

# Fairfield Town

Utah County, Utah

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**PUBLIC NOTICE IS HEREBY GIVEN THAT** The Town Council of Fairfield, Utah  
Shall hold a Session on March 25, 2026 @ 7:00 P.M.  
At the Town Office 121 West Main Street Fairfield, Utah

## Call to Order

- 1) Roll Call
- 2) Prayer / Pledge Of Allegiance

## Reports

- 1) Planning Commission update

**General Public Comment** (2-minute limit per person): Comments are for any matter not on the agenda and not related to a pending land use application. *Two minutes per person, with a total limit of 14 minutes.*

## Consent Items

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

- 1) Approval of the January 21, 2026, and March 11, 2026 minutes.

## Business Items

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

- 1) Discuss and approve proceeding with park development phases, including associated change orders.
- 2) Discuss and approve the issuance of a Request for Proposals (RFP) for landscaping services for the Fairfield park project
- 3) Discuss removing the term "Town" from "Fairfield Town" and formally recognizing the municipality as "Fairfield."
- 4) Discussion and approval to reschedule the Council meeting to April 15.
- 5) Discuss and vote to approve #R2026-02 Notice of Pending Ordinance related to changes in the Conditional Use Ordinance (Chapter 10.17.00).
- 6) Discuss and vote on Ordinance 2026-01 An Ordinance Repealing and Replacing Fairfield Town Code § 10.11.260. Airpark Zone (renamed Airpark Mixed Use Zone - AMUZ) and Amending Town Code § 10.16. Special Use Regulations, Adding Additional Special Uses and Conditional Uses within the AMUZ. (This action follows from the Notice of Pending Ordinance Change related to the Airpark Zone and Airpark Overlay Zone adopted by the Town Council on Sept. 25, 2025).
- 7) Discuss and vote on Ordinance 2026-02 An Ordinance Repealing and Replacing Fairfield Town Code § 10.11.275. Airpark Overlay Zone (This action follows from the Notice of Pending Ordinance Change related to the Airpark Zone and Airpark Overlay Zone adopted by the Town Council on Sept. 25, 2025)
- 8) Discuss and vote on the franchise agreement with Enbridge. Ordinance 2026-03 An Ordinance Granting To Questar Gas Company, DbA Enbridge Gas Utah, A Franchise For The Construction,

Operation And Maintenance Of A Gas Distribution System In Fairfield, Utah County, State Of Utah.

### **Closed Session**

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

### **Adjournment**

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

**Join Zoom Meeting:** <https://us06web.zoom.us/j/83816684152?pwd=3mMNAJrksap0K5KmaTCV5GRXrkCxOi.1>

**Meeting ID:** 838 1668 4152

**Passcode:** 137046

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

### **Certificate Of Posting**

The above agenda notice was posted on or before the 24th day of March 2026 at the location of the meeting, Fairfield town office, 121 West Main Street, Fairfield, UT, and at the Fairfield town website <https://fairfieldtown-ut.gov/meetings/>, and on the Utah State public notice website at <https://www.utah.gov/pmn/index.html>.

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

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Date

Stephanie Shelley Town Recorder/Clerk

## Unapproved Meeting Minutes

Fairfield Town Council

Regular Session

January 21, 2026

### Minutes

**Date: Wednesday, January 21, 2026**

**Location: Fairfield Town Office, 121 West Main Street, Fairfield, Utah**

**Time: 7:00 P.M.**

**Minutes By: Stephanie Shelley**

#### Call to Order

##### 1) Roll Call

Town Council Members Present:

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

Staff Present:

Recorder: Stephanie Shelley, Sergeant Garrett Dutson, Town Attorney: Brad Christopherson (Via-Zoom) Treasurer: Codi Butterfield (Via-Zoom Codis Iphone)

Others Present: Vern Carson, Jesse Wilson (Enbridge Gas), Wayne Taylor, Joel McKinney, Mark Pringle, Alina Pringle, Brad Gurney

Others Present Via Zoom: Tal Adair, Dustin Hislop, Jenna Draper (UIPA),

##### 2) Prayer / Pledge Of Allegiance

Councilman Cameron offered the prayer. Those present recited the Pledge of Allegiance.

##### 3) Swear in Richard Cameron as Councilmember for the next 4 years.

Stephanie Shelley, Town Recorder, administered the oath of office to Councilman Cameron. She noted that Councilman Panek's oath of office was administered previously.

#### Reports

##### 1) Discussion and update from Jesse Wilson on the [Franchise Agreement](#) for Enbridge Gas.

Jesse Wilson, Senior Advisor for Municipal and Stakeholder Affairs with Enbridge Gas, provided an update on bringing natural gas service to Fairfield. He reported Enbridge is awaiting final approval from the Public Service Commission, anticipated by mid-March. Mr. Wilson stated that if approval is received in March, they anticipate beginning installation in April, and that the overall process may take approximately one year to fully connect residents.

Mr. Wilson stated that Enbridge's right-of-way team will contact property owners regarding required easements and that engineering is still in progress because the exact route has not yet been finalized. He presented a franchise agreement to Mayor McKinney for review by the Town Attorney.

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Mayor McKinney thanked Mr. Wilson and noted the Council will review the franchise agreement with the Town Attorney and place it on a future agenda for consideration.

Councilman Panek asked about funding certainty. Mr. Wilson explained Enbridge will install service to the meter at no cost to residents under the rural outreach program, while residents are responsible for costs from the meter into the home, including any necessary retrofitting. He stated the program is funded through existing ratepayers and has been successfully implemented in other Utah communities.

Mr. Wilson explained that Enbridge has been working with the Public Service Commission to expand natural gas service into rural and underserved communities. He stated legislation passed in 2021 allowed the program to move forward, and Enbridge has since extended service to communities, including Green River, Goshen, Portage, and South Grand near Stockton.

Mr. Wilson stated that the program focuses on bringing infrastructure to underserved areas, such as Fairfield, and has helped support economic opportunities in other communities by allowing residents to live and work locally.

When asked about the estimated cost of installing the system, Mr. Wilson stated that costs are still being evaluated and a final estimate is not yet available.

### 2) **Presentation and Discussion on the Landscaping Plan for the [Town Park](#).**

Mayor McKinney introduced Dustin Hislop (via Zoom) from the Prime Landscape Architect firm to present the Town Park landscaping plan. Mayor McKinney announced the Town's \$400,000 grant funding for reimbursement was approved and expected to be received by the following week to help cover dirt work, arsenic remediation, and the walking path.

Mr. Hislop explained he reviewed the Town's original plan and developed an updated concept designed to allow phased development as funding becomes available. He reviewed the proposed site plan features, including a pavilion area near the irrigation ditch, basketball courts, pickleball courts, trail signage, open grass recreation areas, sports fields, a grass hill area for recreation and viewing, and a playground area with a future pavilion, restroom, and storage building located between the playground and pickleball courts.

Councilman Thomas noted that the field should be for both softball and baseball, as it is currently designed for baseball. Councilman Weber raised concerns about the condition of the existing trees near the pavilion. Councilman Panek asked about potential future access to a town building site through the parking area, which Mr. Hislop confirmed could be accommodated through the northwest corner.

Mayor McKinney stated the Town is awaiting septic system approval from the County, noting the percolation (perk) test has been completed and the Town is waiting for final approval. She also

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stated the Town is awaiting approval from Rocky Mountain Power on the submitted plan to provide electrical service so construction work can continue.

Mayor McKinney reported that she and Treasurer Codi Butterfield met with Lucky Playground Equipment to review playground options. She stated the company was recommended by multiple sources for quality and reliability, and provides full-service installation, including ordering, delivery, assembly, and site work.

Mayor McKinney stated the company discussed ground cover options for the playground, including wood mulch, rubber mulch, and artificial turf. She noted that they recommended artificial turf as a cost-effective long-term option, with an estimated lifespan of approximately 15 years and minimal maintenance required.

Mayor McKinney reported that significant progress had been made on the park due to favorable weather conditions. She stated that work was temporarily halted after concerns arose about concrete being poured in cold temperatures, noting it was approximately 22 degrees at the time. Although the contractor indicated the work would remain under warranty, the Town determined conditions were not consistently warm enough during the day to proceed. Mayor McKinney stated that Councilman Cameron made the decision to suspend work until conditions improve.

The Council expressed general approval of the design and discussed that the second phase of work would include selecting plant materials, creating an irrigation plan, and preparing detailed construction documents.

Brad Gurney discussed creating a historical walking path within the park, including interpretive items and signage that highlight the area's history. Mr. Gurney stated he would prepare a plan outlining the historical elements and estimated his cost at approximately \$2,500.

Mayor McKinney asked Mr. Gurney to provide a detailed invoice outlining the proposed work and associated costs for Council review.

### **3) Sheriff's Department Update.**

Sergeant Garrett Dutson provided Fairfield Town's 2025 law enforcement statistics, reporting 347 total calls for service. He explained that calls for service include all dispatched calls, traffic stops, follow-ups, and deputy-initiated activity.

Of the total calls, 71 required case reports, 40 originated from 911 calls, 217 were deputy-initiated, and 90 were received through non-emergency calls or alarm systems.

Sergeant Dutson also provided a breakdown of call types, including animal complaints, citizen assists, civil/keep-the-peace calls, criminal mischief/disorderly conduct, controlled substance incidents, DUI, traffic accidents, and traffic stops, noting 128 traffic stops were conducted, resulting in 66 citations.

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Sergeant Dutson reported on traffic enforcement efforts along Main Street and stated the recently installed stop sign appears to be improving compliance. He stated he has conducted enforcement at various times of day, including early morning, midday, and evening, to observe traffic patterns.

He reported that during a recent monitoring period from approximately 4:00 p.m. to 6:00 p.m., 70 vehicles were observed, with only one exceeding the speed limit to 33 mph; that driver was issued a warning. He stated that most vehicles were traveling within 25–30 mph and were stopping appropriately at the stop sign.

Sergeant Dutson explained that updated radar equipment allows him to monitor both forward and reverse traffic and to detect whether vehicles are stopping at stop signs based on speed changes. He stated that overall compliance has improved compared to earlier observations when multiple vehicles could be stopped in succession.

Sergeant Dutson stated he plans to continue monitoring traffic at different times, noting that early morning hours tend to show the most violations. He also reported that he is coordinating with representatives from the new data center to ride along and review travel routes with employees. He stated the data center is directing traffic to use Eagle Mountain Boulevard and 1600 West rather than traveling through Fairfield.

Council discussed increasing traffic volumes associated with nearby development and anticipated workforce growth at the data center.

Council also discussed potential future traffic controls near the park, including the possibility of installing a four-way stop. Councilman Panek noted that equipment is available to install additional signage if needed, but expressed concern that additional stop controls could divert traffic into residential areas and create unintended impacts. Council discussed balancing safety, including pedestrian and school-related concerns, with maintaining appropriate traffic flow.

Council indicated they would continue monitoring traffic conditions and enforcement results before implementing additional traffic control measures.

#### 4) **Planning Commission Update.**

Chairman Taylor reported that the Planning Commission has been working on updates to the landscaping ordinance and anticipates presenting it to the Town Council in the near future with additional provisions included.

Mr. Taylor stated the Planning Commission is also discussing potential uses within the commercial zone and invited Councilmembers to provide input or ideas for consideration.

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Mr. Taylor further reported that the Planning Commission reviewed and approved a letter of support for Mayor McKinney, which passed unanimously. He stated that the Planning Commission wanted to express its alignment with and support for both the Mayor and the Town Council, and that Town decisions are made collaboratively.

### 5) Update on the Utah Inland Port Authority AIB loan.

Mayor McKinney provided an update on Fairfield's AIB loan request. She explained that following the Utah Inland Port Authority's (UIPA) presentation to the Town Council in November, the request has continued to move forward. Mayor McKinney stated that the initial proposal required Fairfield to provide \$3,000,000 in collateral, which she declined in order to avoid placing the Town in debt.

Mayor McKinney stated she invited members involved in the review process to tour Fairfield, and several individuals visited the Town to observe existing conditions, including along Allen's Ranch Road. She stated the tour helped provide a clearer understanding of the Town's infrastructure needs and the basis for the request.

Mayor McKinney reported that approximately one week later, she was notified that the loan was approved by the AIB committee.

Mayor McKinney further stated she appeared before the Senate appropriations committee and testified regarding the Town's water and infrastructure needs, after which the request was approved and advanced to an additional committee. She stated that during a committee meeting, a member of the public made statements regarding the project, including referring to Fairfield as "Fairview" and expressing concerns that the Town's water resources were being directed toward the data center. Mayor McKinney stated she responded by correcting the information presented and clarifying the Town's position.

Jenna Draper (Utah Inland Port Authority) participated via Zoom and provided an update on the status of the loan. She stated the request is currently in the legislative appropriations process and is expected to move forward during the legislative session. Ms. Draper stated that the funding will reimburse the Town for previously completed infrastructure and support construction of the new well and related water system improvements.

Ms. Draper explained that once approved, a contract will be finalized outlining the funding and established terms, after which the Town will receive the funds. She stated the loan includes a five-year deferral period before repayment begins, allowing time for development to occur and generate revenue. She further stated that if revenue is generated earlier, the Town may choose to begin repayment sooner. Ms. Draper stated she will provide periodic updates and reports regarding the status of the funds and repayment.

Mayor McKinney stated that repayment will be made through captured future property tax revenue generated from new development and will not require payment from existing Town

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funds. She noted the loan includes approximately \$1.6 million related to the Town's well project and stated the Town can move forward with designing the well to ensure a reliable water supply for residents and to support system capacity.

Town Attorney Brad Christopherson asked Ms. Draper to explain the repayment structure. Ms. Draper stated that property tax revenue within the project area has been established at a base level, and existing tax revenue will continue to be distributed to taxing entities. She explained that as development occurs and property values increase, the resulting increase in tax revenue will be captured, with approximately 75% of that increase used to repay the loan. She emphasized that this does not involve increasing tax rates or creating new taxes.

Attorney Christopherson summarized that the approach is intended to support development by reducing the upfront capital required from developers and is conceptually similar to tax increment financing. Ms. Draper confirmed that a "but for" analysis was completed, indicating that without these investments, the developments would not occur, and the Town would be at risk of insufficient water supply without the improvements.

Attorney Christopherson stated that some inaccurate information had circulated regarding the project and noted that the Town is proceeding in compliance with applicable laws. He stated the loan term is approximately 25 years and that the terms are favorable, with an interest rate below 4%. Ms. Draper confirmed the interest rate is below 4%, though she did not recall the exact rate.

Ms. Draper further explained that under traditional development models, initial developers are often responsible for installing infrastructure through agreements that may not fully recover costs over time. She stated this funding structure helps address that issue by supporting infrastructure development while reducing financial burden on both the Town and developers.

Mayor McKinney asked if there were any additional questions. Council indicated they were comfortable with the information presented.

### **6) Discuss adding Vern Carson as the Public Works Operator.**

Mayor McKinney stated she would like to change the title from Public Works Operator to Public Works Consultant, noting that Mr. Carson does not wish to be designated as the Town's operator.

Mayor McKinney explained the purpose of the change is to provide Mr. Carson with a monthly stipend so he can be covered under the Town's liability insurance while performing work on behalf of Fairfield. She stated this would include activities such as blue staking, assisting with well protests, and other tasks such as cemetery-related work.

Mayor McKinney stated that formalizing this role would allow Mr. Carson to act on behalf of the Town in technical matters, including reviewing and protesting wells that may impact Fairfield, rather than requiring staff to interpret and act on that information.

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Council discussed the proposal and expressed support, noting that Mr. Carson is already assisting with blue staking and that providing liability coverage is an important consideration.

Mayor McKinney stated that implementation of the stipend will require a budget amendment and cannot take effect until the budget is formally amended. Council expressed appreciation to Mr. Carson for his continued assistance to the Town.

### **7) Reports and updates from the Mayor and the Town Attorney.**

Mayor Hollie McKinney provided several reports and updates on behalf of the Mayor's office and the Town Attorney.

Waterline Drawing – Looping Properties North of Strong's and Bradshaw's

Mayor McKinney reported she had received a waterline drawing earlier that day from Eric Neil showing a proposed loop connecting two properties north of Strong's and Bradshaw's. She explained the project would connect the waterline in front of the Strong property and extend it toward the Bradshaw property.

Mayor McKinney stated there were still questions regarding existing connections and infrastructure on the Bradshaw property, particularly where the line should connect on the east side. She asked if anyone knew what infrastructure existed at the end of the Bradshaw property so that the contractor could determine the proper connection point.

Councilman Thomas stated he believed he knew who installed the line and could help identify the connection point. He stated he believed Bradshaw hired Shawn Strong to install part of the line and noted there had previously been an issue involving an unmetered two-inch service that had been discovered.

Mayor McKinney explained that Strong's installed the line to the corner of the Bradshaw property but did not extend it to the east corner. She stated the Town needs to determine the correct connection points so Eric Neil can properly design the connection.

Additional discussion indicated that existing water infrastructure extends north to the second lot, with hydrants visible along the route, and that the remaining issue appeared to be obtaining the final easement needed to complete the connection.

Mayor McKinney asked when the Council would like to move forward with bidding the project. Councilman Thomas stated he had not yet had an opportunity to review the drawing since it was received that day.

Mayor McKinney stated the Town must first obtain the necessary easements before putting the project out for bid. Council expressed support for moving forward with obtaining the required

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easements. Mayor McKinney stated Kent would prepare the easement documents, and the Town would determine which property owners must be contacted.

Mayor McKinney noted that Strong's controls the property between Strong's and Bradshaw's, but an easement may need to be obtained on the north side. She also stated the Town believes an easement already exists on the Bradshaw property but must verify that it is correct. Councilman Thomas stated the Bradshaw easement should be a 20-foot easement running the full east-to-west length of the property.

Council expressed support for verifying and obtaining the necessary easements so the project can move forward.

### Possible Sewer Funding / Sewer Plan Amendment

Mayor McKinney reported that Michael Grange with the State of Utah contacted her and Treasurer Codi Butterfield shortly after the holidays regarding possible funding for sewer infrastructure.

Mayor McKinney explained that Firefly Development has discussed constructing sewer lagoons and potentially relocating them, including the possibility of purchasing property near the church property on the east side. She stated this concept is not currently included in the Town's sewer master plan, but the Town could request an amendment to the plan if funding opportunities become available.

Mayor McKinney asked if the Council was opposed to exploring the possibility of amending the sewer plan and pursuing potential funding. Council expressed support for exploring the option.

Town Attorney Brad Christopherson explained general sewer lagoon operations, noting that lagoons operate through multiple stages of decomposition and have limited capacity. Once a lagoon reaches capacity, it must be drained, cleaned, dried, and disposed of in a landfill. He stated lagoons typically require surrounding land where later-stage treated water can be used for irrigation purposes.

Mayor McKinney stated she had spoken with Jared from Firefly Development, who indicated interest in constructing lagoons and potentially using treated water for irrigation, including for agricultural uses such as alfalfa. She stated Firefly is also considering purchasing additional land farther south in the "sinks" area, as lagoons typically need to be located in lower areas to allow wastewater to flow downhill. She further stated Firefly has an engineer working on a plan to determine how the proposal could function in that area.

Councilman Weber commented that some residents in Midway have expressed concerns about sewer lagoons due to odor when material is spread.

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Attorney Christopherson noted that in another community where he provides legal services, sewer lagoons are located a significant distance from residences, and the cleaning process involves pumping material into drying bags that allow moisture to escape while minimizing impacts.

### Possible State Funding – Leftover COVID Funds (Well Drilling)

Mayor McKinney reported she is monitoring potential funding that may become available through the State from remaining COVID relief funds that must be spent before the end of the year. She stated the Town may be able to apply for funding to assist with drilling the Town's well if the funds remain available.

### Transportation Funding – Highway 73 / Allen's Ranch Road Intersection

Mayor McKinney reported she spoke with Bob Allen regarding a technical meeting where transportation projects can be presented for funding consideration. She stated she discussed the possibility of obtaining assistance for improvements at the Highway 73 and Allen's Ranch Road intersection. Mayor McKinney noted that UDOT drawings for the intersection have been available for over a year and that she is preparing an application for funding, which must be submitted by February 2.

### Highway 73 Bottleneck Safety Concern – Letter to UDOT and MAG

Mayor McKinney reported she wrote a letter expressing concerns about the section of Highway 73 that narrows between Ranches Parkway and Airport Road, creating a traffic bottleneck and safety concern.

Mayor McKinney stated she had the letter signed by Wyatt and also obtained a letter of support from Mayor Gray. She delivered the letter to the CEO of UDOT, officials with the Mountainland Association of Governments (MAG), and the regional UDOT representative.

Mayor McKinney stated Bob Allen later informed her that the letter had received attention and that discussions were taking place regarding possible funding and solutions for the issue.

Mayor McKinney also stated she had been informed that funding may be approved to extend Mountain View Corridor to Ranches Parkway, although she had not yet heard an official announcement. She stated there is not yet a plan to extend it farther east and that discussions were taking place regarding whether additional improvements could be included. Mayor McKinney further stated Highway 73 narrows from a seven-lane intersection to a two-lane highway serving approximately 85,000 people, which she described as a significant safety concern.

### Town Attorney Update – Airpark Zone Overlay Ordinance

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Town Attorney Brad Christopherson provided an update on the ordinance relating to the airpark zone and a potential overlay.

Attorney Christopherson stated the ordinance is expected to be presented to the Planning Commission in February, and an additional Planning Commission meeting may be needed to meet the deadline due to the complexity of the issue.

He stated the ordinance is anticipated to come before the Town Council on March 18 and that the Town should meet the required deadline, which falls near the end of March. Attorney Christopherson stated he expects to present several options and will provide recommendations from the Town Attorney's office.

### Budget Amendment Reminder

Mayor McKinney reminded the Council that the Town will need to amend the budget. She asked Councilmembers to review the current budget and consider any items that may need to be added before the end of the fiscal year on June 30.

