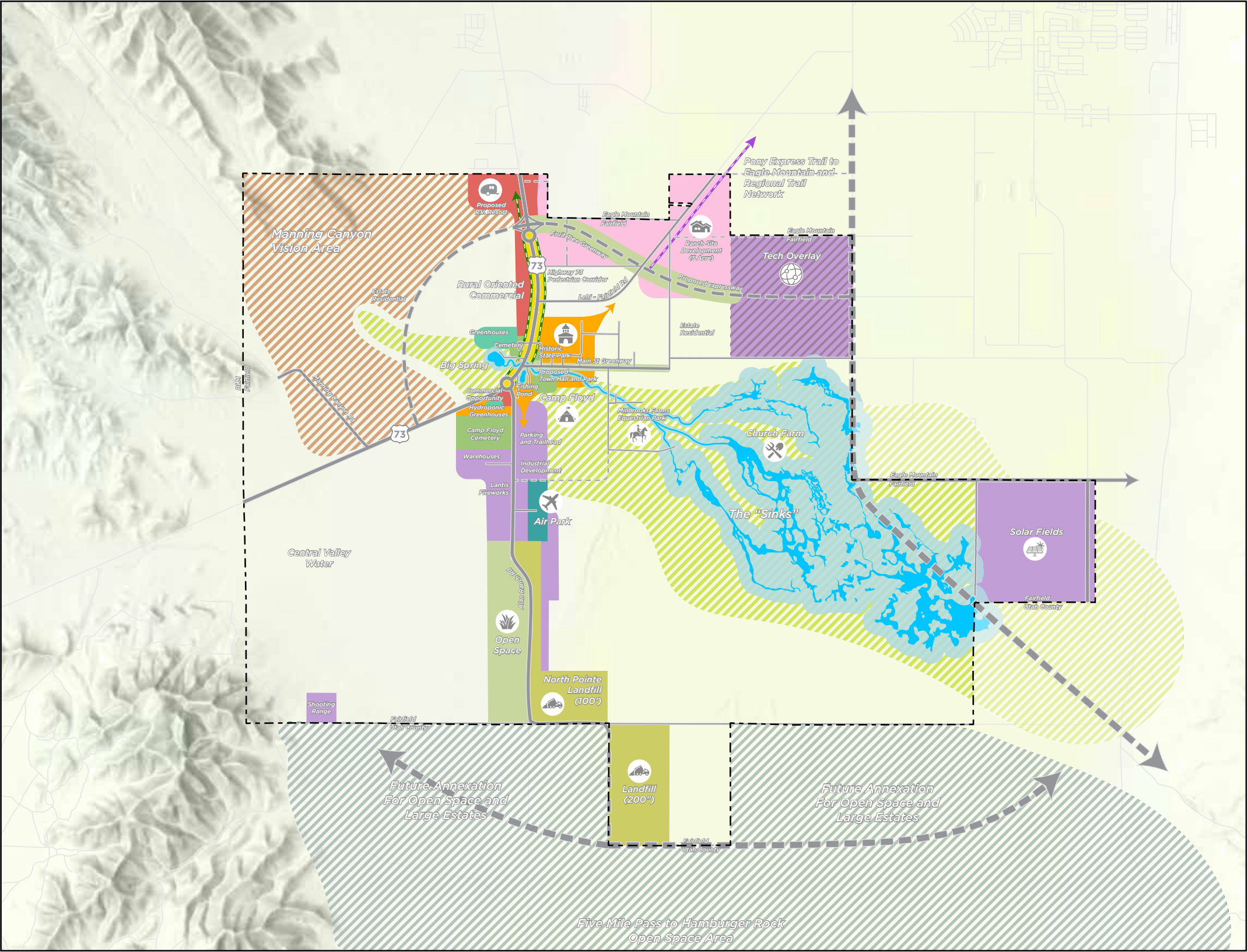
Fairfield wants economic opportunity without compromising its rural lifestyle. This plan guides tech and industrial development to designated corridors, supports regional partnerships like the Utah Inland Port Authority, and provides space for light manufacturing, warehousing, and innovation. At the 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



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.