### 8) Update on Comcast.

Mayor McKinney reported that Comcast has begun connecting residents to service. She stated that while some installations are more complex due to existing infrastructure, work is progressing, and additional connections are expected as infrastructure improvements continue, including coordination with Rocky Mountain Power.

Mayor McKinney asked if there had been any recent communication with Brett regarding his internet service. Councilmembers indicated they had not had recent contact.

A Councilmember noted that approximately \$35,000 had previously been approved to support the local internet system, but stated there had been little visible progress since that time, with infrastructure still incomplete.

A member of the public (Brad Gurney) provided an update based on direct communication with Brett Mansfield. He stated that as additional residents begin connecting to new internet providers, Brett's system may no longer be financially sustainable. He reported that Brett is considering selling or transferring ownership of the tower to another provider or exiting the business entirely, possibly by mid-year.

Brad Gurney further explained that larger companies, including Comcast and other providers, have secured major contracts in the area, making it difficult for smaller providers to compete. He stated that as customers transition to larger providers, the existing system may no longer generate sufficient revenue to operate.

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Brad also noted that some infrastructure associated with the system, including a power line connection, remains on private property and has not been fully buried due to uncertainty about the system's future.

Council acknowledged the update and the challenges associated with increased competition from larger providers.

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

**A** Alina Pringle thanked the Council for their time and service, stating she recognizes the work is difficult and that she appreciates their efforts. She acknowledged that the relationship between the airpark and the Town has become "severely down," but expressed that she believes there is still hope to move forward and remain part of the Town. She stated that the situation is "truly sad" and that "it shouldn't be this hard," emphasizing that they want to have a positive relationship with Fairfield and continue working toward that goal.

Ms. Pringle stated they are currently working on a café concept and that residents have expressed interest in having it available, even on a temporary basis, such as on Saturday mornings.

Ms. Pringle stated she has been providing the Town with data demonstrating efforts made by the airpark and flight schools to adjust air traffic patterns. She explained the goal has been to bring air traffic closer to the road and higher over the town and stated the data shows progress in those efforts. She stated they have been working to be good neighbors and added, "In our defense, we haven't lied. We've been doing what we said we were going to do." She further stated that after investing hundreds of thousands of dollars, their contractor had to leave.

Ms. Pringle stated she hopes upcoming meetings with attorneys will help clarify what the airport overlay is and what it is not. She stated they want to understand the law clearly and move forward appropriately.

Speaking as a Fairfield resident, she identified three additional concerns: public misconceptions regarding biosolids, including confusion about whether the project is a solar farm; ongoing repairs to Allen's Ranch Road; and concerns regarding whether the Town has sufficient water rights to irrigate the park. She stated that irrigating approximately five acres would require significant water rights and could be costly.

Mayor McKinney responded that the Town does have the necessary water rights.

**Mark Pringle** asked a question regarding the new well, specifically whether there will be any checks and balances in place to ensure it does not negatively impact or draw down other wells in the area. Councilman Thomas responded that there are currently no such checks and balances in place.

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Mr. Pringle asked whether it is possible the new well could impact other wells. Councilman Thomas responded that it is unknown but confirmed there are no checks and balances, adding, “the longest straw wins, ultimately.” Mr. Pringle thanked the Council.

**Brad Gurney** encouraged the Council to carefully consider the design and layout of playground equipment. He acknowledged the discussion was part of the Council’s agenda but asked that thoughtful consideration be given to how the playground will function for the community.

Mr. Gurney stated that although he has playground equipment at his home for his grandchildren, he would like to bring them to the Town park. He stated, “There’s not gonna be a better place in that park for us to bump into each other as a community than if we can bring our grandkids down, our kids down, you know, have some place to bump around.”

Mr. Gurney further stated that playground equipment is expensive, noting that much of the cost is driven by insurance rather than manufacturing. He encouraged the Council to consider spreading equipment out rather than concentrating it in one area, stating that overcrowding could limit usability and cause people to leave rather than stay and interact.

### Consent Items

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

- 1) **Approval of Minutes:** [November 19, 2025](#).
- 2) **Approval of Financials:** **October 31, 2025; November 30, 2025.**

*Councilman Panek made a motion to approve the consent items 1 and 2. Councilman Cameron seconded the motion. The motion passed unanimously.*

*Mayor McKinney - Yes*

*Councilman Thomas - Yes*

*Councilman Panek - Yes*

*Councilman Cameron - Yes*

*Councilman Weber - Yes*

### Business Items

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

- 1) **Letter of Support.**

Councilman Weber introduced the item and addressed recent personal attacks directed toward Mayor McKinney and accusations that she has been lying or deceitful in her handling of Town business. Councilman Weber read from a letter, which stated, in part:

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“Concerning the recent personal attacks directed toward Mayor McKinney and the accusations that she is lying and being deceitful about her handling of the business of the Town of Fairfield, we, the undersigned, would like to voice our support for Mayor McKinney and the direction that she is so diligently working for the future of Fairfield Town. She is trying very hard to represent the Town and the majority of the residents that live here, and the quality of life that we enjoy.”

Councilman Weber stated: “I fully support the mayor, and I am part of her team.” Councilman Cameron stated he agreed and noted it is not a “one person show,” and that the mayor does not run the Town alone, but that the Council discusses and votes individually. Councilman Thomas stated he agreed and emphasized that the work is not only done by the Council, but also by the Planning Commission and staff, including Codi Butterfield and Stephanie Shelley, and that it is a combined community and government effort.

Mayor McKinney stated she loves the Town and the residents, noted the work is difficult at times, and expressed appreciation for the support and the letter.

*Councilman Weber motioned to approve the letter of support for Mayor McKinney. Councilman Cameron seconded the motion. The motion passed unanimously.*

*Councilman Thomas - Yes*

*Councilman Panek - Yes*

*Councilman Cameron - Yes*

*Councilman Weber - Yes*

Mayor McKinney thanked the Council and stated the support meant a great deal to her.

### **2) Annual Conflict of Interest Disclosure Statement.**

Stephanie Shelley, Town Recorder, advised that the Annual Conflict of Interest Disclosure Statements are required by state law to be completed annually and posted on the Town website by January 31. Councilmembers agreed to complete the forms following the meeting.

### **3) Annual Ethical Behavior Pledge Form.**

Stephanie Shelley, Town Recorder, advised that the Annual Ethical Behavior Pledge Forms are required to be completed annually and kept on file. Councilmembers agreed to complete the forms following the meeting.

### **4) Discussion on the town park, playground equipment, pathway, and other improvements.**

Mayor McKinney noted that park-related maintenance and equipment will need to be included in the upcoming budget amendment once the park improvements are completed. She asked the Council for direction on how much the Town should plan to spend on playground equipment.

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Councilman Cameron stated he had mixed feelings about the size and cost of the playground, noting that in some developments playgrounds costing \$40,000–\$50,000 are rarely used, while smaller playgrounds in other communities see more use. He stated Fairfield’s situation may be different and that when his grandchildren visit, the park would likely be one of the first places they would go.

Councilman Cameron stated he did not believe the initial phase needed to be as large as originally proposed and suggested a starting range of approximately \$30,000–\$40,000.

Mayor McKinney stated her estimate was higher and explained that a full installation, including equipment, installation, and ground cover, could cost closer to \$150,000. She noted that installation alone had been quoted at approximately 30% of the equipment cost and that ground cover costs could be significant depending on the size of the playground area.

Councilman Thomas suggested beginning with a target budget of approximately \$100,000. Council discussed that some previously reviewed playground options were near that amount, although it was unclear whether installation and ground preparation were included in those estimates.

Mayor McKinney stated she was looking for a ballpark budget so the Town could begin gathering pricing options. Councilman Cameron suggested starting with \$100,000 and determining what could be installed within that range, with the possibility of completing the playground in phases if needed. Council discussed selecting a design that would allow for future additions and phased expansion.

Mayor McKinney asked whether the \$100,000 target should include the full installation cost or only the playground equipment. Council discussed requesting options based on a total budget of approximately \$100,000 and adjusting the plan depending on what could be accomplished within that amount.

Councilman Cameron noted that the Town did not need an overly elaborate playground and that a simple design would still serve the community well. Mayor McKinney stated that if playground costs exceeded the desired budget, the Town could consider allocating funds toward other park improvements, such as lighting for the pickleball courts.

Council agreed to begin with a target budget of approximately \$100,000 total and request playground design options within that range for further consideration.

### 5) **Vote and approve the 2nd phase for the [Town Park](#) with landscaping.**

Mayor Hollie McKinney clarified that this agenda item was to approve the second phase of design work for the Town Park landscaping plan, and not construction. The total landscape architecture design contract amount was \$13,600, and \$5,000 had already been completed for

## Unapproved Meeting Minutes

Fairfield Town Council

Regular Session

January 21, 2026

Phase 1. Phase 2 would include irrigation planning and completing construction documents within the original contract scope.

*Councilman Panek motioned to approve the 2nd phase of the town park with Prime Landscaping Architecture. Councilman Thomas seconded the motion. The motion passed unanimously.*

*Mayor McKinney - Yes*

*Councilman Thomas - Yes*

*Councilman Panek - Yes*

*Councilman Cameron - Yes*

*Councilman Weber - Yes*

6) **Resolution #2026-01. A Resolution Adopting The American Water Works Association Standard Specifications (AWWA).**

Mayor Hollie McKinney explained the purpose of adopting American Water Works Association (AWWA) Standard Specifications, stating it establishes basic water system standards that are used worldwide and provides an official standard for the Town's water system.

*Councilman Weber made a motion to approve Resolution #2026-01. A Resolution Adopting The American Water Works Association Standard Specifications (AWWA). Councilman Panek seconded the motion. The motion passed unanimously.*

*Mayor McKinney - Yes*

*Councilman Thomas - Yes*

*Councilman Panek - Yes*

*Councilman Cameron - Yes*

*Councilman Weber - Yes*

7) **Discuss and vote to approve the Town Council 2026 Meeting Schedule.**

Mayor Hollie McKinney discussed adjusting the Town Council meeting schedule for 2026, including moving meetings to the first week of the month and considering first Tuesdays. Councilman Weber stated he works on Tuesday nights. The Council discussed alternate dates and determined a schedule that would work for both Council and the Town Attorney's availability.

After discussion, the Council agreed to hold regular Town Council meetings on the second Wednesday of each month in 2026.

*Councilman Thomas made a motion to move the 2026 Town Council meetings to the second Wednesday of each month. Councilman Cameron seconded the motion. The motion passed unanimously.*

*Mayor McKinney - Yes*

## Unapproved Meeting Minutes

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*Councilman Thomas - Yes*

*Councilman Panek - Yes*

*Councilman Cameron - Yes*

*Councilman Weber - Yes*

### Closed Session

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

*Councilman Weber motioned to temporarily recess the Council meeting to go into a closed session for the following purpose(s): Strategy sessions to discuss pending or reasonably imminent litigation. Councilman Cameron seconded the motion. The motion passed unanimously.*

*Mayor McKinney - Yes*

*Councilman Thomas - Yes*

*Councilman Panek - Yes*

*Councilman Cameron - Yes*

*Councilman Weber - Yes*

The council entered a closed session at 8:48 PM to discuss reasonably imminent litigation, per Brad Christopherson's recommendation.

Councilman Weber reopened the regular meeting at 9:26 pm.

### Adjournment

*Councilman Weber made a motion to adjourn the meeting. Councilman Panek seconded the motion. The motion passed unanimously.*

The meeting adjourned at 9:26 p.m.

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Minutes Approval Date

Stephanie Shelley Town Recorder

## Unapproved Meeting Minutes

Fairfield Town Council

Regular Session

March 11, 2026

Minutes

**Date: Wednesday, March 11, 2026**

**Location: Fairfield Town Office, 121 West Main Street, Fairfield, Utah**

**Time: 7:00 P.M.**

**Minutes By: Stephanie Shelley**

### Call to Order

#### 1) Roll Call

Town Council Members Present:

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

Staff Present:

Recorder: Stephanie Shelley, Treasurer: Codi Butterfield, Attorney: Brad Christopherson,

Others Present: Vern Carson, Wayne Taylor, Mitch Howell.

Others Present Via Zoom: Tal Adair, Jami Masacaro, Michael, jim.

#### 2) Prayer / Pledge Of Allegiance

Councilman Cameron offered the invocation, followed by the Pledge of Allegiance.

### Reports and Discussion

#### 1) Sheriff's Department Update.

Sargent Dutson reported that deputies responded to approximately 23 calls within Fairfield during the month of February. These included several 911 hang-up calls, two accidents involving injuries, two animal-related complaints, motorist assists, and one drug offense. Deputies also conducted welfare checks and inspections, and responded to informational calls, such as Lantis call to inform them of fireworks detonating.

Approximately 17 traffic stops were conducted, primarily on Main Street. Had reports of large gatherings in the area on consecutive evenings. One reported Jeep rollover between Fairfield and Five Mile Pass was not located when deputies arrived, despite a search of the surrounding roads.

Animal control activity was also discussed. A large number of cats were taken to the animal shelter, largely connected to one resident repeatedly capturing cats and requesting animal control assistance. This activity significantly increased the town's animal control costs for the year.

## Unapproved Meeting Minutes

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March 11, 2026

### 2) Planning Commission Update.

Chairman Taylor reported on recent commission meetings. At a meeting held near the end of February, the commission approved an amended site plan for Garth Jacklin, who had purchased additional land and needed to expand an existing building. The amendment required updated drainage runoff studies but otherwise maintained the previously approved site plan.

During the commission's March 10th meeting, a proposal from Lovendahl's to construct a large barn was discussed. The commissioners elected to table the item pending further review. The commissioners also continued work on the landscape ordinance and reviewed details of the Airpark ordinance and overlay with guidance from attorney Brad Christopherson. The Airpark ordinance is expected to move forward soon, with a public hearing scheduled for the commissioners' next meeting on March 19th.

**General Public Comment** (2-minute limit per person): Comments are for any matter not on the agenda and not related to a pending land use application. *Two minutes per person, with a total limit of 14 minutes.*

**Tal Adair** addressed the council via Zoom and suggested installing a flagpole in the town park. He explained that a flagpole could serve as a central feature to bring the community together while celebrating the town's history, values, and civic pride. He noted that similar displays in other communities have been meaningful gathering points and suggested the project could potentially be funded through community donations, an Eagle Scout project, or support from organizations such as the American Legion. Council members acknowledged the suggestion and discussed the possibility of incorporating a flagpole into future park improvements.

### Business Items

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

#### 1) Update on the AIB loan through the Inland Port Authority

Mayor McKinney reported that the AIB loan previously discussed by the council had been approved. The town is currently waiting for the final paperwork to be signed. The loan funds will reimburse expenses related to the waterline project.

#### 2) Budget discussion with the Town Treasurer

Treasurer Codi Butterfield presented proposed amendments to the current fiscal year budget and discussed anticipated adjustments. The Treasurer's hours have increased to 25 hours per week, requiring an increase to account 4103.3 in the amount of \$9,131. A new line item was also proposed for a Public Works Consultant, adding \$1,000 to account 4103.4 for 1 (Carson).

The Council reviewed increased computer and technology expenses related to camera installation and support. To address these costs, the Council discussed adding \$2,900 to account 4116. Additional funds were also discussed for town hall maintenance in anticipation of facility improvements, with a proposed increase of \$10,000 to account for 4126.5.

## Unapproved Meeting Minutes

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Professional service budgets were reviewed, including legal services and engineering costs. Adjustments were discussed to ensure adequate funds are available for these services, including adding \$6,000 to account 4183 and \$2,000 to account 4118.

The council also discussed increasing the legal services budget to ensure adequate coverage for potential matters, proposing an increase of \$200,000 to account for 4139.

Animal control expenses were a significant topic of discussion following a recent incident in which approximately 49 cats were taken to the shelter, resulting in a bill of more than \$11,000 to the town. To address this expense, the council discussed adding \$13,000 to account 4150. The council also discussed the need to explore options for addressing similar situations in the future.

Water Department Employee Wages, we need to add \$850 for LB.

Utility-related account adjustments were also discussed. The council reviewed proposed increases of \$8,415 to account 6132 and \$16,751.25 to account 6134 to address water and sewer-related expenses, with the expectation that grant reimbursements will offset part of those costs.

Codi requested that council members provide proposed budget numbers for the upcoming fiscal year by April 6 to meet public notice requirements and complete preparation of the proposed budget.

### **3) Discuss and vote to approve the landscaping architectural design**

The council reviewed the landscape architectural plans for the town park and discussed several potential revisions before finalizing the design.

Council members discussed adding a flagpole to the park design and considered constructing a historically inspired flagpole, similar in height to the original Camp Floyd flagpole. Members agreed the flagpole should be constructed of modern materials for durability rather than wood. Possible locations for the flagpole were briefly discussed, including areas near the pedestrian bridge and Camp Floyd State Park.

Additional landscaping and irrigation improvements were suggested for areas north of the creek that were not included in the initial plans and should be incorporated. The council also discussed adjusting the pickleball court layout to allow space for future expansion to four courts without requiring major redesign.

The council discussed retaining the existing berm as a recreational feature rather than removing it. Members felt it could serve as a play area for children and provide seating for park activities.

The council discussed the historical monument signs planned along the trail and noted that the number and placement of monuments may still be adjusted. It was noted that Brad is currently

## Unapproved Meeting Minutes

Fairfield Town Council

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March 11, 2026

reviewing the monument plan and considering revisions to condense and improve the overall layout. The number of monuments remains under consideration.

The council also discussed the remaining project budget and noted that a significant portion of the original funding has already been expended on park construction. It was acknowledged that the monument plan will need to be adjusted to align with the remaining budget. Councilman Cameron noted that the project will need to proceed within the funds currently available.

Mayor McKinney will forward the council's requested changes to the landscape architect for revision and present an updated plan at a future meeting.

### 4) **Discuss and approve maintenance and landscaping for the Town Office**

The council discussed installing a basic sprinkler system and making minor landscaping improvements around the town office. A rough estimate of approximately \$7,500 was discussed for installing a sprinkler system and related improvements. The purpose of the sprinkler system would be to simplify maintenance and improve the property's appearance.

Council members discussed balancing the cost of improvements with the fact that the building may not be a permanent town facility. However, several members noted that modest improvements would help maintain a respectful appearance and protect the town's investment in the property.

The council discussed obtaining bids for the sprinkler system and potentially coordinating the work with contractors involved in the park project. Additional minor improvements, such as covering exposed foam insulation on the ramp and adding rock mulch around the building, were also discussed.

The council expressed general support for installing a basic sprinkler system and directed that bids be obtained to move forward with simple, cost-effective improvements. Councilman Weber will get the bids.

### 5) **Discussion on animal control**

The council discussed the substantial animal control costs resulting from a recent incident involving approximately 49 cats taken to the shelter. The bill exceeded \$11,000 and far exceeded the town's typical annual animal control expenses.

The council discussed the need to draft an ordinance that would allow the town to recover costs from residents responsible for large numbers of animals or similar situations in the future. It was noted that the town currently does not have the ability to recover these costs without an ordinance in place.

Council members emphasized the importance of developing the ordinance promptly and applying it consistently across the community. The council discussed that similar issues may

## Unapproved Meeting Minutes

Fairfield Town Council

Regular Session

March 11, 2026

exist elsewhere in town and that the ordinance should address situations town-wide rather than focusing on a single incident.

The council also discussed concerns about fairness in enforcement, noting that it would not be appropriate to charge one resident for similar circumstances while not applying the same standards to others.

The council discussed sending a notice to the community explaining the situation and informing residents that an ordinance is being developed. It was noted that communication should be handled carefully, given the circumstances surrounding the incident.

### 6) **Discuss and approve sending out the RFP for the North Waterline Extension**

Mayor McKinney reported that an easement agreement from the property owners west of Strong's property is ready to be signed. The property owner did not request payment for the easement.

The council agreed to move forward with issuing a Request for Proposals (RFP) process for the North Waterline Extension project.

*Councilman Thomas made a motion that we approve sending out the RFP for the North Waterline Extension. Councilman Cameron seconded the motion. The motion passed unanimously.*

*Mayor McKinney - Yes*

*Councilman Thomas - Yes*

*Councilman Panek - Yes*

*Councilman Cameron - Yes*

*Councilman Weber - Yes*

### 7) **Discuss and approve the Franchise Agreement for Enbridge Gas**

This agenda item was tabled.

### 8) **Discuss and approve Playground Equipment Bids**

The council reviewed several proposals for playground equipment for the park project. The discussion included three equipment options with varying features and costs, as well as potential surface materials such as rubber mulch or turf.

Council members discussed the cost of the equipment, noting that the preferred option was approximately \$147,000 to \$160,000 depending on configuration and installation. Additional costs for surfacing materials were also considered, including rubber mulch and turf, with turf identified as a higher-cost option but offering longer durability.

## Unapproved Meeting Minutes

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March 11, 2026

The council discussed the overall park budget and how the playground project would fit within available funding. Concerns were raised regarding the total cost in comparison to other park improvements and priorities.

Council members also discussed the purpose of the playground and the value it would bring to the community. It was noted that a playground would provide a safe and designated area for children, as many currently play in streets or other areas. The playground was also discussed as an important feature for creating a community gathering space and supporting families and visitors.

Additional discussion included equipment features, age range suitability, and long-term maintenance considerations for both the equipment and surfacing materials.

The council expressed general support for moving forward with a preferred option and discussed continuing to evaluate surfacing materials and final costs before completing the project.

*Councilman Weber made a motion to approve option 2 with the larger rubber mulch area. Councilman Cameron seconded the motion. The motion passed with 3 yes to 2 no.*

*Mayor McKinney - Yes*

*Councilman Thomas - No*

*Councilman Panek - No*

*Councilman Cameron - Yes*

*Councilman Weber - Yes*

### 9) Discuss amending the budget for fiscal year 2025-2026

The council reviewed amendments to the current fiscal year budget based on earlier discussions. Approximately \$520,000 remains in the park budget after previous expenditures and grant funds.