The town supports commercial activity that aligns with its rural economy. Farm supply stores, repair shops, retail businesses, lodging, and event venues. The Planning Commission will evaluate these uses through a Conditional Use Permit process to ensure compatibility with Fairfield's character.

Fairfield prioritizes conservation in several areas, including the Sinks, Manning Canyon, and Big Spring. The town limits development in these places and may allow clustered housing only when it preserves open space and protects environmental features. Fairfield also plans to pursue easements or public access agreements for key conservation sites.

The map also highlights areas suited for recreation and tourism. These locations include RV sites, trailheads, and connections to regional outdoor access points. Greenways follow select road corridors to improve walkability and reflect Fairfield's rural identity.

Infrastructure planning focuses on current utility conditions. Most properties will continue using private wells and septic systems. The town will direct public infrastructure investment toward commercial and industrial corridors where growth pressures and transportation access support improvements.

Descriptions of Features

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

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

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

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

Solar Fields: Permitted solar farm.

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

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

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.

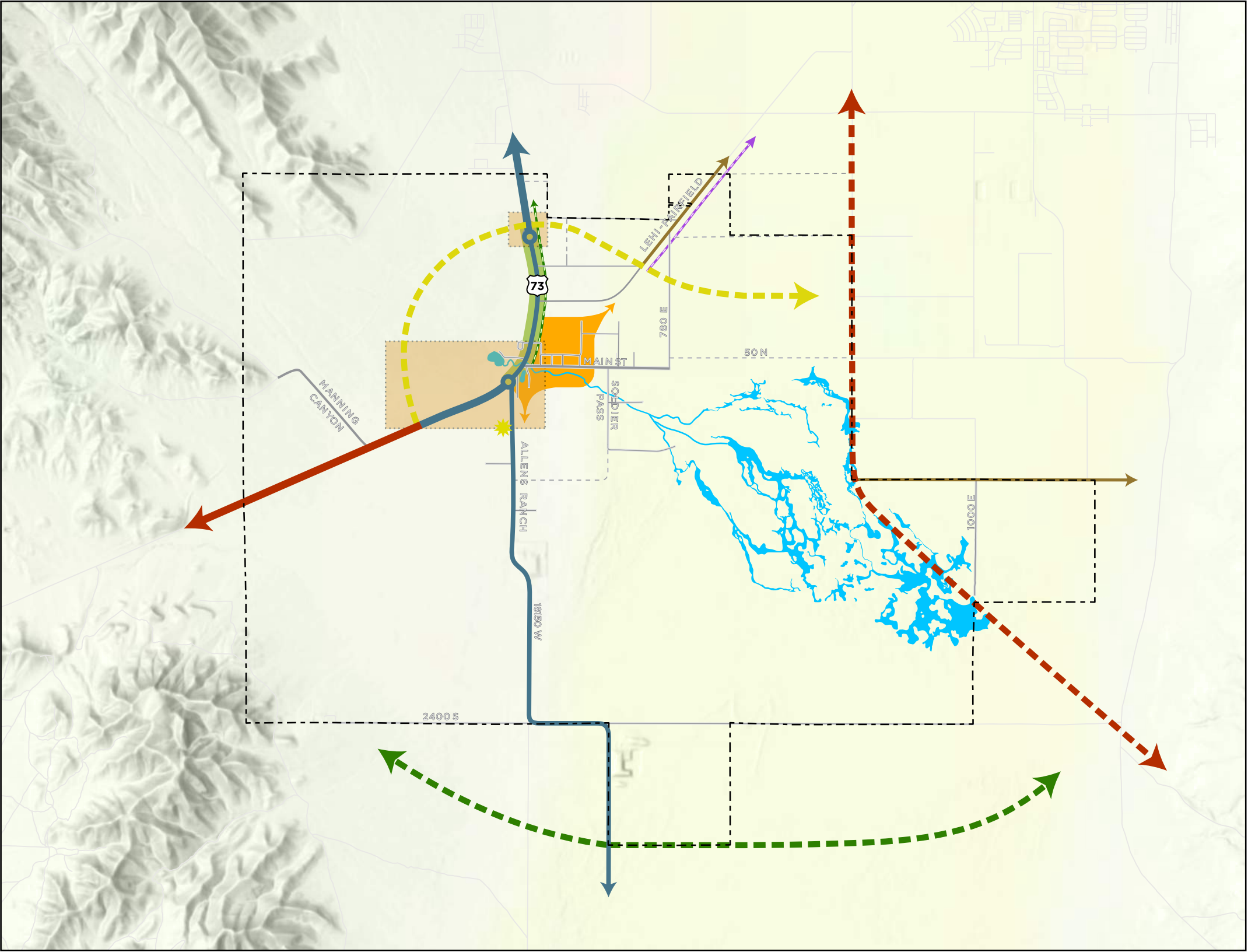
Hydroponic Greenhouses: Small industrial area focused on hydroponic agriculture.

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

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

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





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



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

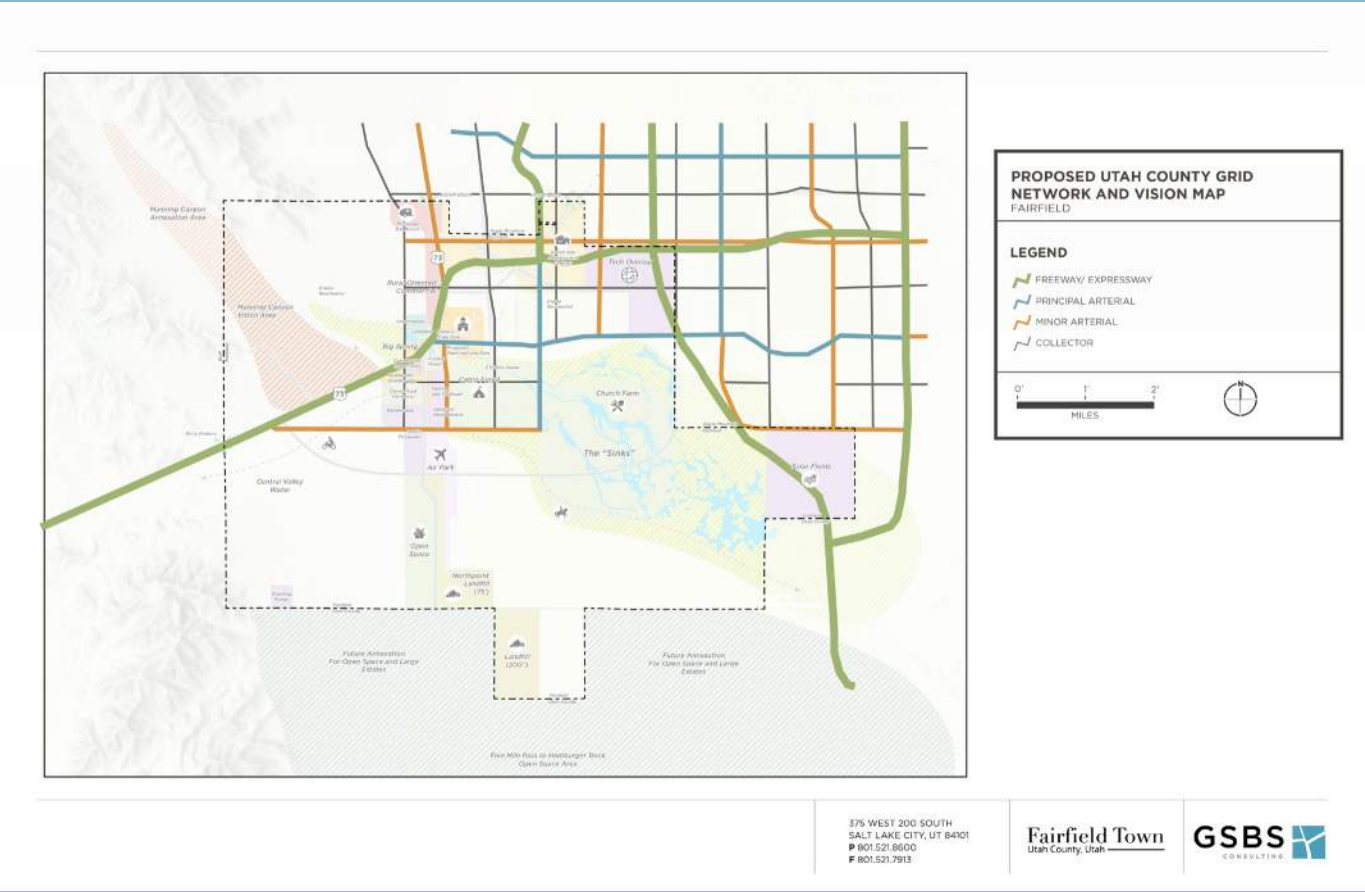
Policy 3.1: Enhance east-west and north-south connectivity to support regional mobility and access to economic areas.