Two additional grants have been submitted: one for approximately \$200,000 for park development and another for a pavilion with restrooms. The council expressed hope that these grants would help offset future park costs.

The council scheduled a budget meeting for March 24 to continue discussion and finalize proposed numbers for the upcoming fiscal year. Budget numbers must be submitted by April 6 to meet public notice requirements.

The council also discussed the meeting schedule and agreed to cancel the April 8 meeting due to spring break.

## Consent Items

## Unapproved Meeting Minutes

Fairfield Town Council

Regular Session

March 11, 2026

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

### **1) Approval of Financials: December 31, 2025, and January 31, 2026.**

*Councilman Weber made a motion to approve the December 31, 2025, and January 31, 2026.*

*Councilman Cameron seconded the motion. The motion passed unanimously.*

*Mayor McKinney - Yes*

*Councilman Thomas - Yes*

*Councilman Panek - Yes*

*Councilman Cameron - Yes*

*Councilman Weber - Yes*

### **Closed Session**

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

*Councilman Weber made a motion to temporarily recess the Council meeting to go into a closed meeting for the following purpose(s): Strategy sessions to discuss pending or reasonably imminent litigation, and Strategy sessions to discuss the purchase, exchange, or lease of real property, or to discuss a proposed development agreement, project proposal, or financing proposal related to the development of land owned by the city. Councilman Panek seconded the motion. The motion passed unanimously.*

*Mayor McKinney - Yes*

*Councilman Thomas - Yes*

*Councilman Panek - Yes*

*Councilman Cameron - Yes*

*Councilman Weber - Yes*

The meeting was closed at 8:15.

Councilman Weber motion to reopen the regular session at 9:56 pm. Councilman Thomas seconded the motion.

*Mayor McKinney - Yes*

*Councilman Thomas - Yes*

*Councilman Panek - Yes*

*Councilman Cameron - Yes*

*Councilman Weber - Yes*

The Council reconvenes the meeting at 9:56 pm.

**Unapproved Meeting Minutes**

Fairfield Town Council

Regular Session

March 11, 2026

The Council held a brief discussion on buying a marquee. Councilman Panek needed to know so he could add it to his budget. The Council decided it was not needed.

**Adjournment**

*Councilman Weber made a motion to adjourn the meeting. Councilman Thomas seconded the motion. The motion passed unanimously.*

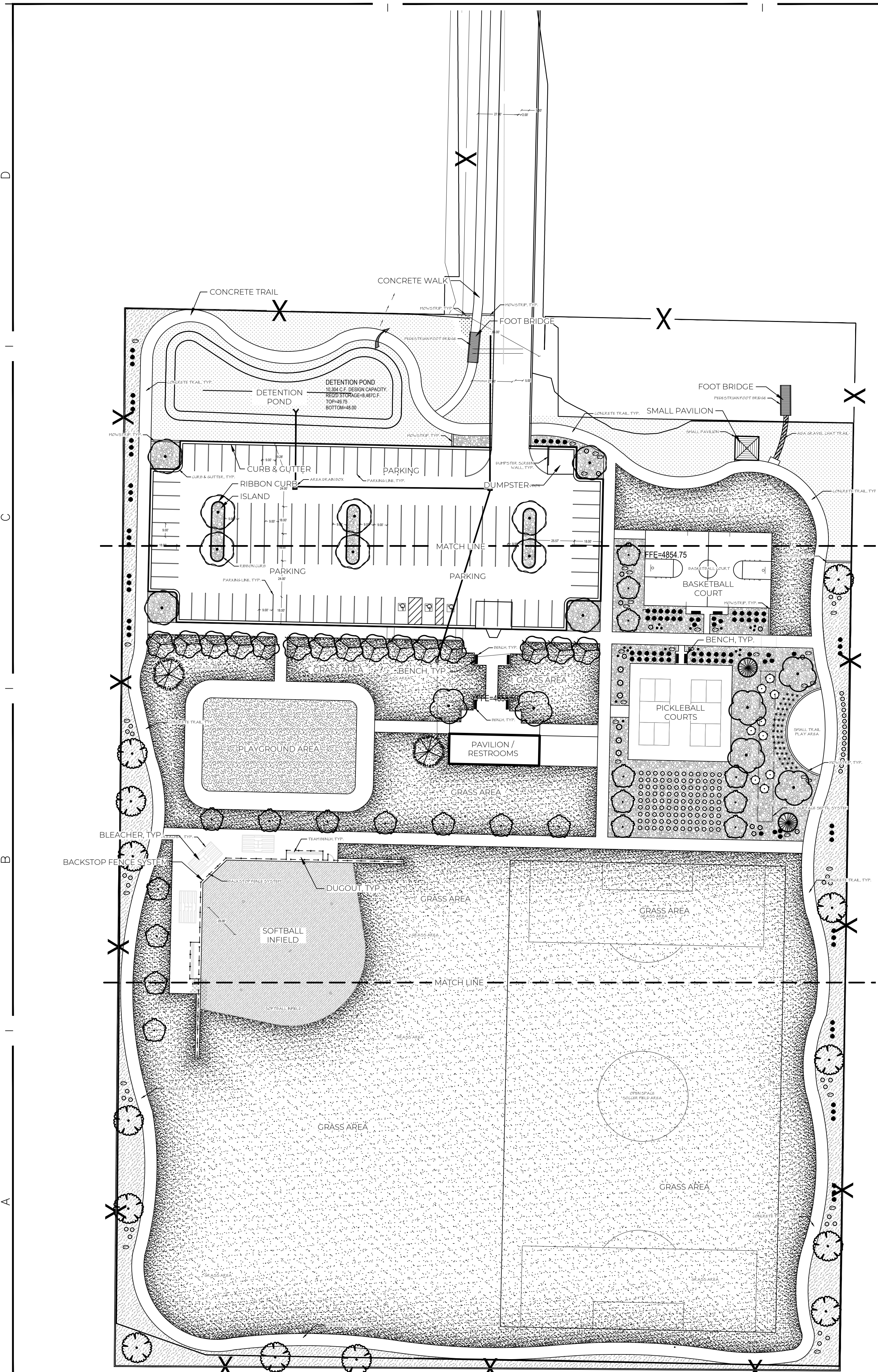
The meeting adjourned at 9:57 p.m.

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Minutes Approval Date

Stephanie Shelley Town Recorder

Working Draft 26-03-1C



PLANTING SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
<b>TREES</b>				
	GT1	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	2" Cal.	10
	KOE PAN	Koeleruteria paniculata / Golden Rain Tree	2" Cal.	15
	PIC G22	Picea pungens 'Glauca' / Blue Colorado Spruce	9' Ht.	2
	PPG	Picea pungens glauca 'Bakeri' / Colorado Blue Spruce	8' Ht.	2
	PV2	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	2" Cal.	6
	PYR BRA	Pyrus calleryana 'Bradford' / Bradford Callery Pear	2" Cal.	13
	QSL	Quercus x 'Scarlet Letter' / Scarlet Letter Columnar Oak	2" Cal.	20
<b>SHRUBS</b>				
	ERI NAU	Ericameria nauseosa / Threadleaf Rubber Rabbitbrush	1 gal.	20
	NEP PBL	Nepeta x faassenii 'Pursian Blue' / Pursian Blue Catmint	1 gal.	150
	PM	Pinus mugo 'Slowmound' / Mugo Pine	1 gal.	12
	PB	Prunus besseyi 'Pawnee Buttes' / Sand Cherry	1 gal.	9
	SAN CHA	Santolina chamaecyparissus / Lavender Cotton	1 gal.	45
<b>GRASSES</b>				
	CA	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal.	85
	PEN RU4	Pennisetum setaceum 'Rubrum' / Purple Fountain Grass	1 gal.	6
<b>SUCCULENTS</b>				
	SED AU3	Sedum x 'Autumn Joy' / Autumn Joy Sedum	1 gal.	19
<b>INERT MATERIAL</b>				
	BOU DE2	BOULDER SURFACE SELECT / DECORTIVE BOULDERS	2' - 3'	34
<b>GROUND COVERS</b>				
	BAR BA9	BARK MULCH / BARK MULCH	None	20,482 sf
	CR3	Crushed Angular Rock 3/4" minus chat / Owner to Select Color	N/A	90 sf
	CR2	Crushed Angular Rock 4"-6" / Owner to Select Color	N/A	15,825 sf
	PXW	Hydroseed Mix / Native Cabin Grass - Granite Seed	Hydroseed	23,140 sf
	POA PRA	Poa pratensis / Kentucky Bluegrass	sod	159,386 sf
	SOF DUR	Softball Infield Mix / Duraedge Classic or approved equal	---	10,726 sf

PLANTING NOTES

- CONTRACTOR TO VERIFY ALL CONDITIONS PERTAINING TO THIS PLAN AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER.
- THE CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE OWNER.
- CONTRACTOR SHALL REPAIR ALL DAMAGES CAUSED BY OPERATIONS (WHICH OCCUR ON OR OFF SITE) TO THE OWNER'S SATISFACTION.
- ALL QUANTITIES SHOWN ARE APPROXIMATE AND ARE FURNISHED SOLELY FOR THE CONTRACTOR'S CONVENIENCE. THEY DO NOT NECESSARILY CORRESPOND TO BID SCHEDULE ITEMS. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVER-RIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY.
- DO NOT MAKE UNAPPROVED SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST FIVE SOURCES TO OWNER, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.
- LAYOUT INDIVIDUAL TREE LOCATIONS, STAKE LOCATIONS, AND OUTLINE AREAS AND SECURE OWNER'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS MAY BE DIRECTED.
- PERFORM PERCOLATION TEST ON ALL TREE PLANTING HOLES PRIOR TO PLANTING. INFORM OWNER OF CONDITIONS OF POOR DRAINAGE.
- LANDSCAPE CONTRACTOR SHALL COORDINATE AND ADJUST PLANT PLACEMENT WITH SPRINKLERS.
- ALL PLANT MATERIAL ON SITE SHALL BE LABELED AND INSPECTED AND APPROVED BY FAIRFIELD TOWN URBAN FORESTER OR REPRESENTATIVE PRIOR TO ANY INSTALLATION OF PLANT MATERIAL. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL PLANT MATERIALS IN A HEALTHY STATE DURING CONSTRUCTION. ANY DAMAGE TO PLANT MATERIAL DUE TO NEGLIGENCE BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- SEE SHEET L-500 SERIES FOR LANDSCAPE & IRRIGATION DETAILS.

CABIN GRASS SEED NOTES

- PROVIDE NATIVE CABIN GRASS HYDROSEED MIX ON ALL NATIVE GRASS AREAS.
- MAINTAIN NATIVE GRASS AREA FOR A FULL YEAR SEASON, PROVIDING 4 WEED CONTROL SPOT APPLICATIONS AND OVERSEEDING OF CABIN GRASS.



REVIEW SET NOT FOR CONSTRUCTION

OVERALL PLANTING PLAN

FAIRFIELD TOWN PARK

FAIRFIELD TOWN

69 WEST MAIN STREET, FAIRFIELD TOWN, UT 84013

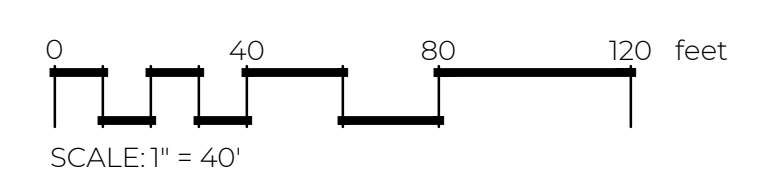
TITLE	OVERALL PLANTING PLAN
PROJECT	FAIRFIELD TOWN PARK
CLIENT	FAIRFIELD TOWN
ADDRESS	69 WEST MAIN STREET, FAIRFIELD TOWN, UT 84013

NO.	DATE	DESCRIPTION

DATE: 03-05-2026  
 JOB NUMBER: 80029  
 CHECKED BY: HISLOP

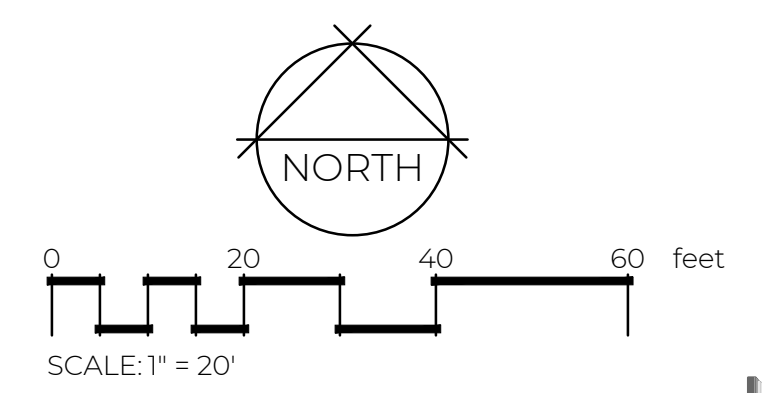
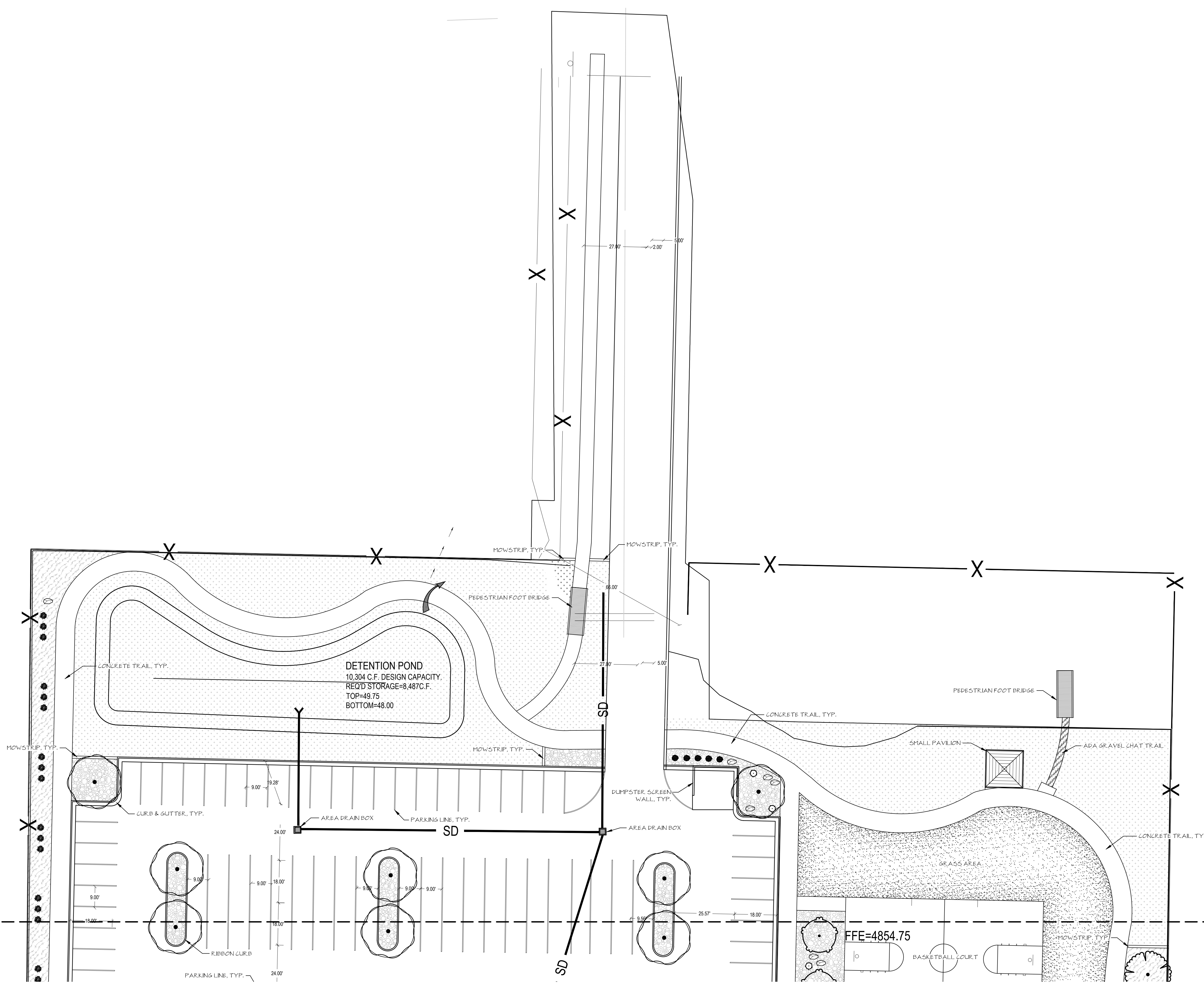
SHEET  
**L100**

REVIEW SET NOT FOR CONSTRUCTION



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TITLE	PLANTING PLAN
PROJECT	FAIRFIELD TOWN PARK
CLIENT	FAIRFIELD TOWN
ADDRESS	69 WEST MAIN STREET, FAIRFIELD TOWN, UT 84013

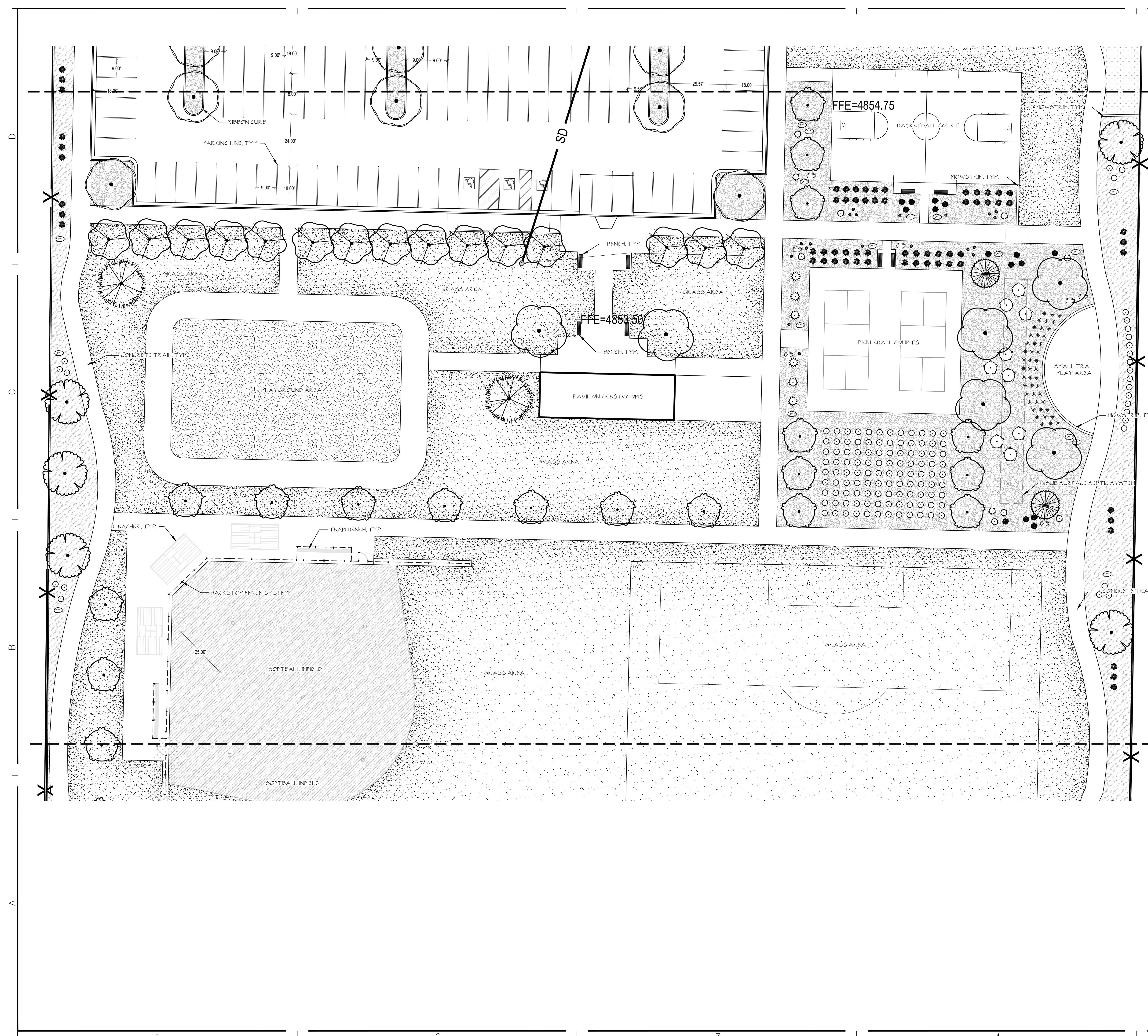
REVISIONS	
NO.	DESCRIPTION

DATE: 03-05-2026  
 JOB NUMBER: 80029  
 CHECKED BY: HISLOP

SHEET  
**L101**

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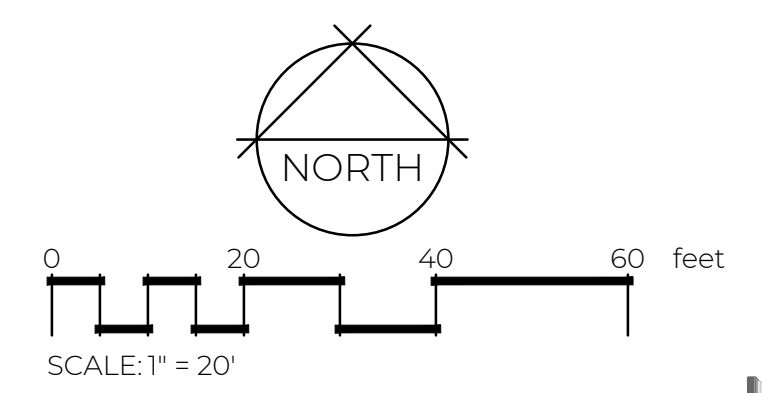