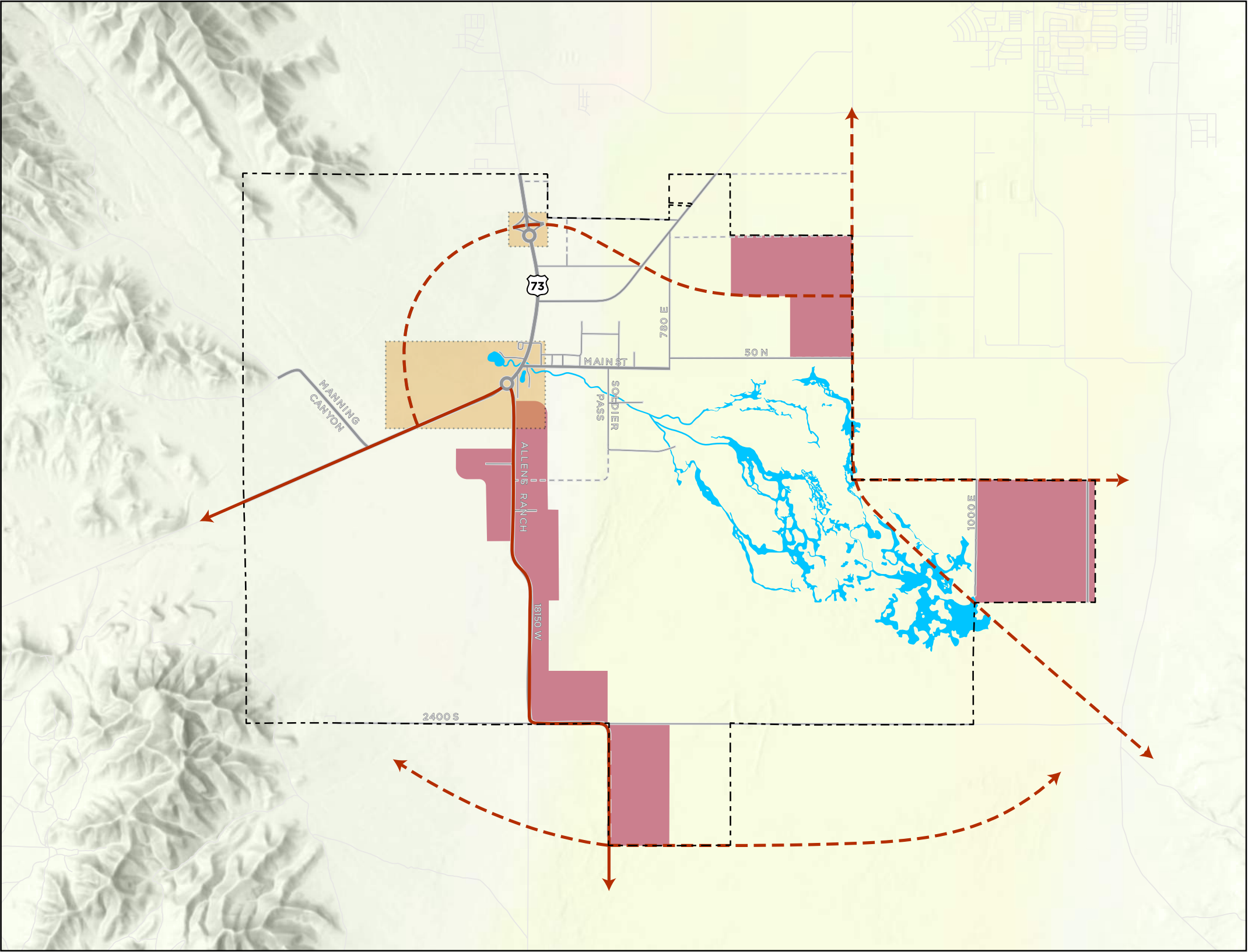
- Strategy 3.1.2:** Work with MAG and UDOT to a regional loop road connecting comprised of:
- MAG’s envisioned East-West Expressway, with a preferred alignment south of the Town Core and alternative alignment north of the Town Core if the southern alignment is not feasible.
 - An upgrade of Allen’s Ranch 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 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