TITLE	PLANTING PLAN
PROJECT	FAIRFIELD TOWN PARK
CLIENT	FAIRFIELD TOWN
ADDRESS	69 WEST MAIN STREET, FAIRFIELD TOWN, UT 84013

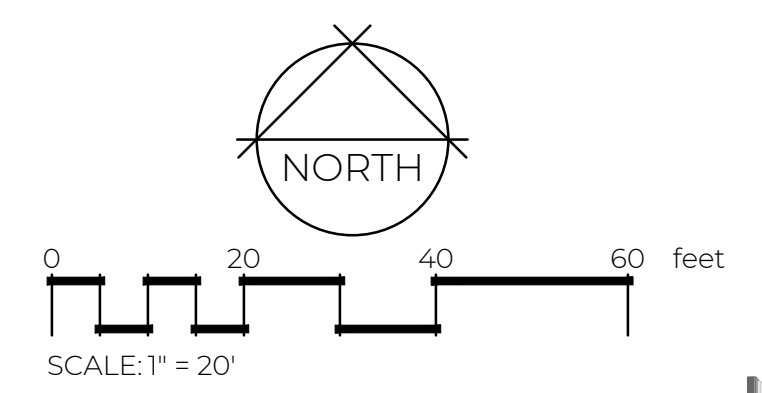
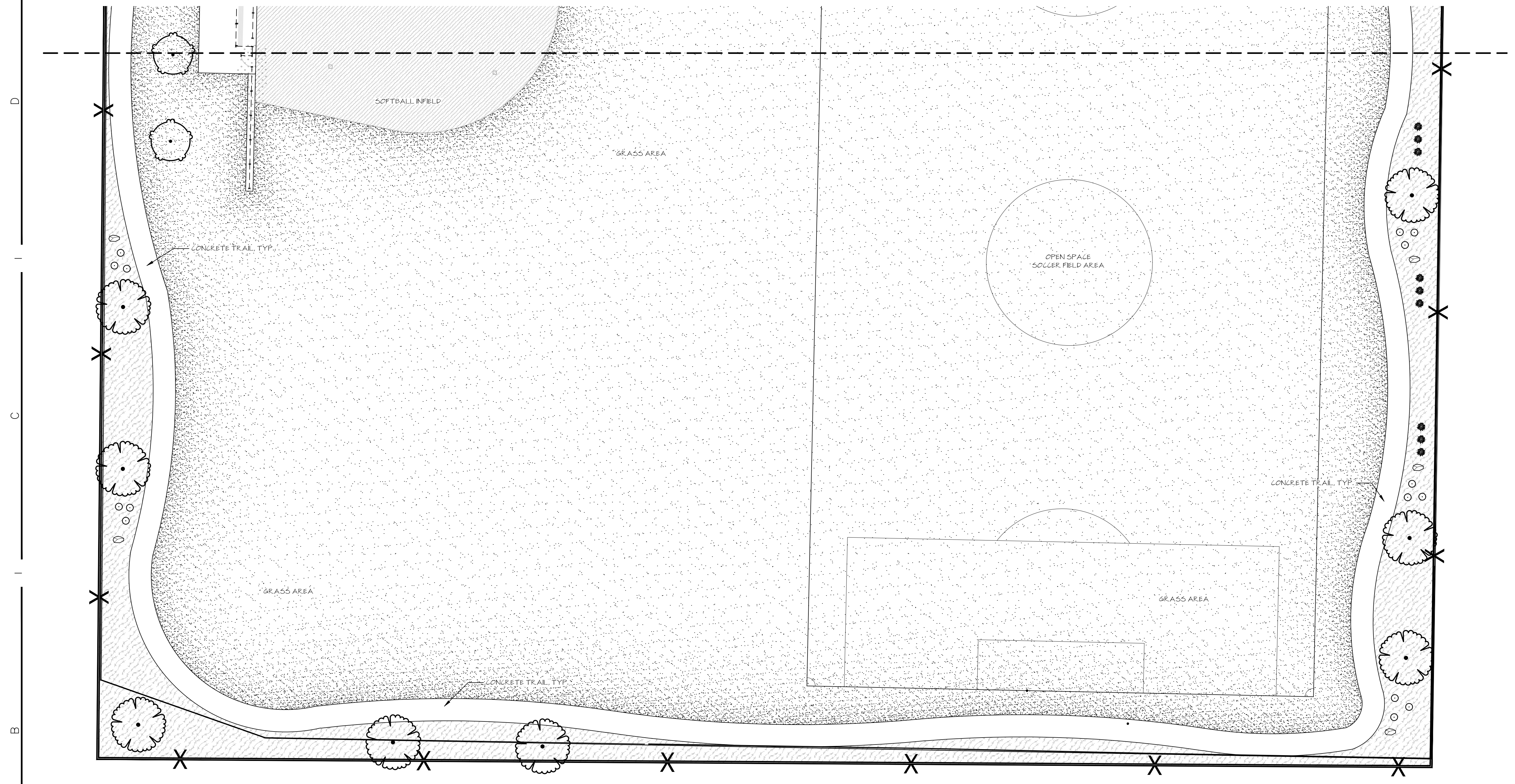
REVISIONS	
NO.	DESCRIPTION

DATE: 03-05-2026  
 JOB NUMBER: 80029  
 CHECKED BY: HISLOP

SHEET  
**L102**



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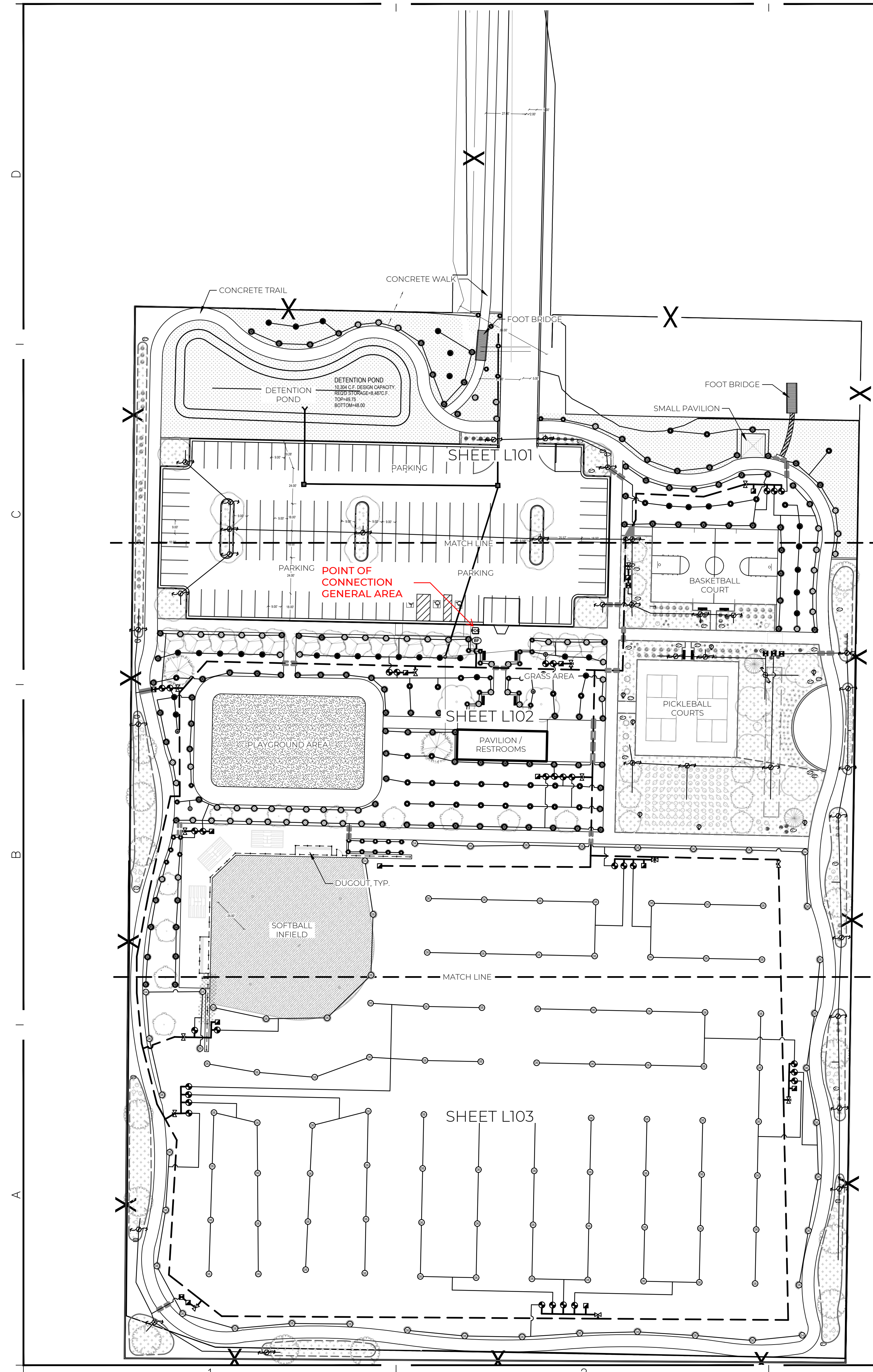
TITLE	PLANTING PLAN
PROJECT	FAIRFIELD TOWN PARK
CLIENT	FAIRFIELD TOWN
ADDRESS	69 WEST MAIN STREET, FAIRFIELD TOWN, UT 84013

REVISIONS	
NO.	DESCRIPTION

DATE: 03-05-2026  
 JOB NUMBER: 80029  
 CHECKED BY: HISLOP

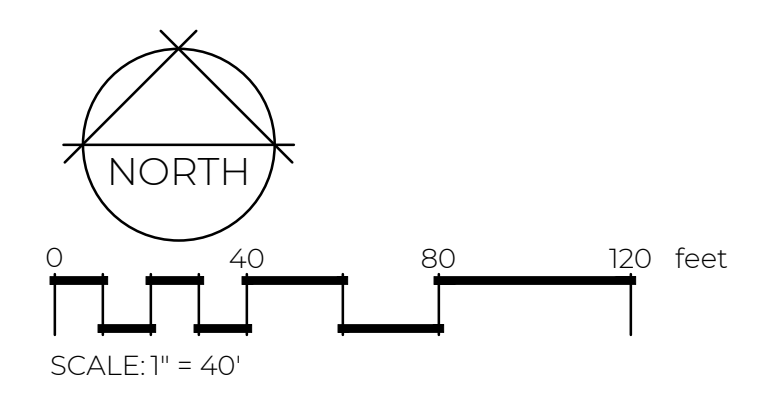
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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Rain Bird R-VAN14 RD-04-S-P45-F-NP Turf Rotary, 8ft.-14ft. 45-270 degrees and 360 degrees Hand Adjustable Multi-Stream Rotary w/RD1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. Flow Shield Tech. 1/2in. NPT Female Threaded Inlet. With Non-Potable Purple Cap.	43	45
	Rain Bird R-VAN18 RD-04-S-P45-F-NP Turf Rotary, 13ft.-18ft. 45-270 degrees and 360 degrees Hand Adjustable Multi-Stream Rotary w/RD1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. Flow Shield Tech. 1/2in. NPT Female Threaded Inlet. W/ Non-Potable Purple Cap.	100	45
	Rain Bird R-VAN24 RD-04-S-P45-F-NP Turf Rotary, 17ft.-24ft. 45-270 degrees and 360 degrees Hand Adjustable Multi-Stream Rotary w/RD1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. Flow Shield Tech. 1/2in. NPT Female Threaded Inlet. W/ Non-Potable Purple Cap.	138	45
	Rain Bird 6504-PC, FC-NP 04 Turf Rotor, 4in. Pop-Up, Plastic Riser, Adjustable and Full Circle. With Removable Seal-A-Matic Check Valve, 1in. Female Threaded Inlet. With Non-Potable Purple Cover.	7	40
	Rain Bird 6504-PC, FC-NP 06 Turf Rotor, 4in. Pop-Up, Plastic Riser, Adjustable and Full Circle. With Removable Seal-A-Matic Check Valve, 1in. Female Threaded Inlet. With Non-Potable Purple Cover.	112	40
	Rain Bird XCZ-100-LC 1" Wide Flow Drip Control Kit, for Light Commercial Uses. 1in. PEB Valve, with 1in. Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.	6	
	Pipe Transition Point	41	
	Flush Valve	41	
	Area to Receive Drip Emitters	26,791 sf	
	Rain Bird XB-PC (2) Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 1.0 GPH emitters (2 assigned to each 1 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant) 2.0 GPH emitters (2 assigned to each B & B, 2" Cal plant) 2.0 GPH emitters (2 assigned to each B & B, 1.5" Cal plant) 2.0 GPH emitters (2 assigned to each 2" Cal. plant) 2.0 GPH emitters (2 assigned to each 3" Cal. plant) 2.0 GPH emitters (2 assigned to each 8' Ht. plant) 2.0 GPH emitters (2 assigned to each 9' Ht plant)		
	Rain Bird PESS-PRS-D 1-1/2" 1in., 1-1/2in., 2in., 3in., 3in. Plastic Industrial Remote Control Valve. Low Flow Operating Capability, Globe Configuration. With Pressure Regulating Module, and Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	3	
	Rain Bird PESS-PRS-D 2" 1in., 1-1/2in., 2in., 3in., 3in. Plastic Industrial Remote Control Valve. Low Flow Operating Capability, Globe Configuration. With Pressure Regulating Module, and Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	28	
	Rain Bird 44-RC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	12	
	Leemco LBT-BB 3in. (FPT X FPT) Brass Ball Valve.	13	
	Febco 880V 4" Reduced Pressure Backflow Preventer	1	
	Water Meter 4"	1	
	Irrigation Lateral Line: PVC Schedule 40	289.5 lf	
	Irrigation Lateral Line: PVC Schedule 40 1/2"	3,777 lf	
	Irrigation Lateral Line: PVC Schedule 40 3/4"	1,984 lf	
	Irrigation Lateral Line: PVC Schedule 40 1"	1,561 lf	
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	1,828 lf	
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	420.0 lf	
	Irrigation Lateral Line: PVC Schedule 40 2"	839.9 lf	
	Irrigation Mainline: PVC Schedule 40	2,520 lf	
	Pipe Sleeve: PVC Class 200 SDR 21	161.9 lf	



IRRIGATION NOTES

- WORKMANSHIP AND MATERIALS SHALL CONFORM TO ALL GOVERNMENTAL CODES AND REGULATIONS HAVING JURISDICTION. INSTALL ALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIM/HERSELF WITH ALL GRADES, LOCATION OF WALKS, STRUCTURES, AND UTILITIES. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY CONSTRUCTION.
- ALL UNDERGROUND UTILITIES ARE NOT SHOWN ON THESE PLANS. INSTALLER SHALL LOCATE ALL UNDERGROUND UTILITIES AT LEAST FORTY-EIGHT (48) HOURS BEFORE DIGGING. THE INSTALLER SHALL CALL BLUE STAKE, PROPERTY OWNER, AND CONSULT WITH ANY OTHER PERSONS OR AGENCIES HAVING INFORMATION ON LOCATIONS OF UNDERGROUND UTILITIES.
- NOTIFY PROJECT REPRESENTATIVE OF ANY DISCREPANCY FOUND BETWEEN THE CONSTRUCTION DOCUMENTS AND THE EXISTING SITE AND/OR MATERIALS TO BE INSTALLED. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN WHEN ANY UNKNOWN CONDITION SUCH AS OBSTRUCTIONS, DIFFERENCES IN GRADE AND AREA DIMENSIONS EXIST IN THE FIELD WHICH WERE NOT CONSIDERED IN THE IRRIGATION DESIGN. IN THE EVENT THAT NOTIFICATION IS NOT GIVEN BY THE CONTRACTOR TO OWNER'S REPRESENTATIVE, THEN THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS OR CHANGE ORDERS.
- NO PART OF THIS SYSTEM SHALL BE INSTALLED IN ANY LOCATION OR MANNER WHICH MAY ENDANGER THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC. OPEN EXCAVATIONS SHALL BE BARRICADED OR COVERED. PROVIDE AND MAINTAIN ALL LIGHTS, WARNING SIGNS, BARRICADES, ETC. AS MAY BE REQUIRED OR NECESSARY TO PROTECT THE PUBLIC.
- INSTALLER SHALL CHECK THE STATIC WATER PRESSURE AT THE POINT OF CONNECTION PRIOR TO START OF INSTALLATION. IF PRESSURE IS 5 PSI HIGHER OR LOWER THAN SPECIFIED, THE INSTALLER SHALL NOTIFY THE PROJECT REPRESENTATIVE.
- THE PROJECT IS DESIGNED TO OPERATE AT A STATIC PRESSURE IN THE CITY MAIN OF 85 P.S.I. SET THE REMOTE-CONTROL VALVE PRESSURE REGULATOR TO PROVIDE AT LEAST 60 PSI TO THE LAST ROTOR HEAD IN THE CIRCUIT AND PROPER PSI FOR IRRIGATION SPRAY HEADS.
- PIPE PLACEMENT AND VALVE LOCATIONS ARE DIAGRAMMATIC. LOCATE PIPING AND VALVE BOXES IN PLANTING AREAS WHERE POSSIBLE.
- CONTRACTOR TO COORDINATE SLEEVING UNDER ALL PAVED SURFACE AREAS (CONCRETE WALKS, ROADS, PARKING AREAS, ETC.) WITH APPROPRIATE CONTRACTORS. SLEEVES SHALL BE A MINIMUM OF TWO TIMES LARGER THAN THE PIPE TO BE SLEEVED. IRRIGATION CONTROL WIRE WILL BE SLEEVED UNDER PAVEMENT ADJACENT TO THE IRRIGATION MAINLINE OR FROM THE CONTROLLER TO THE MAINLINE IN 2" CONDUIT. ALL CONTROL WIRES SHALL BE SLEEVED BETWEEN THE CONTROLLER AND IRRIGATION MAINLINE IN 2" CONDUIT.
- INSTALLER SHALL FILL AND COMPACT EXCAVATIONS SO THAT THEY ARE FLUSH WITH SURROUNDING GRADE AND WILL NOT SETTLE.
- INSTALL ALL DRIP IRRIGATION ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- ALL DRIP TUBING SHALL BE HELD IN PLACE BY SOIL STAPLES. IN SANDY SOILS PLACE ONE STAPLE EVERY THREE FEET. IN LOAM SOIL ONE STAPLE EVERY FOUR FEET, AND IN CLAY SOIL ONE STAPLE EVERY 5 FEET. PLACE TWO STAPLES ON EACH CHANGE OF DIRECTION (TEE, ELBOW OR CROSS).
- INSTALL POINT SOURCE DRIP IRRIGATION ACCORDING TO PLANS, DETAILS AND MANUFACTURER'S RECOMMENDATIONS. INSTALL INLINE DRIP IN PLANTERS FOR DENSE PLANTINGS AND FOR TREE RINGS ACCORDING PLAN, DETAILS AND IRRIGATION SCHEDULE. EACH DRIP VALVE SHALL BE CONNECTED BY PVC PIPING TO DRIP PLANTING AREAS THEN TO BLANK TUBING TO POINT SOURCE EMITTERS AT PLANTS AND TO INLINE DRIP FOR DENSE PLANTING AREAS OR TREE RINGS.
- POINT SOURCE DRIP IRRIGATION SHALL BE INSTALLED ACCORDING TO PLANS, DETAILS, IRRIGATION SCHEDULE AND MANUFACTURER'S RECOMMENDATIONS. EACH DRIP VALVE SHALL BE CONNECTED BY PVC PIPING TO DRIP PLANTING AREAS THEN TO BLANK TUBING TO POINT SOURCE EMITTERS AT PLANTS.
- INSTALL MANUAL DRAIN VALVES AS PER DETAILS AT ALL LOW POINTS ON THE MAINLINE. LATERAL LINES TO DRAIN TO DRAIN VALVE IN THE REMOTE-CONTROL VALVE BOX.
- A MASTER VALVE SHALL BE INSTALLED ALONG WITH APPROPRIATE FLOW SENSING EQUIPMENT TO ELIMINATE EXCESS SYSTEM FLOW SHOULD A VALVE TICK OPEN AFTER A CYCLE HAS BEEN COMPLETED OR A MAINLINE BREAK OCCURS.
- INSTALL IRRIGATION CONTROLLER IN RESTROOM STORAGE ROOM ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. APPROVE LOCATION WITH OWNER PRIOR TO INSTALLATION. EARTH GROUND THE CONTROLLER AND CONTROL WIRES.
- 120V AC ELECTRICAL POWER SOURCE AT THE CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. COORDINATE WITH THE ELECTRICAL CONTRACTOR. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
- CONTROL WIRE SHALL BE UF-UL LISTED, COLOR CODED COPPER CONDUCTOR DIRECT BURIAL SIZE 14. IRRIGATION CONTROL WIRE SHALL BE IN ONE INCH CONDUIT AT ALL TIMES NEXT TO MAINLINE AND SWEEP INTO VALVE BOXES AS SHOWN ON DETAIL. IRRIGATION SPLICES SHALL BE DONE BY DBY OR DBR BY 3M. ALL SPLICES SHALL BE MADE INSIDE VALVE BOXES.
- INSTALL FILTER ASSEMBLY ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PROPER COVERAGE OF ALL IRRIGATED AREAS.
- ADJUST HEADS TO MINIMIZE SPRAY ON FENCES, WALLS, AND BUILDINGS. ABSOLUTELY NO WATER SHALL SPRAY OR DRAIN ONTO OR OVER STAIRS OR STEPS, OR DRAIN ACROSS WALKS, CURBS, OR STREETS. PROGRAM CONTROLLER FOR MULTIPLE START TIMES TO PREVENT RUNOFF. INSTALL ANTI-DRAIN CHECK VALVES UNDER HEADS WHERE DRAINAGE OCCURS OR USE HEADS WITH INTEGRAL CHECK VALVES.
- IRRIGATION TIME CLOCKS SHALL BE READJUSTED CONTINUOUSLY THROUGHOUT THE IRRIGATION SEASON TO PROVIDE SUFFICIENT WATER FOR PLANT LIFE. OVER WATERING CAN RESULT IN DEATH OF PLANTS, POSSIBLE SOIL EXPANSION, DAMAGE TO CONCRETE AND ASPHALT PAVING, DAMAGE TO FOUNDATIONS AND POSSIBLE LOSS OF SOIL COMPACTION.
- PLACE ALL IRRIGATION MAINLINES UNDER WORKING PRESSURE FOR TWO HOURS. REPAIR OR REPLACE ALL DEFECTIVE ELEMENTS AND REPEAT TEST UNTIL ALL LEAKS STOP.
- THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTALS TO WORK OF THIS SECTION.
- THE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM FOR THE DURATION OF THE MAINTENANCE PERIOD OF 60 DAYS FOR PLANTS AND 90 DAYS FOR TURF GRASS (SOD & SEED). WATER, MOW, AND WEED THE SITE AS NECESSARY FOR THE HEALTH OF THE INSTALLED LANDSCAPE.
- FINAL INSPECTION AT THE END OF WORK SHALL BE MADE WITH THE OWNER'S REPRESENTATIVE AND IRRIGATION CONTRACTOR. A COVERAGE TEST WILL BE DONE, AND THE SYSTEM INSTALLATION INSPECTED AND A PUNCH LIST OF FINAL ITEMS NEEDING COMPLETION MADE. A LETTER OF ACCEPTANCE SHALL BE GIVEN BY THE OWNER TO THE CONTRACTOR AT THE COMPLETION OF THE PUNCH LIST AND THE DELIVERY OF AS-BUILT IRRIGATION PLANS.
- GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF OWNER'S ACCEPTANCE. GUARANTEE SHALL ALSO COVER REPAIR FOR DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT OR WORKMANSHIP. TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AND AT NO COST TO THE OWNER.
- QUANTITIES PROVIDED ARE FOR CONVENIENCE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDED A FULLY FUNCTIONAL SYSTEM WITH HEAD TO HEAD COVERAGE AND WATER TO EACH PLANT IN ALL PLANTER BEDS.
- EACH VALVE MANIFOLD SHALL BE INSTALLED PER CITY STANDARDS.
- PROVIDE FINAL THIRD PARTY CONSULTATION AND STARTUP BY SPRINKLER SUPPLY. COORDINATE WITH BRADY PITCHER, bpitcher@sprinklersupplyco.com, 801.566.8102
- SET UP WEATHERTRAK MOBILE
  - A. SET UP SITE AND CONTROLLERS AND ACTIVATE SYSTEM.
  - B. LINK VALVES AND STATION LOCATIONS WITH CORRECT STATION NAMES.
  - C. DEVELOP MOBILE SITE MAPPING AND GEOLocate ALL ASSETS LISTED BELOW. PROVIDE PHOTOS OF ASSETS AND LINK TO SYSTEM.
- DEFINE THE FOLLOWING SITE MAP ASSETS AT A MINIMUM AND INCLUDE NAME, IDENTIFIER AND DESCRIPTION:
  - STATION VALVE, ISOLATION VALVE, HOSE BIB, VALVE BOX, SPLICE BOX, CONTROLLER, BATTERY OPERATED VALVE, AIR RELIEF VALVE, STATION LOCATION, SURGE PROTECTOR, MASTER VALVE, PUMP, FLOW SENSOR, POINT OF CONNECTION, QUICK COUPLER
  - INCLUDE ASSET DETAILED INFORMATION TO INCLUDE AT A MINIMUM: MANUFACTURER, MODEL, SIZE, DATE MAPPED FOR EXISTING OR DATE INSTALLED FOR NEW.
  - INCLUDE LATITUDE AND LONGITUDE LOCATIONS WITH A LOCATION DESCRIPTION.
  - UPLOAD A MINIMUM OF TWO QUALITY PHOTOS OF EACH ASSET WITH SUFFICIENT INFORMATION FOR OWNER TO TELL LOCATION AND GENERAL VISUAL OF ASSET.