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.

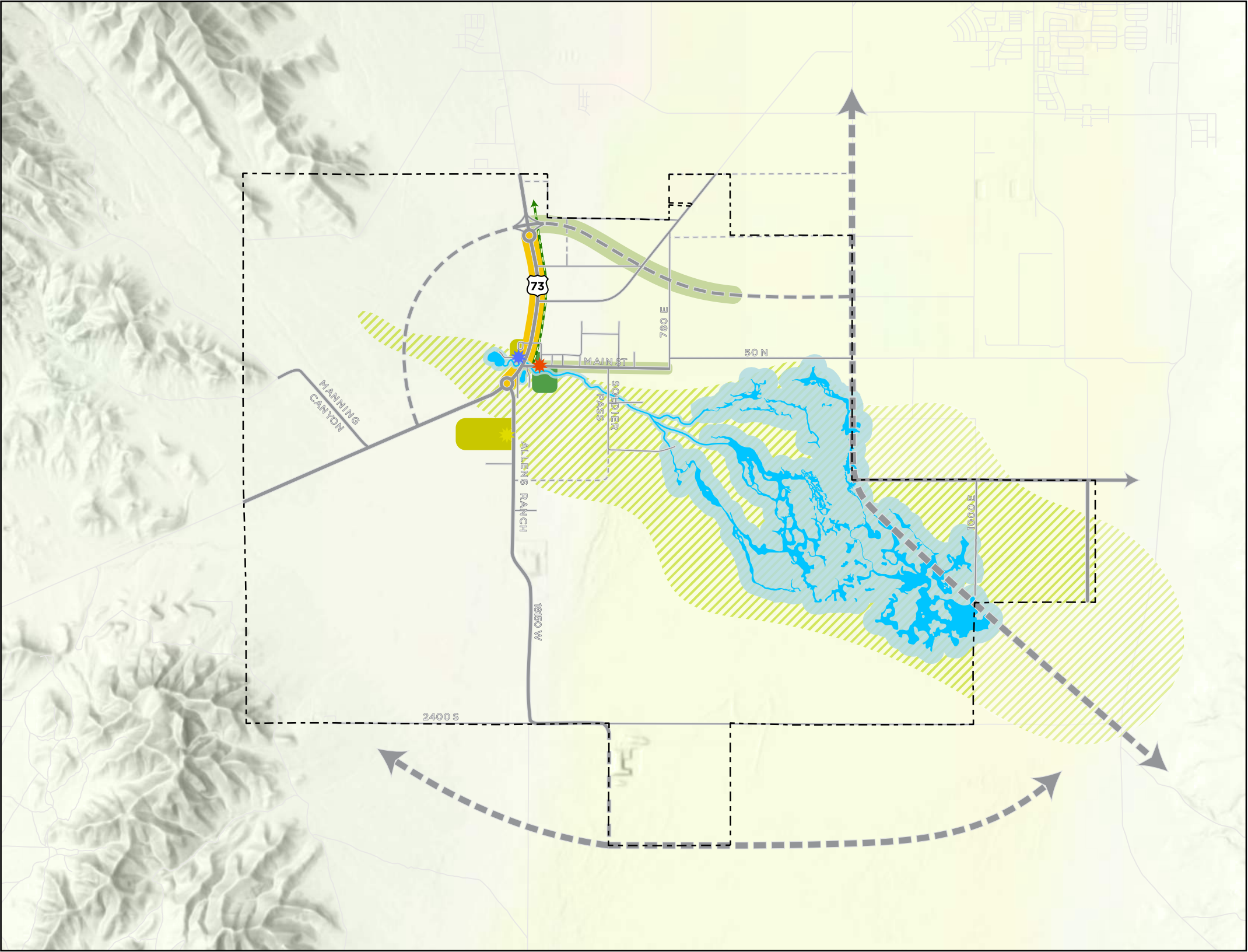
Big Springs Hydrological System: Area containing key water resources tied to Big Spring, prioritized for protection due to hydrological and ecological sensitivity.