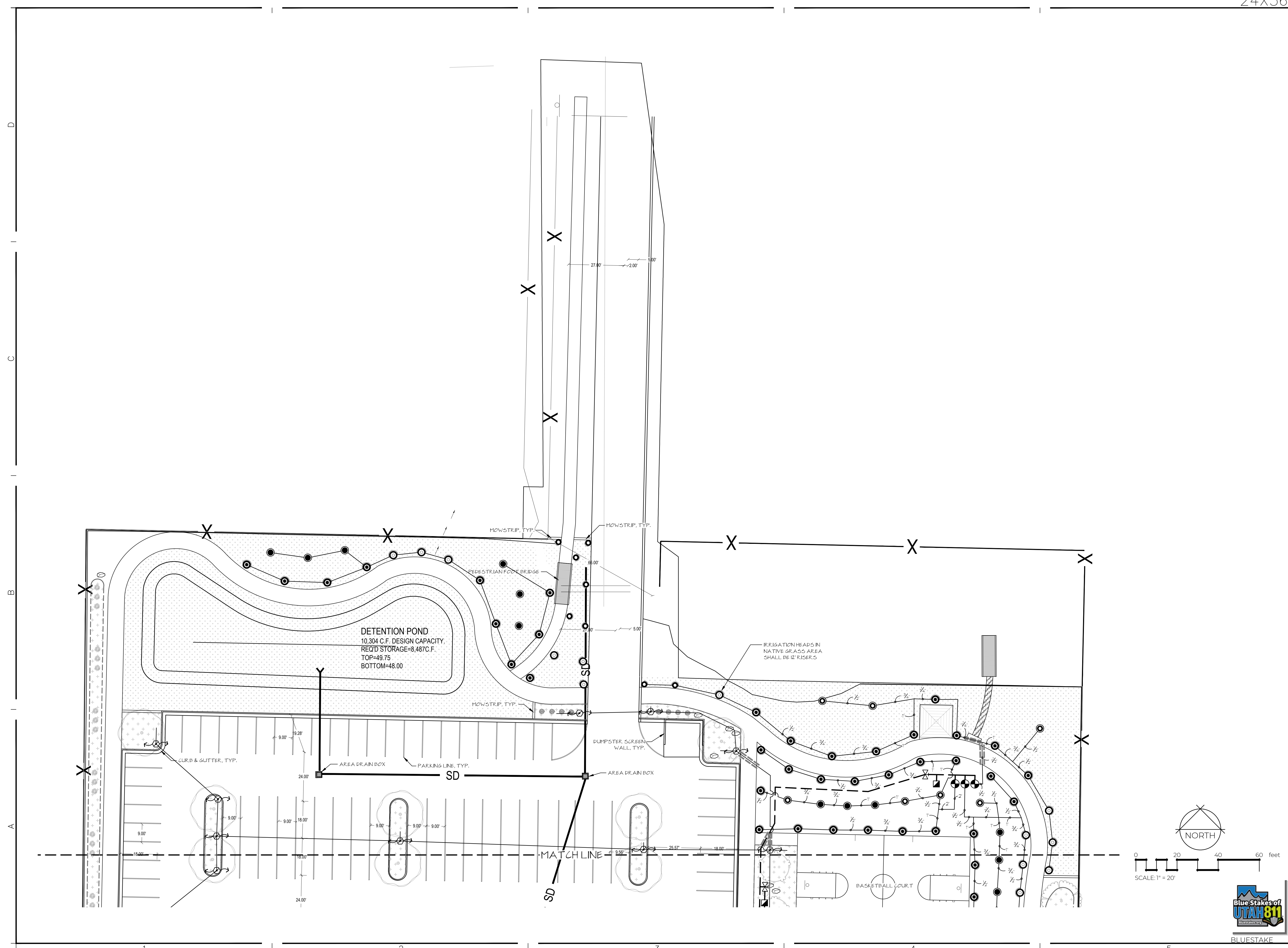
TITLE	PROJECT	CLIENT	ADDRESS
OVERALL IRRIGATION PLAN	FAIRFIELD TOWN PARK	FAIRFIELD TOWN	69 WEST MAIN STREET, FAIRFIELD TOWN, UT 84013

REVISIONS		
NO.	DATE	DESCRIPTION

DATE: 03-05-2026  
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SHEET  
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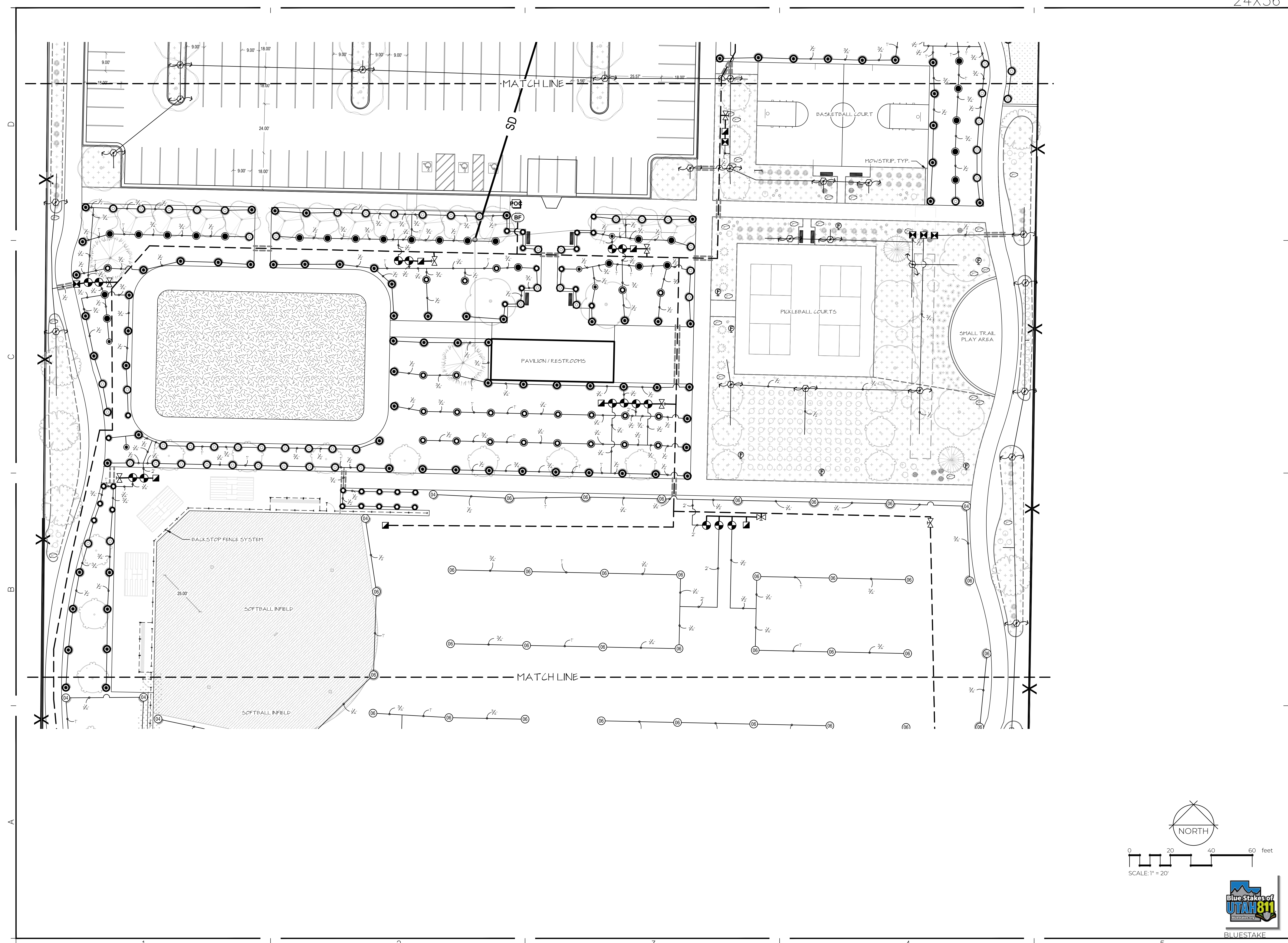
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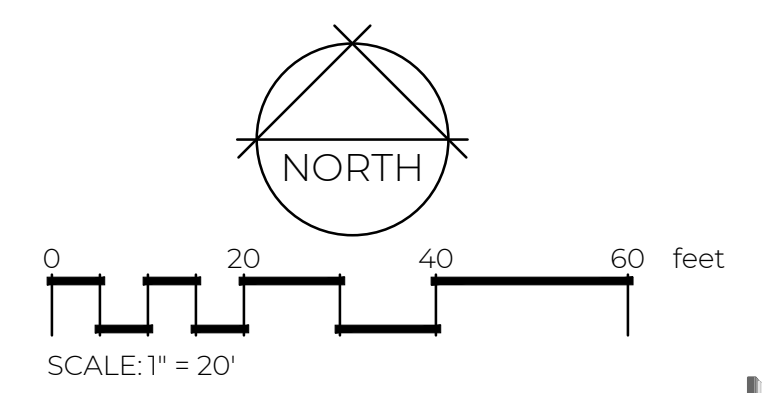


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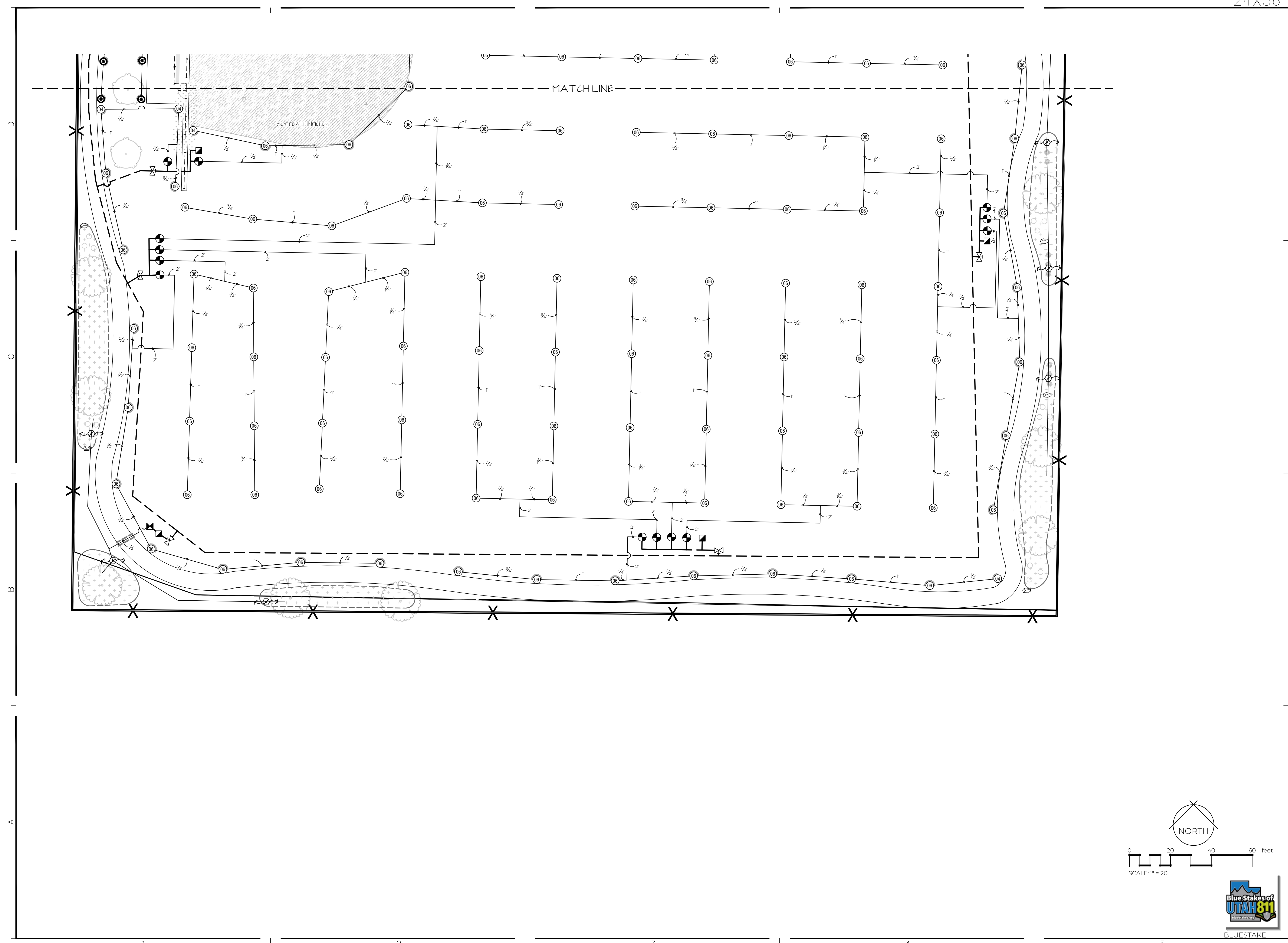
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DATE: 03-05-2026  
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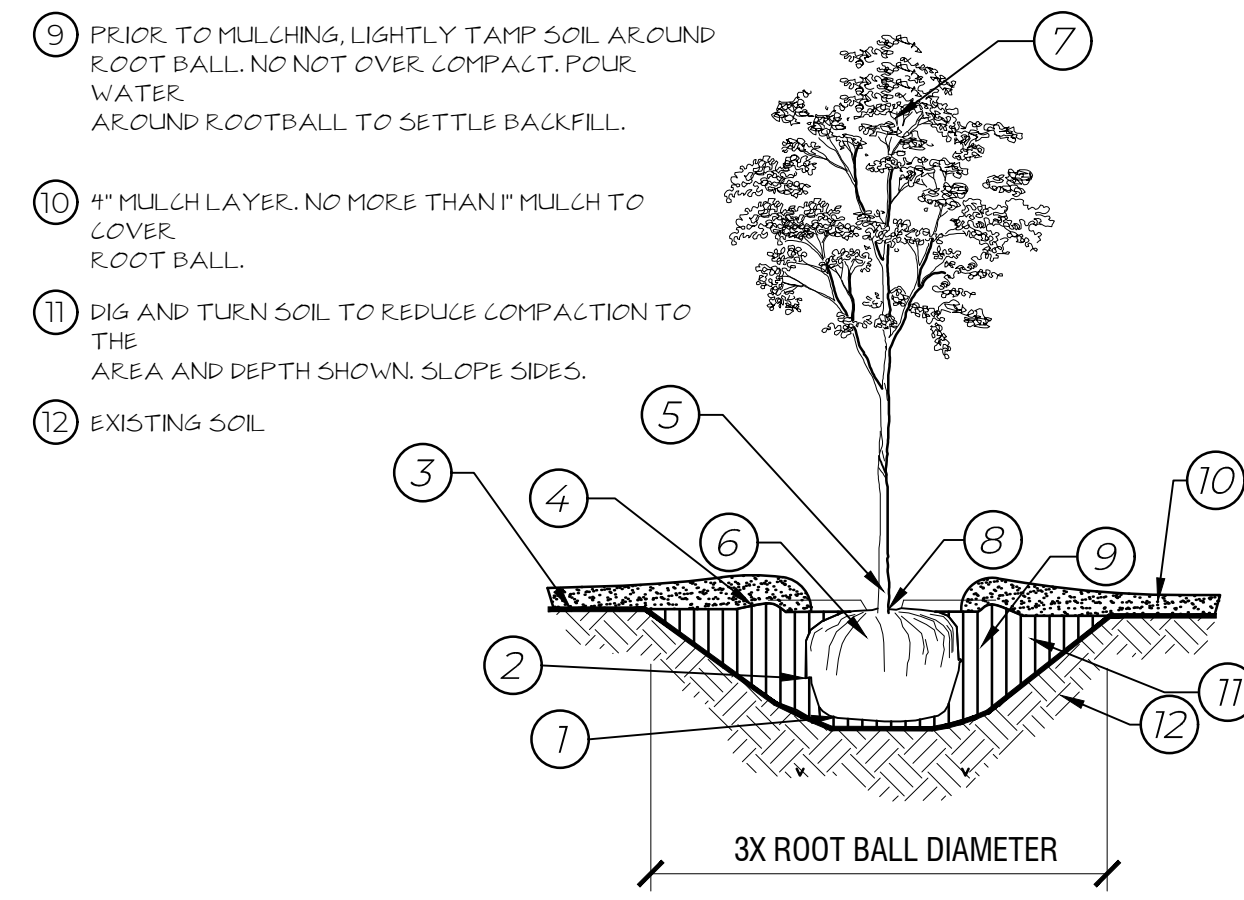
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**L203**