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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GREENWAYS & BLUEWAYS

The Greenways and Blueways 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 maintenance of 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

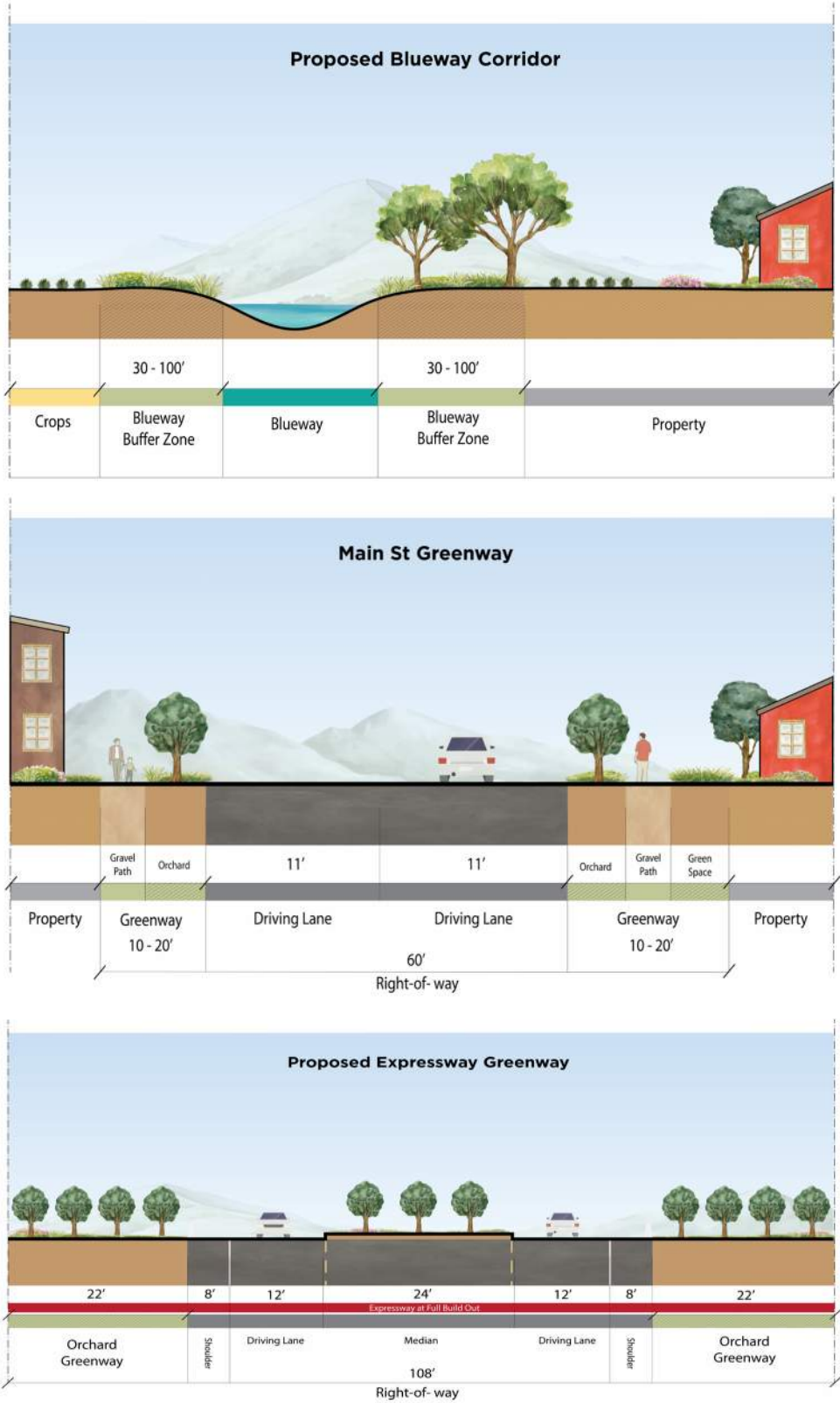
Policy 3.1: Use conservation overlays and clustering to guide development near foothills, springs, and other natural features.

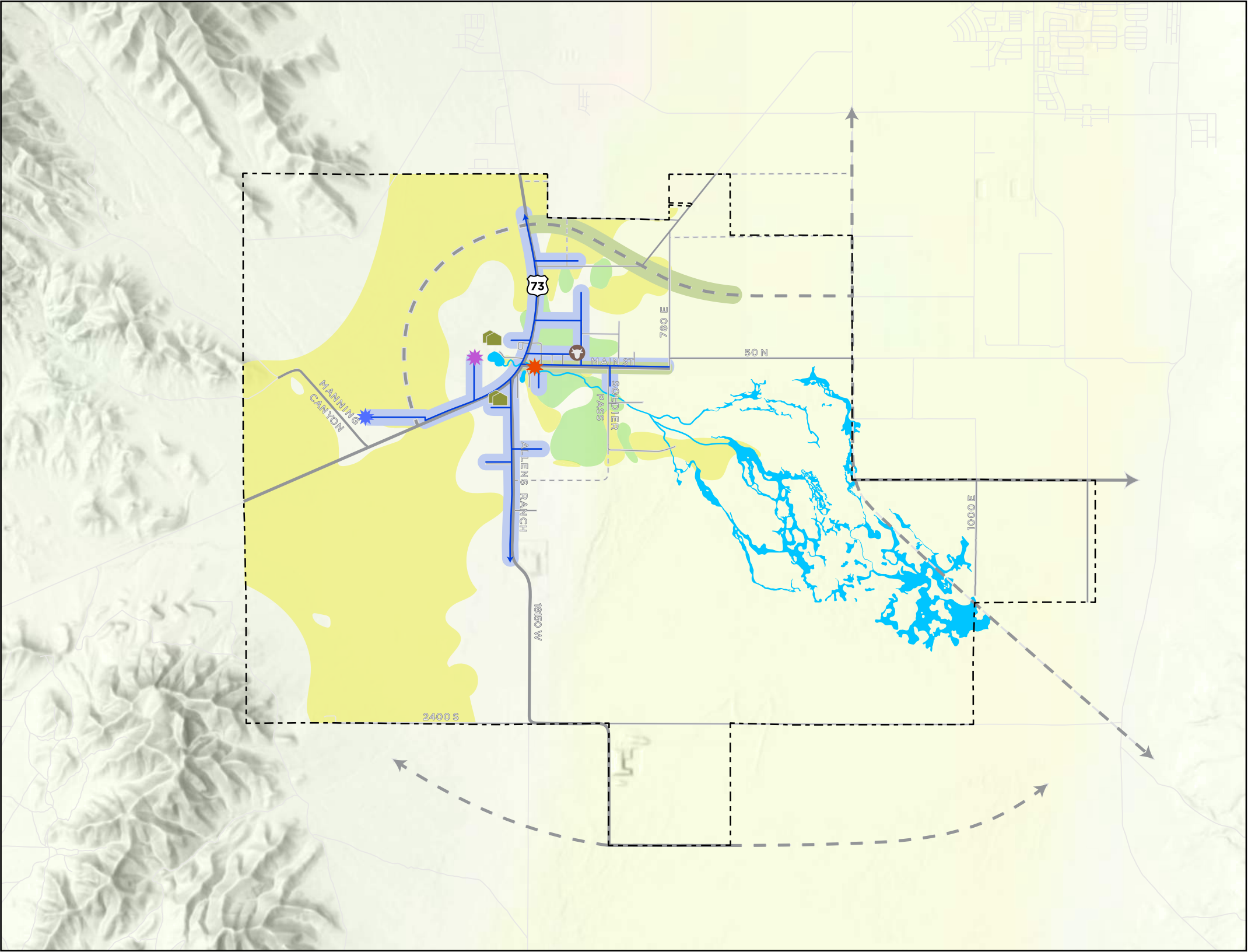
- Strategy 3.1.1:** Implement a conservation subdivision overlay in the Manning Canyon foothills to allow clustered housing while preserving open space and viewsheds.
- Strategy 3.1.2:** Define standards for development location, open space configuration, and long-term maintenance responsibilities.
- 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