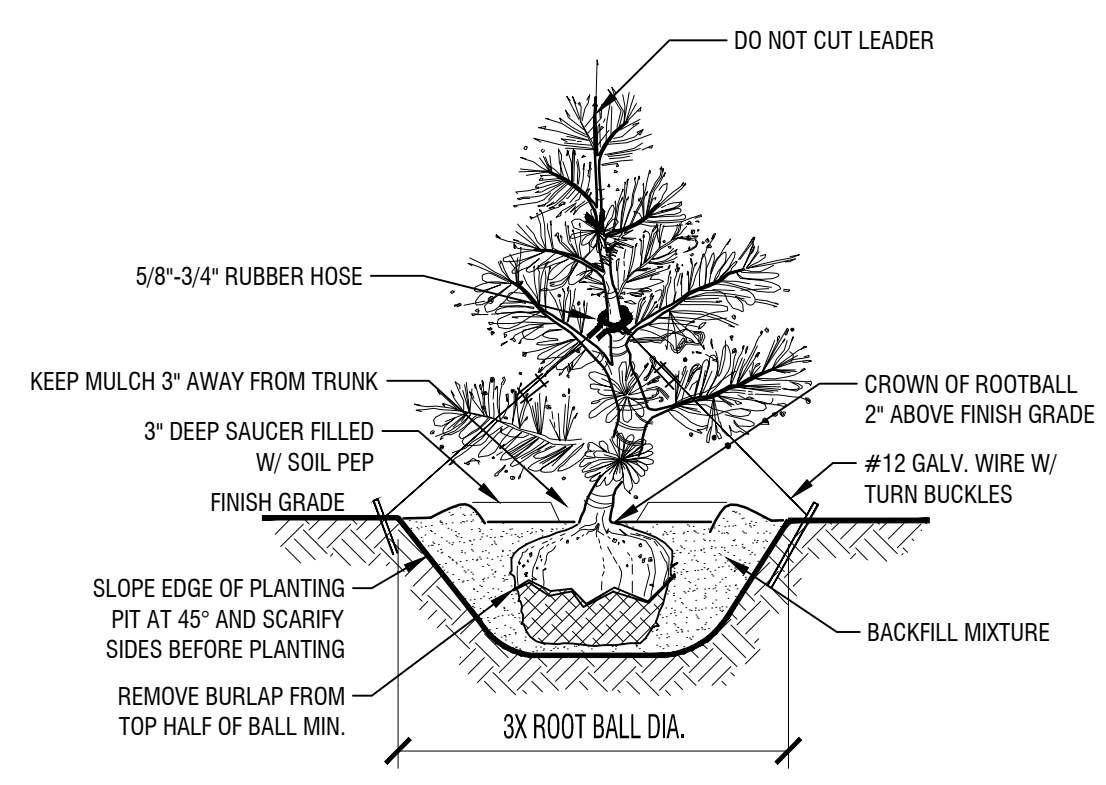
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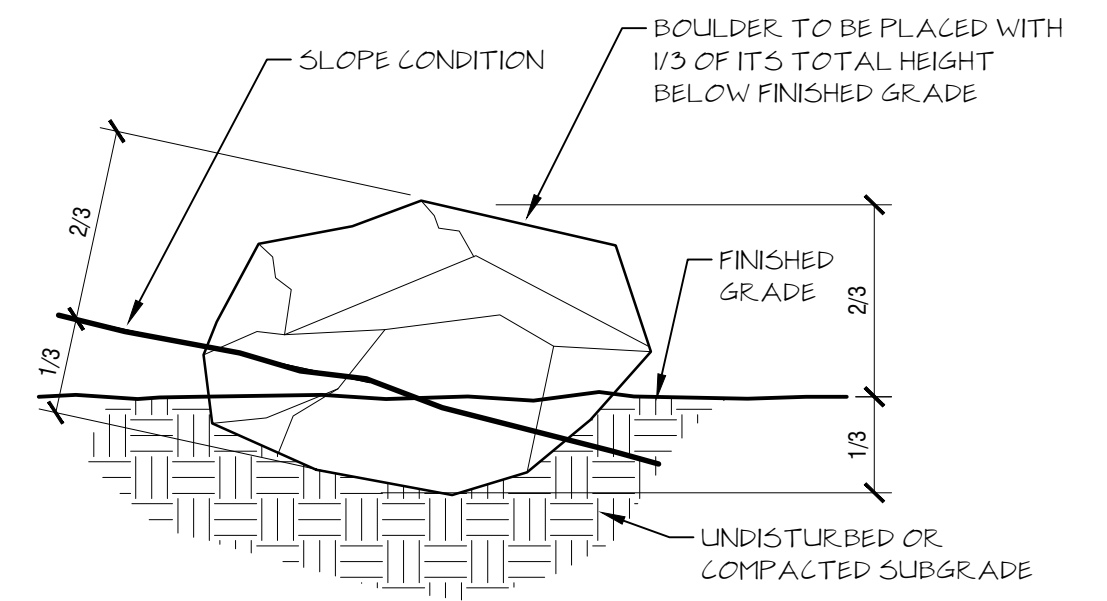
1. BOTTOM OF ROOT BALL TO REST ON EXISTING OR RECOMPACTED SOIL.
2. REMOVE CONTAINERS, WIRE, BASKETS, ETC. PRIOR TO PLANTING. COMPLETELY REMOVE TWINE AND BURLAP FROM B&B STOCK.
3. FINISHED GRADE.
4. ROUND TOP SOIL BERM 4" HIGH X 8" WIDE SURROUNDING PERIPHERY OF ROOT BALL.
5. TRUNK CALIPER SHALL MEET ANSI Z40 CURRENT EDITION FOR ROOT BALL SIZE. TREE SHALL BE 2" MIN. CALIPER, MEASURED 20" ABOVE GROUND LEVEL.
6. ROOT BALL, MODIFIED AS REQUIRED.
7. CENTRAL LEADER.
8. TOP OF ROOT BALL SHALL BE AT GRADE. ROOT COLLAR SHALL NOT BE 2" ABOVE FINISHED GRADE. ANY TREE PLANTED TOO DEEP WILL NOT BE ACCEPTED.
9. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND ROOT BALL. DO NOT OVER COMPACT. POUR WATER AROUND ROOT BALL TO SETTLE BACKFILL.
10. 4" MULCH LAYER. NO MORE THAN 1/2" MULCH TO COVER ROOT BALL.
11. DIG AND TURN SOIL TO REDUCE COMPACTION TO THE AREA AND DEPTH SHOWN. SLOPE SIDES.
12. EXISTING SOIL.



- NOTES:
1. THE SPACING & SPECIES OF TREES SHALL CONFORM TO THE REQUIREMENTS OF THE PLANNING COMMISSION. ANY SUBSTITUTIONS MUST BE APPROVED BY LEHI CITY.
  2. TREES SHOULD BE SELECTED BASED ON THE AREA'S SOIL AND CLIMATE.
  3. TREES SHALL BE KEPT:
  - 3.1. OUTSIDE OF THE INTERSECTION SIGHT OF TRIANGLES AS DEFINED WITHIN SECTION 12 OF THE DEVELOPMENT CODE.
  - 3.2. NOT LESS THAN 20' FROM LAMP STANDARDS AND POWER POLES.
  - 3.3. NOT LESS THAN 10' FROM FIRE HYDRANTS.
  - 3.4. NOT LESS THAN 5' FROM SERVICE WALKS & DRIVEWAYS.
  - 3.5. NOT LESS THAN 5' FROM WATER METERS.
  4. THE DEVELOPER SHALL PAY THE INSTALLATION COST OF PARKWAY TREES. PARKWAY TREES SHALL BE INSTALLED ON ALL STREETS IN CONFORMANCE TO THE STANDARD DETAILS, AS REQUIRED BY PLANNING AND ZONING.
  5. TREES TO BE INSPECTED BY LEHI CITY AT DELIVERY AND/OR PRIOR TO PLANTING TO ENSURE QUALITY AND SIZE.
  6. TREES TO BE INSPECTED DURING PLANTING BY LEHI CITY TO ENSURE PROPER INSTALLATION.
  7. TREES MAY BE ACCEPTED AFTER 30 DAYS MAINTENANCE TIME FROM INSPECTION, PROVIDED IT IS WEED FREE & OF NORMAL, ACCEPTABLE GROWTH FOR THE TIME OF YEAR.
  8. PLANT TREE TO ITS NORMAL DEPTH & FLUDGE WITH A RUNNING STREAM OF WATER FROM A HOSE. PREPARE PLANTING HOLE & STAKE TREE AS REQUIRED BY CITY REPRESENTATIVE.



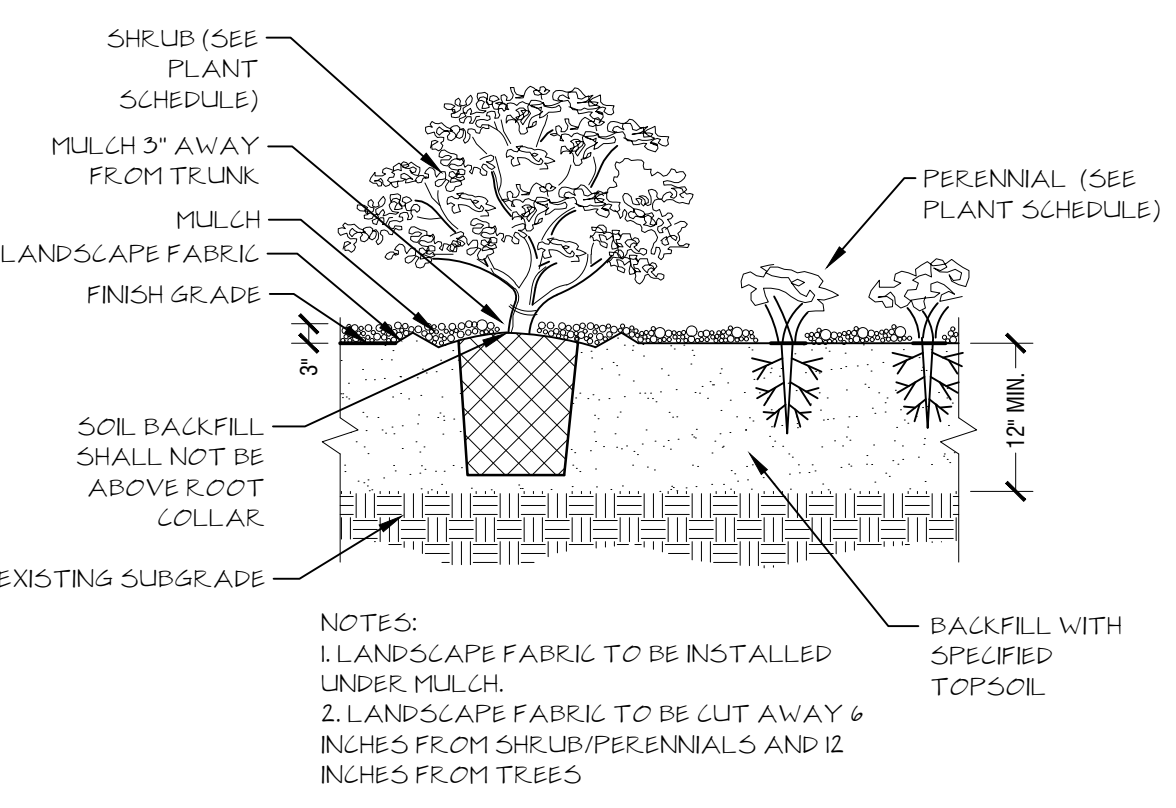
- NOTES:
1. RETAIN NATURAL SHAPE OF TREE.
  2. DO NOT PRUNE PRIOR TO INSTALLATION.
  3. ONLY TREES WITH SINGLE LEADERS WILL BE ACCEPTED.
  4. STAKE GUYS W/ 2X2X4" STAKES.



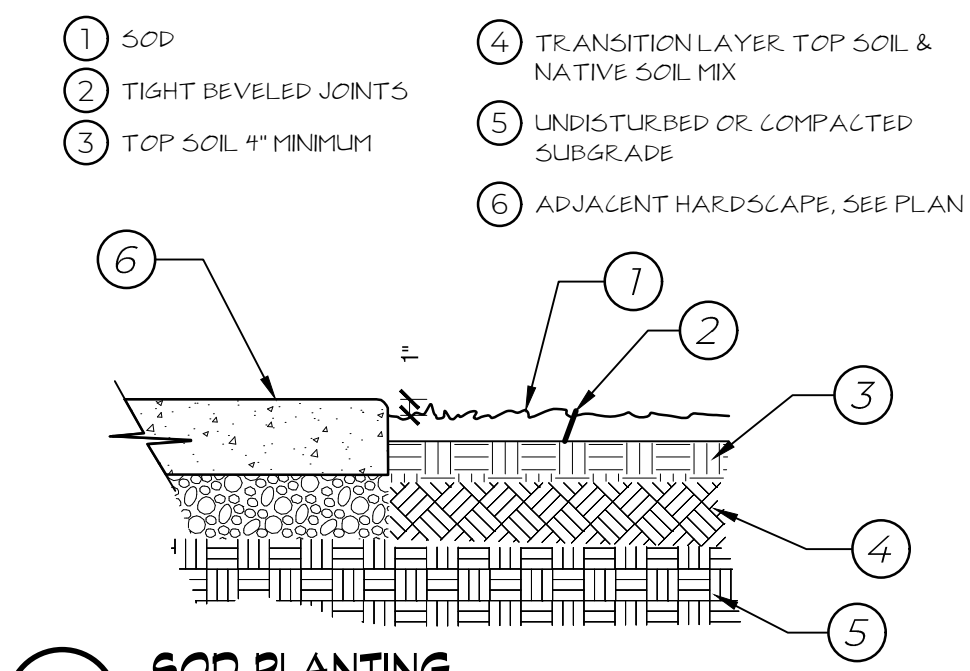
**1** TREE WITH BERM  
NTS

**2** EVERGREEN PLANTING W/ STAKING  
NTS

**3** LANDSCAPE BOULDER  
NTS



- NOTES:
1. LANDSCAPE FABRIC TO BE INSTALLED UNDER MULCH.
  2. LANDSCAPE FABRIC TO BE CUT AWAY 6 INCHES FROM SHRUB/PERENNIALS AND 12 INCHES FROM TREES.

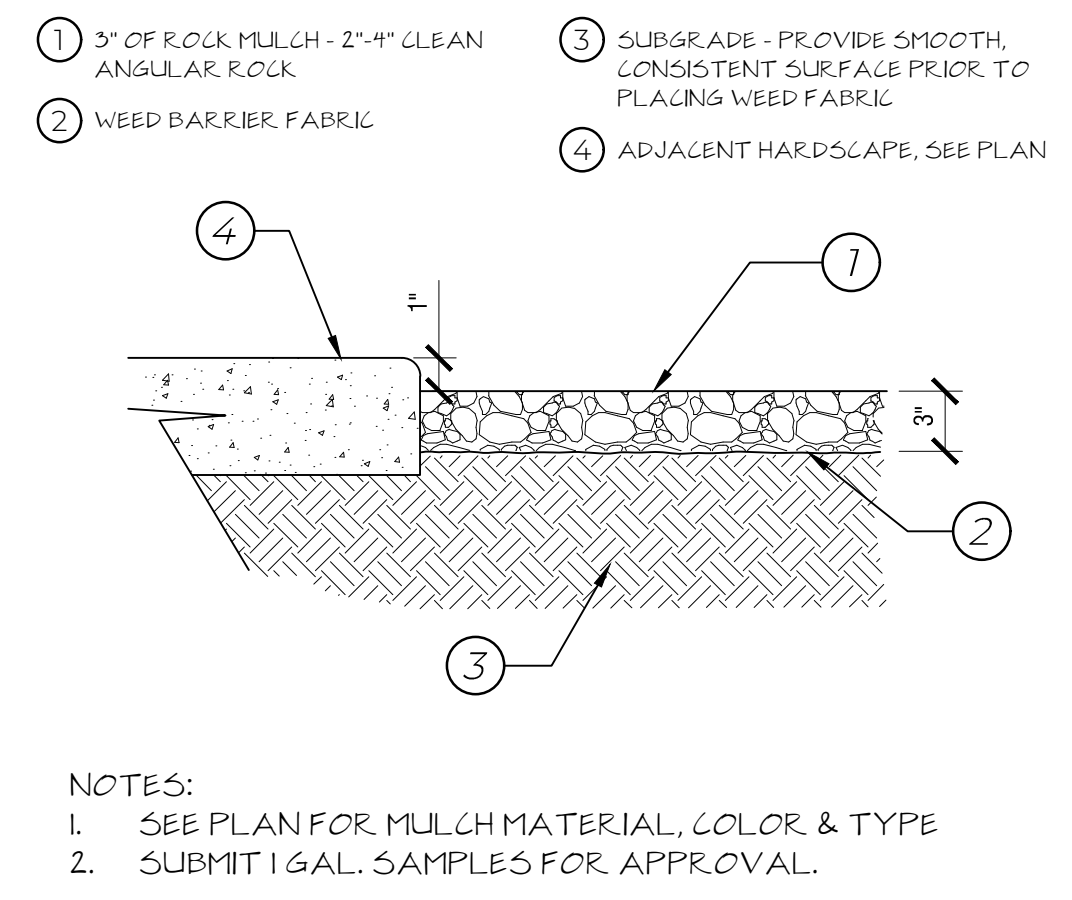


- NOTES:
1. ENSURE SMOOTH TRANSITION WHEN PATCHING OR TYING INTO EXISTING LAWNS.
  2. MATCH SPECIES OF ADJACENT TURF.

**4** PLANTING BED  
NTS

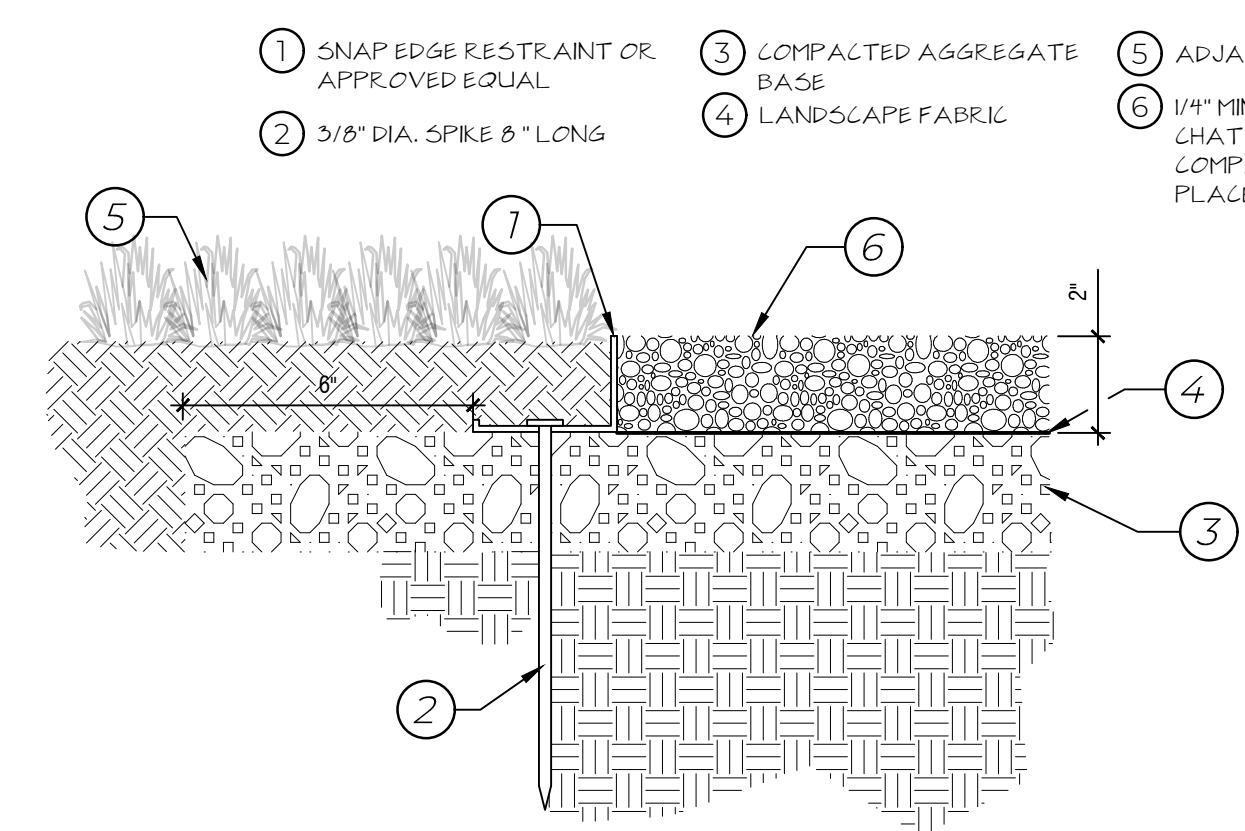
**5** SOD PLANTING  
1"=1'-0"

**6** MULCH  
1"=1"

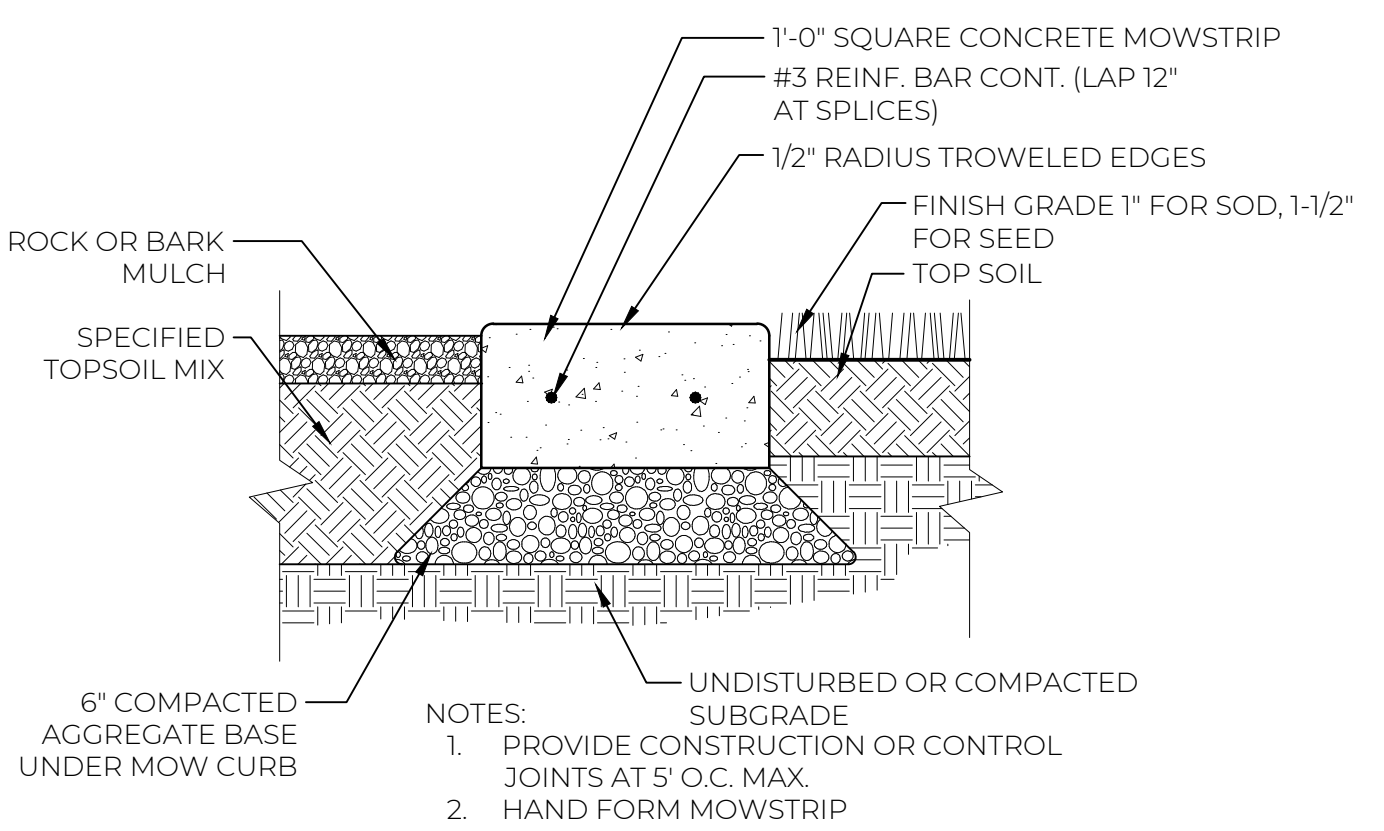


- NOTES:
1. SEE PLAN FOR MULCH MATERIAL, COLOR & TYPE.
  2. SUBMIT 1 GAL. SAMPLES FOR APPROVAL.