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.



Street Signage Concepts



Highway Gantry Sign



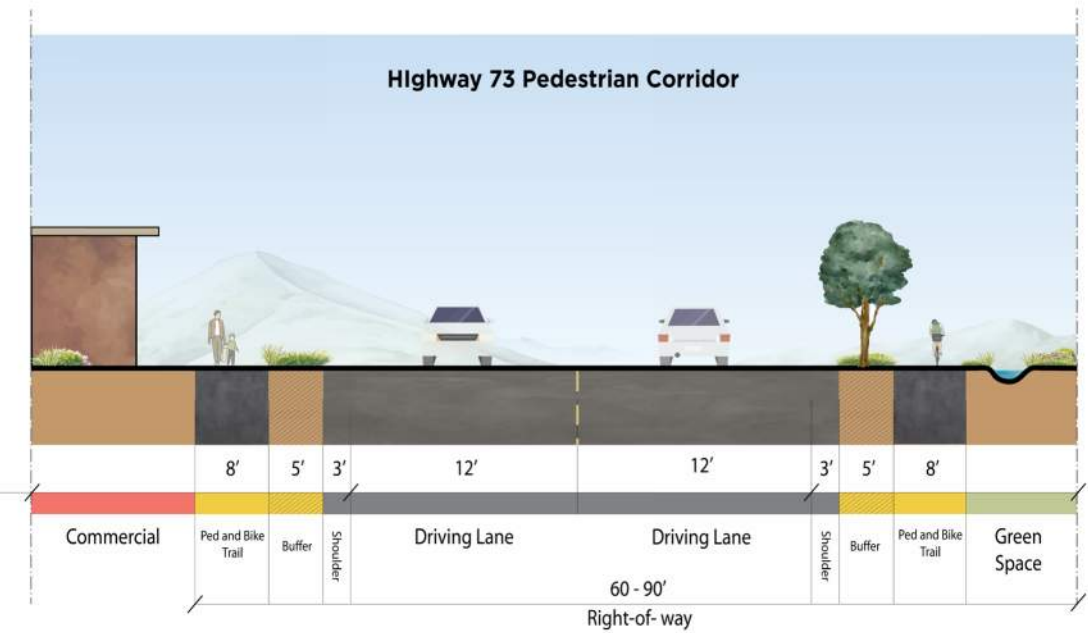
Arterial Monument Sign



Street Cairn Sign



Trail Cairn Sign



A rendering of a pedestrianized Hwy 73/Main St Intersection



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 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.