**7** GRAVEL TRAIL & EDGING  
3"=1'-0"



- NOTES:
1. EXTEND TRAIL BASE 6 INCHES BEYOND SNAP EDGE RESTRAINT BOTH SIDES.
  2. KEEP TRAIL CLEAN FROM TOP SOIL DURING ADJACENT LANDSCAPE INSTALLATION & HYDROSEED APPLICATION IF DONE PRIOR TO TRAIL INSTALL.



- NOTES:
1. PROVIDE CONSTRUCTION OR CONTROL JOINTS AT 5' O.C. MAX.
  2. HAND FORM MOWSTRIP.

**8** CONCRETE MOWSTRIP  
1/2"=1'-0"

TITLE	PLANTING DETAILS
PROJECT	FAIRFIELD TOWN PARK
CLIENT	FAIRFIELD TOWN
ADDRESS	69 WEST MAIN STREET, FAIRFIELD TOWN, UT 84013

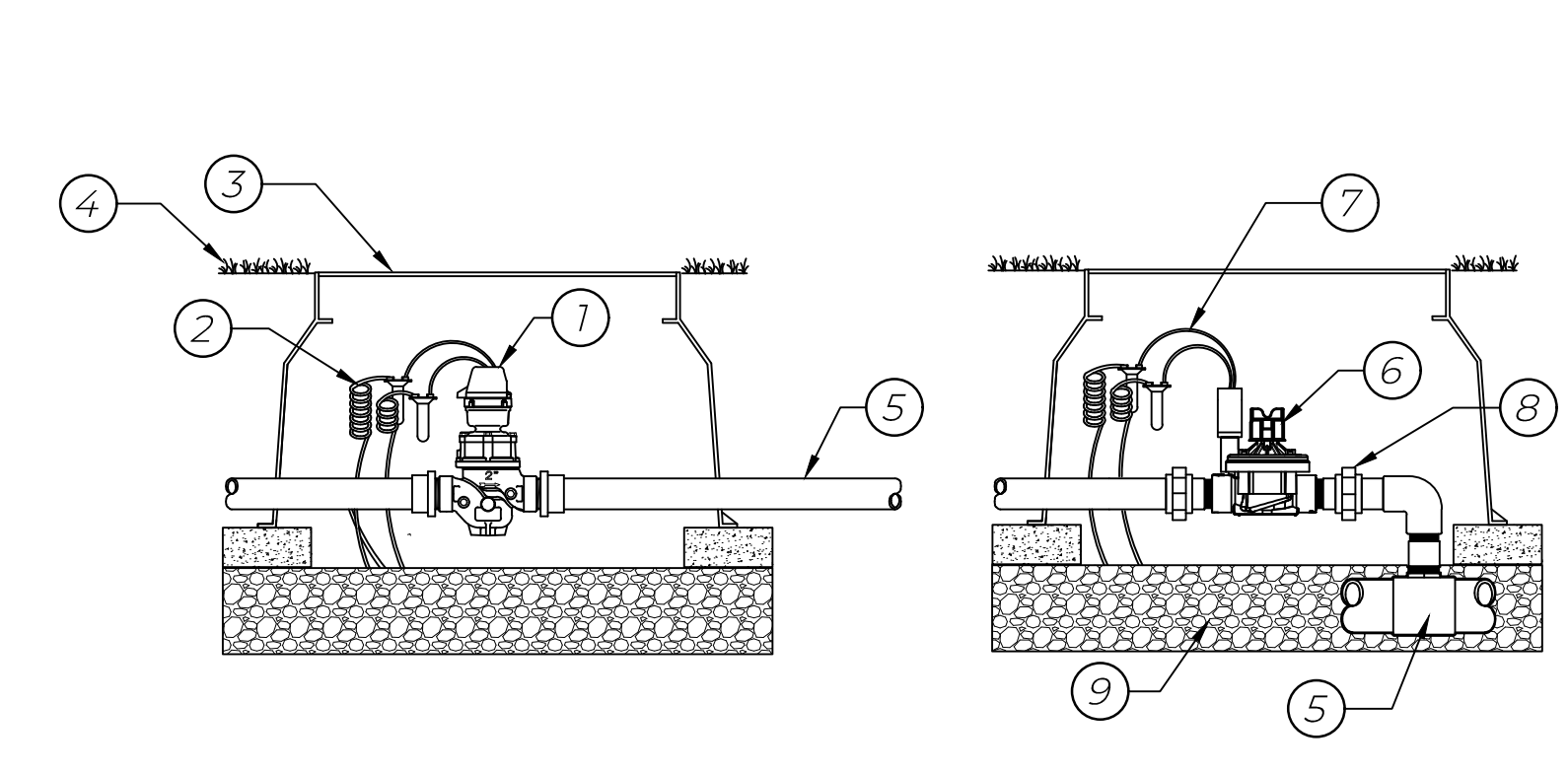
NO.	DATE	DESCRIPTION

DATE: 03-05-2026  
JOB NUMBER: 80029  
CHECKED BY: HISLOP



SHEET  
**L500**

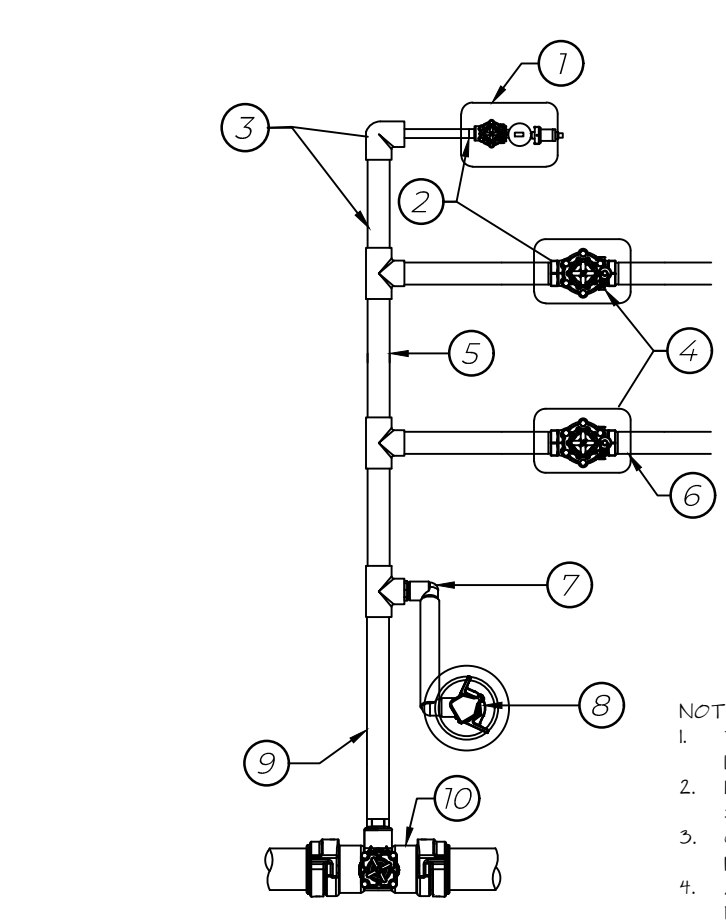
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- 1 FLOW METER PER PLAN
- 2 FLOW SENSOR WIRE PER MANUFACTURER SPECIFICATIONS
- 3 JUMBO VALVE BOX, TYP.
- 4 FINISH GRADE
- 5 MAIN LINE PIPE PER PLAN
- 6 MASTER VALVE PER PLAN
- 7 CONTROL WIRES PER MANUFACTURER SPECIFICATIONS
- 8 UNIONS BOTH SIDES
- 9 3/4" GRAVEL BASE

NOTE:  
INLET PIPE LENGTH OF FLOW METER MUST BE A MINIMUM OF 10X THE PIPE DIAMETER.; OF 5 STRAIGHT, CLEAN RUN OF PIPE, NO FITTINGS OR TURNS. OUTLET PIPE LENGTH OF FLOW METER MUST BE A MINIMUM OF 5X THE PIPE DIAMETER, OF 5 STRAIGHT, CLEAN RUN OF PIPE, NO FITTINGS OR TURNS.

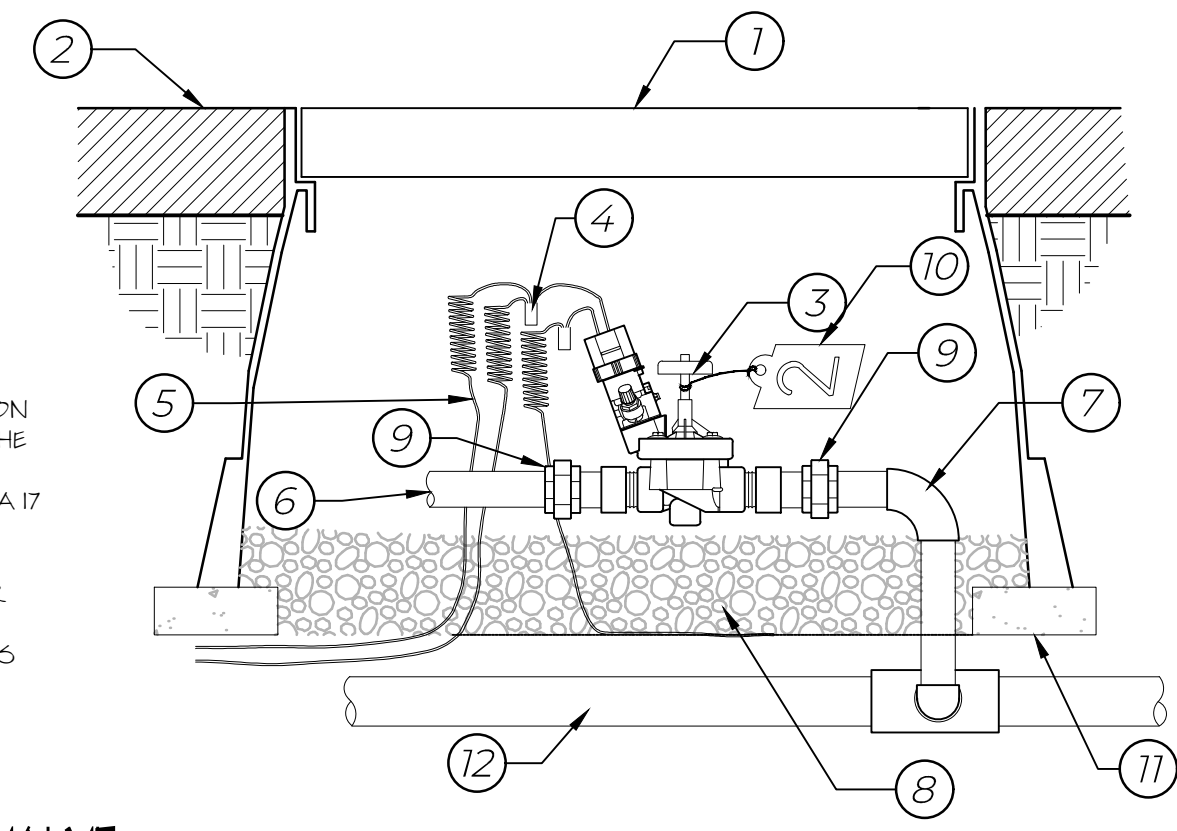
**1 MASTER VALVE & FLOW METER**  
NTS



- 1 DRIP ZONE, JUMBO VALVE BOX
- 2 ACTION MANIFOLD FITTINGS
- 3 \*\*5/8" FITTINGS
- 4 R.C.V. IN CARSON STANDARD 11 1/2" VALVE BOX
- 5 \*\*5/40 MANIFOLD MAIN LINE
- 6 5/40 COUPLER, OR BELL END
- 7 UNITIZED SWING JOINT (L.A.S.C.O)
- 8 QUICK COUPLER IN 10" BOX
- 9 \*\*5/8" TOE NIPPLE
- 10 DUCTILE IR ON LATERAL TEE AND LATERAL VALVE

NOTES:  
1. \*\*INDICATES COMPONENT SHALL BE SAME SIZE AS LARGEST LATERAL ON THIS MANIFOLD.  
2. DOWNSTREAM OF BALL VALVE: MANIFOLD FITTINGS SHALL BE SCH 80; PVC PIPE SHALL BE SCH 40.  
3. QUICK COUPLERS ARE NOT REQUIRED AT EVERY MANIFOLD; SEE PLAN FOR LOCATIONS.  
4. ALL CONTROL VALVE MANIFOLDS SHALL INCLUDE BALL VALVE AND UNION FITTING IN INLET AND OUTLET SIZES OF VALVE.

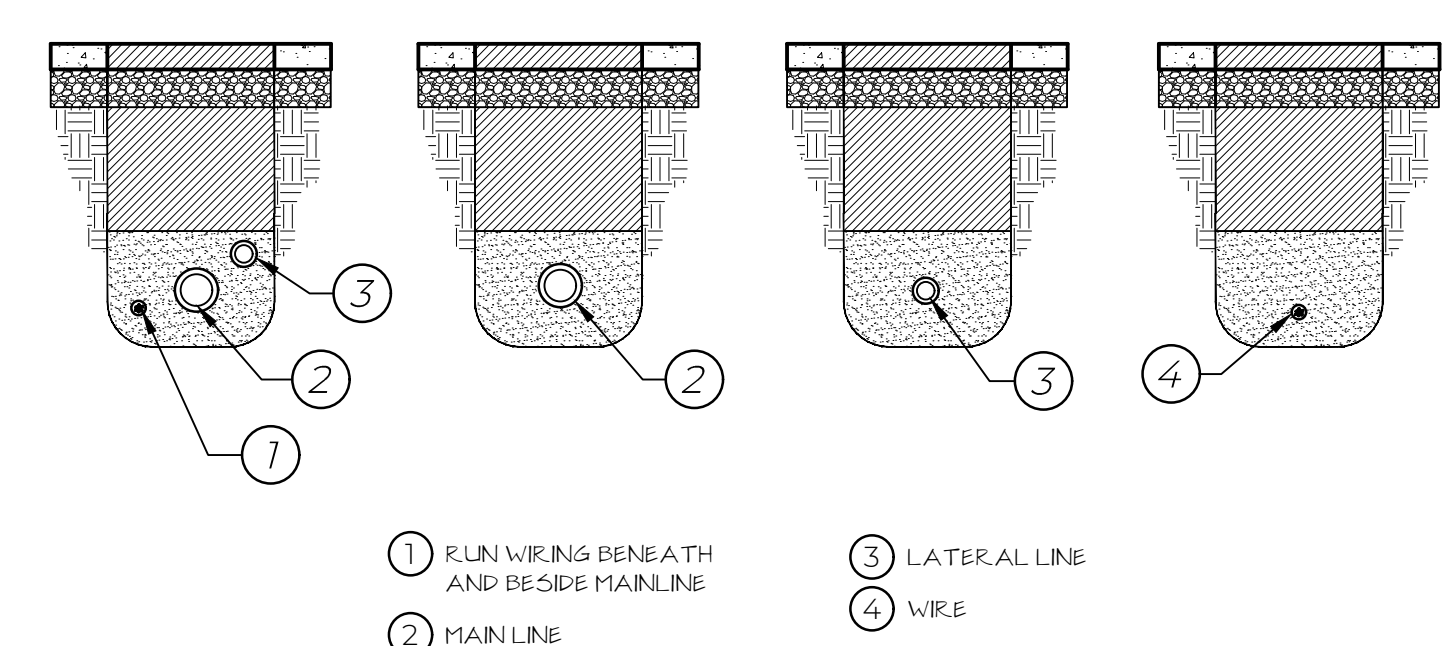
**2 VALVE MANIFOLD**  
NTS



- 1 STANDARD VALVE BOX
- 2 FINISH GRADE
- 3 REMOTE CONTROL VALVE
- 4 PAISE WIRE CONNECTORS (2)
- 5 #14 AWG PE WIRE
- 6 SCH. 40 PIPE & FITTINGS
- 7 SCH. 80 FITTINGS
- 8 3/4" MINUS WASHED GRAVEL
- 9 ACTION MANIFOLD FITTINGS (2 EACH) 1801-X, 18012-X
- 10 VALVE #TAG
- 11 BRICK
- 12 MAIN LINE PER PLAN

NOTES:  
1. VALVES SHALL BE AS SPECIFIED ON DRAWINGS AND APPROVAL BY THE PARKS DEPARTMENT.  
2. VALVES SHALL BE INSTALLED IN A 17 INCH X 17 1/2 INCH VALVE BOX (NOTE THIS IS THE MINIMUM SIZE).  
3. NO MORE THAN TWO VALVES PER BOX AND VALVES MUST BE POSITIONED SUCH THAT THE TOPS OF THE VALVE CAN BE REMOVED WITHOUT REMOVING THE VALVE BOX.

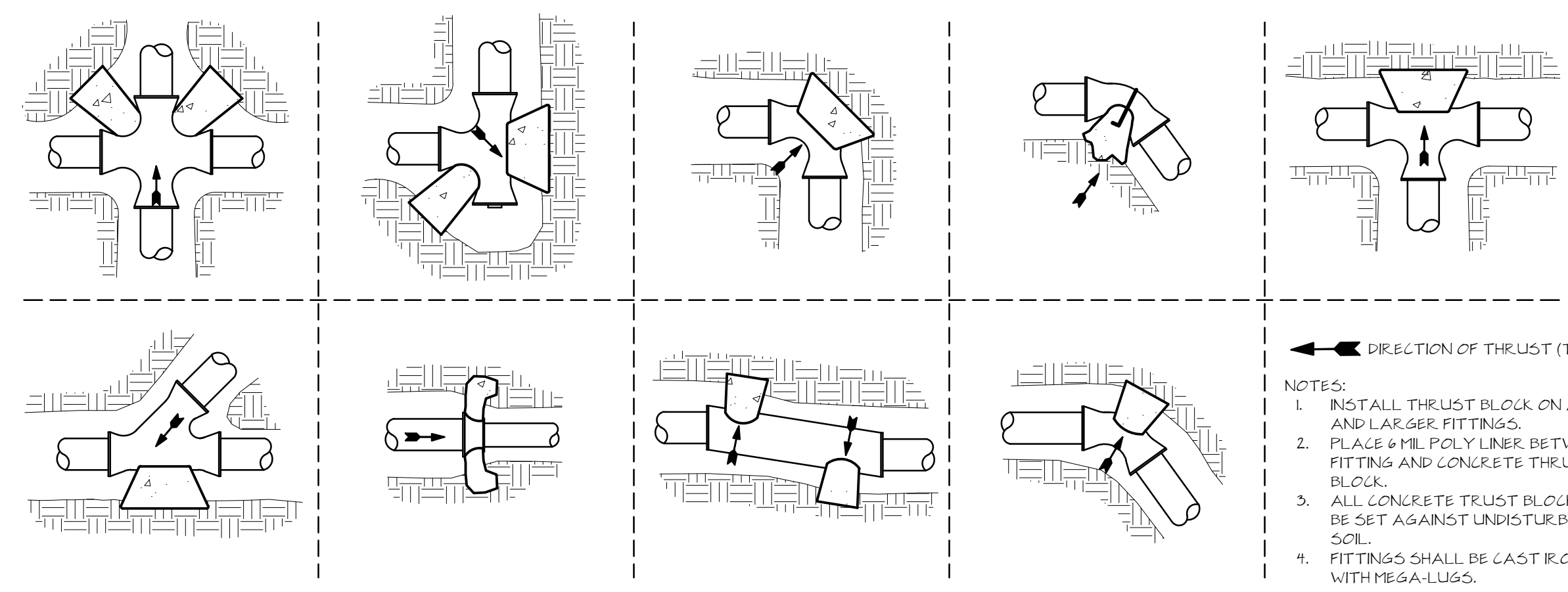
**3 REMOTE CONTROL VALVE**  
NTS



- 1 RUN WIRING BENEATH AND BESIDE MAINLINE
- 2 MAINLINE
- 3 LATERAL LINE
- 4 WIRE

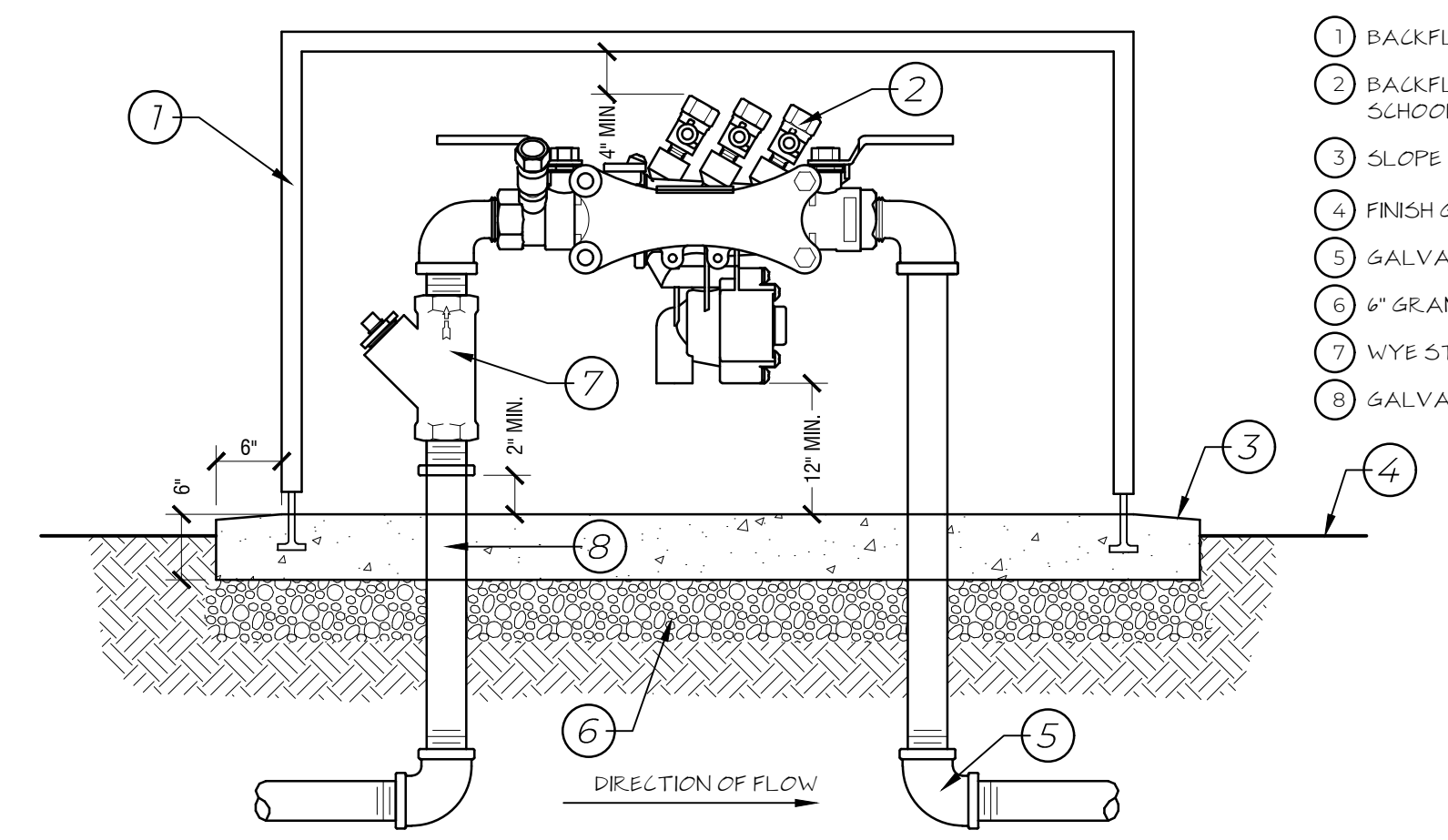
NOTES:  
1. SLEEVES SHALL BE TWICE THE DIAMETER OF THE PIPE WITHIN.  
2. PIPE AND WIRE SHALL BE PLACED IN SEPARATE SLEEVES.  
3. TRENCHES SHALL BE EXCAVATED 2" BELOW NORMAL TO ALLOW FOR PROPER BEDDING. SELECTED FILL SHALL BE USED IF SOIL CONDITIONS ARE ROCKY.  
4. MAINLINE SHALL HAVE 18-24" COVER, LATERAL LINE SHALL HAVE 8-12" MIN. COVER. 4" OF SCREENED FILL SHALL COVER THE PIPE. THE TOP 6" OF COVER SHALL CONTAIN NO ROCKS/AGGREGATES LARGER THAN 2".  
5. TRENCH FILL SHALL BE THOROUGHLY COMPACTED AND LEVELED WITH ADJACENT SOIL.  
6. PLASTIC PIPE SHALL BE EXTRUDED FROM PVC 120-1220 COMPOUND AND LABELED AS SUCH. ALL PVC PIPE SHALL BE SCH. 40. ALL MAINLINE FITTINGS SHALL BE SCH. 80.  
7. ALL WIRING SHALL BE ENCLOSED IN CONDUIT: CONTROL WIRE, 2-WIRE, POWER WIRE.

**4 PIPE/WIRE IN TRENCH**  
NTS



DIRECTION OF THRUST (TYP.)  
NOTES:  
1. INSTALL THRUST BLOCK ON ALL 3" AND LARGER FITTINGS.  
2. PLACE 6 MIL POLY LINER BETWEEN FITTING AND CONCRETE THRUST BLOCK.  
3. ALL CONCRETE THRUST BLOCKS TO BE SET AGAINST UNDISTURBED SOIL.  
4. FITTINGS SHALL BE CAST IRON WITH MEGA-LUGS.

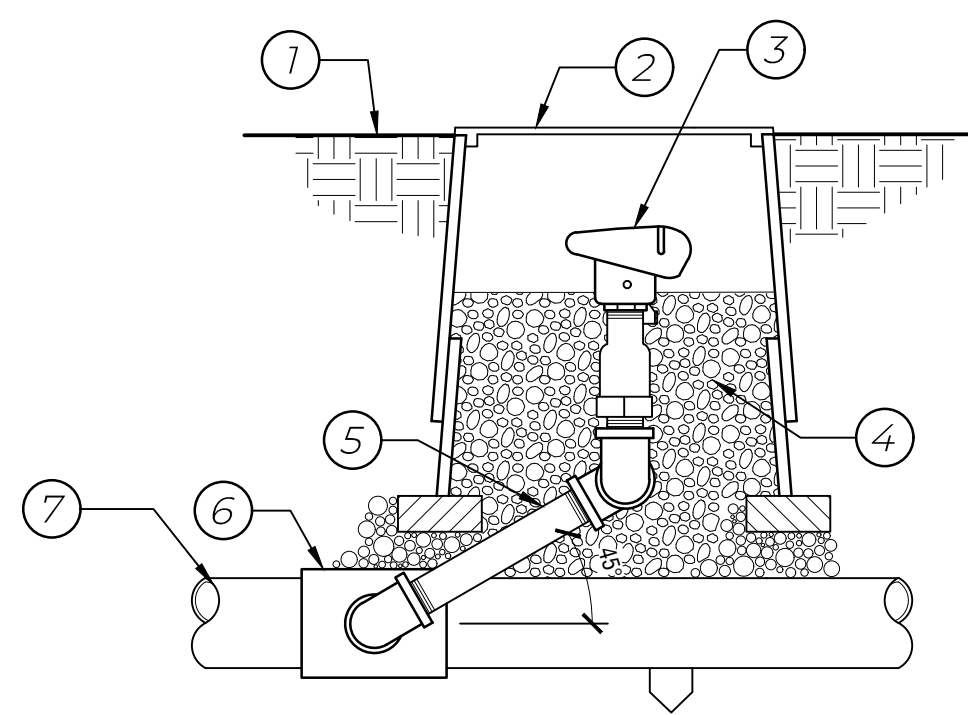
**5 THRUST BLOCKS**  
1" = 1'-0"



- 1 BACKFLOW ENCLOSURE
- 2 BACKFLOW PREVENTER SUPPLIED BY SCHOOL DISTRICT
- 3 SLOPE TO DRAIN 0.5% MIN. (TYP.)
- 4 FINISH GRADE
- 5 GALVANIZED ELBOW
- 6 6" GRANULAR FILL
- 7 WYE STRAINER
- 8 GALVANIZED NIPPLE

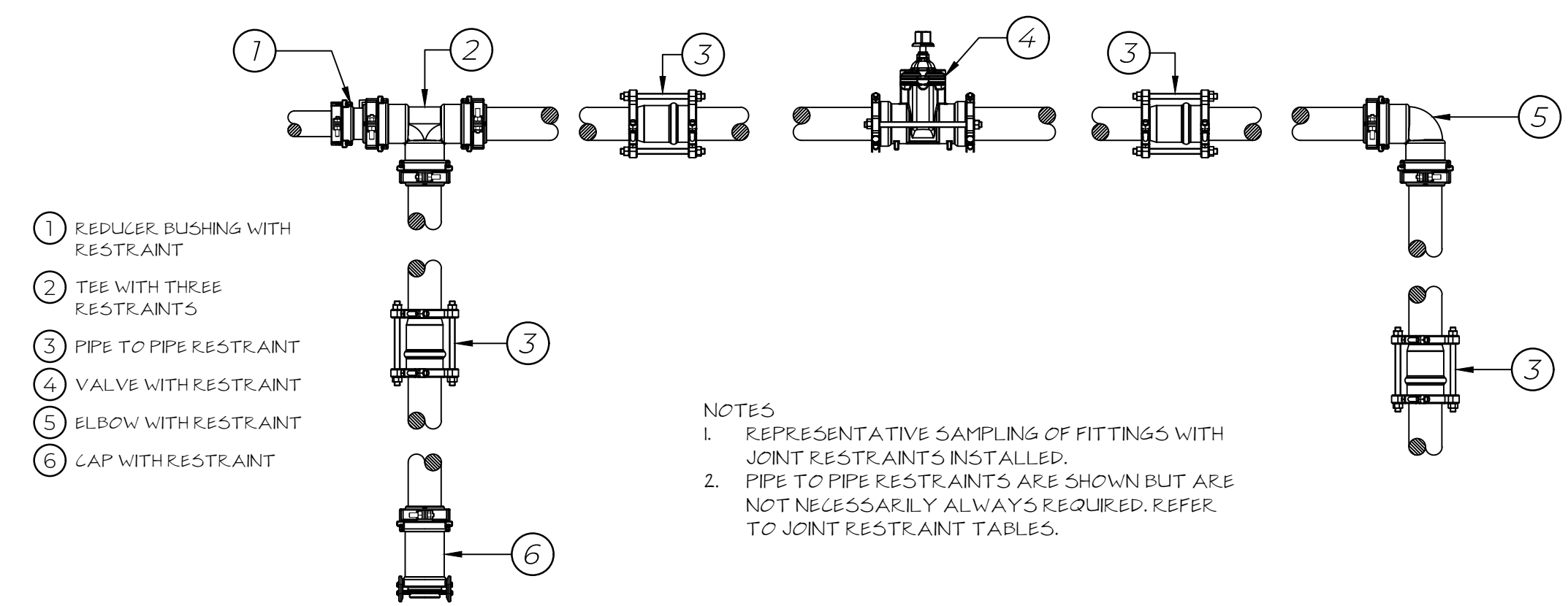
**6 BACKFLOW PREVENTER**  
3/4" = 1'-0"

NOTES:  
1. A QUICK COUPLING VALVE SHALL BE INSTALLED ON ALL MAIN LINES IMMEDIATELY AFTER THE BACKFLOW PREVENTION DEVICE. IN ADDITION, A QUICK COUPLING VALVE SHALL BE INSTALLED AT VALVE BOX CLUSTERS PER PLANS (SEE VALVE MANIFOLD DETAILS). ALL QUICK COUPLER VALVES SHALL BE INSTALLED IN A 10" ROUND VALVE BOX.  
2. ALL QUICK COUPLING VALVE KEYS SHALL HAVE A HOSE SWIVEL ATTACHED TO THE KEY. ONE KEY TO BE TURNED OVER TO THE CITY PARKS DEPARTMENT AT COMPLETION OF THE PROJECT.



- 1 FINISH GRADE
- 2 10" ROUND VALVE BOX
- 3 QUICK COUPLER VALVE
- 4 3/4" MINUS GRAVEL
- 5 FACTORY MFG SWING JOINT
- 6 MAIN LINE TEE OR BELL
- 7 MAIN LINE PIPE

**8 QUICK COUPLER VALVE**  
NTS



- 1 REDUCER BUSHING WITH RESTRAINT
- 2 TEE WITH THREE RESTRAINTS
- 3 PIPE TO PIPE RESTRAINT
- 4 VALVE WITH RESTRAINT
- 5 ELBOW WITH RESTRAINT
- 6 CAP WITH RESTRAINT

NOTES:  
1. REPRESENTATIVE SAMPLING OF FITTINGS WITH JOINT RESTRAINTS INSTALLED.  
2. PIPE TO PIPE RESTRAINTS ARE SHOWN BUT ARE NOT NECESSARILY ALWAYS REQUIRED. REFER TO JOINT RESTRAINT TABLES.

**7 TYPICAL JOINT RESTRAINT LAYOUT (2-1/2" & LARGER)**  
NTS

**DISTANCE CHART**  
REFER TO THE FOLLOWING TABLE THAT LISTS THE LENGTH (IN FEET) FOR EACH SIZE/TYPE FITTING WITHIN WHICH ALL JOINTS MUST BE RESTRAINED. ALL FITTINGS AND JOINT RESTRAINTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

AS AN EXAMPLE: IF YOU ARE INSTALLING A 3" MAINLINE WITH A DIRECTIONAL CHANGE OF 40°, REFER TO CHART UNDER PIPE SIZE TO A 3" AND UNDER BENDS 40° YOU WILL SEE THE DISTANCE OF 11'. IF THERE IS ANY JOINT (VALVE, BELL, ETC.) YOU MUST INSTALL A JOINT RESTRAINT WITHIN 11' OF THE 40° MAINLINE DIRECTIONAL CHANGE.

PIPE SIZE	BENDS				REDUCERS			BLIND	DEAD END SER. V. B.
	1"	22°	45°	40°	1 STEP	2 STEP	3 STEP		
2"	1'	1'	2'	6'	--	--	--	19'	6'
2.5"	1'	2'	4'	9'	4'	--	--	23'	10'
3"	2'	3'	6'	11'	8'	10'	--	30'	15'
4"	2'	4'	9'	20'	14'	20'	31'	45'	25'
6"	3'	6'	15'	29'	30'	40'	53'	63'	40'
8"	4'	8'	15'	38'	35'	55'	63'	75'	70'
10"	5'	9'	19'	45'	36'	56'	75'	46'	40'
12"	5'	10'	21'	53'	38'	60'	85'	112'	100'

**INSTALLATION CHART**  
REFER TO THE FOLLOWING TABLE WHICH LISTS THE NUMBER OF BOLTS, SIZE, AND TORQUE FOR EACH BOLT IN REFERENCE TO THE SIZE OF PIPE WHICH IS BEING RESTRAINED.

AS AN EXAMPLE: IF YOU HAVE A 3" PIPE, YOU WILL NEED 2 BOLTS THAT ARE 3/8" X 2.5" AND TIGHTEN THEM WITH A TORQUE WRENCH TO 20 FT.-LBS.

PIPE SIZE	NUMBER OF BOLTS	BOLT SIZE	TORQUE FT.-LBS.
2"	2	3/8" X 2.5"	20
2.5"	2	3/8" X 2.5"	20
3"	2	3/8" X 2.5"	20
4"	2	1/2" X 3"	50
6"	2	1/2" X 3.5"	50
8"	4	1/2" X 4"	50
10"	4	3/4" X 5.5"	100
12"	4	3/4" X 5.5"	100

THESE CHARTS ARE BASED ON USE OF LEEHCO PRODUCTS AND PROVIDED AS REFERENCE ONLY. CONTRACTOR SHALL CONTACT CORRESPONDING MANUFACTURER REPRESENTATIVE FOR PROPER CHARTS, TRAINING, AND CERTIFICATION IF OTHER PRODUCTS ARE SUBMITTED AND APPROVED FOR USE OF LEEHCO PRODUCTS. CONTACT THE LEEHCO REPRESENTATIVE FOR ALL QUESTIONS CONCERNING LEEHCO PRODUCTS.

**9 JOINT RESTRAINT TABLES**  
NTS

**IRRIGATION DETAILS**

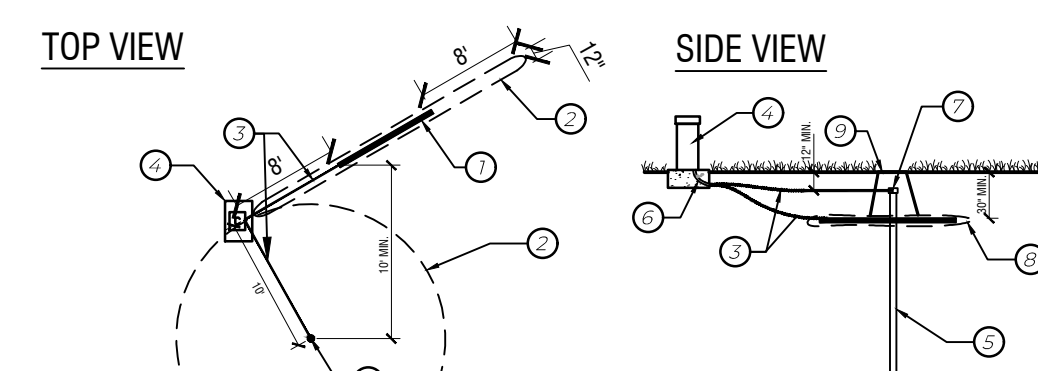
TITLE	FAIRFIELD TOWN PARK
PROJECT	FAIRFIELD TOWN
CLIENT	69 WEST MAIN STREET, FAIRFIELD TOWN, UT 84013
ADDRESS	

**REVISIONS**

NO.	DATE	DESCRIPTION

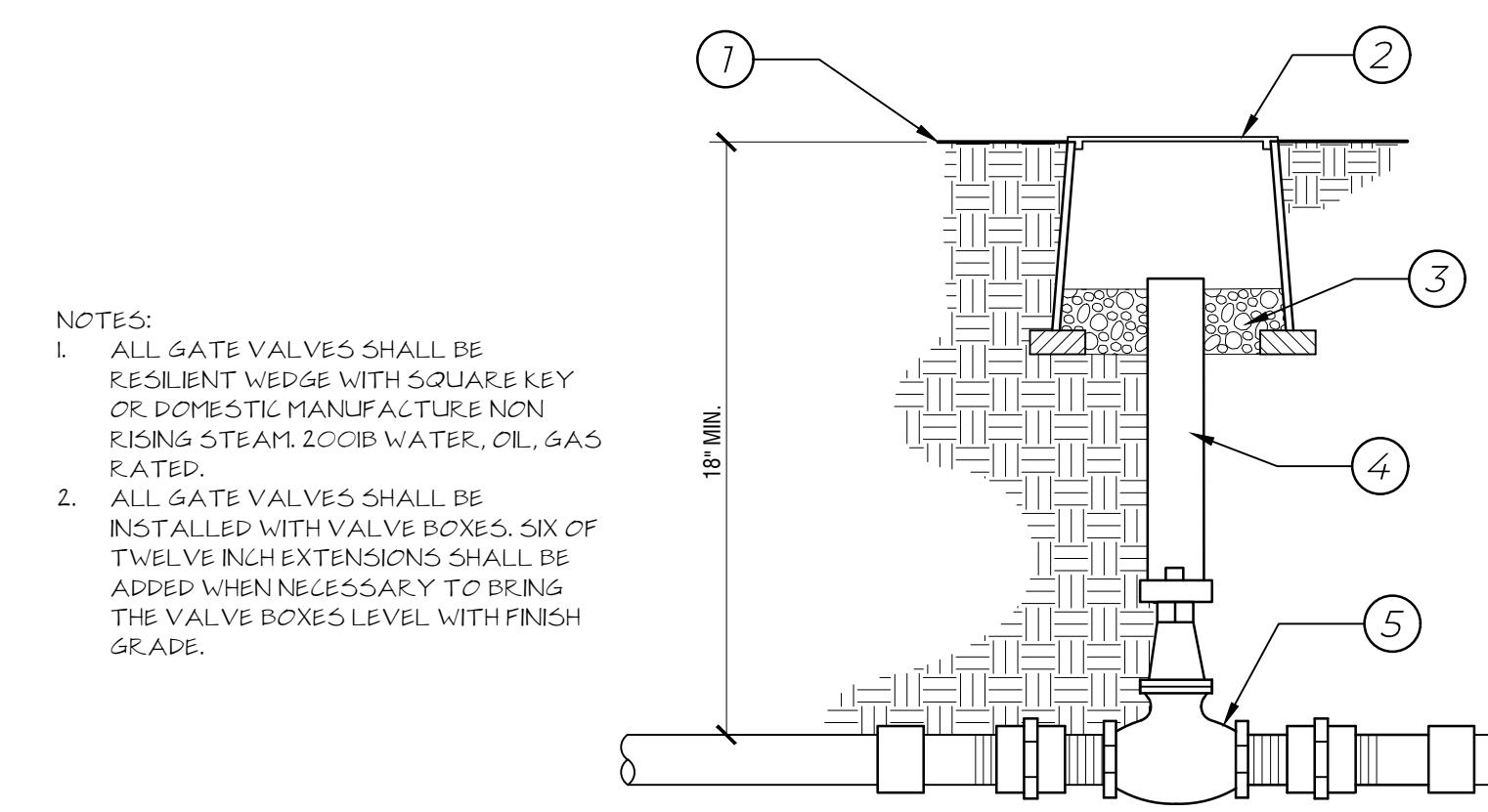
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JOB NUMBER: 80029  
CHECKED BY: HISLOP

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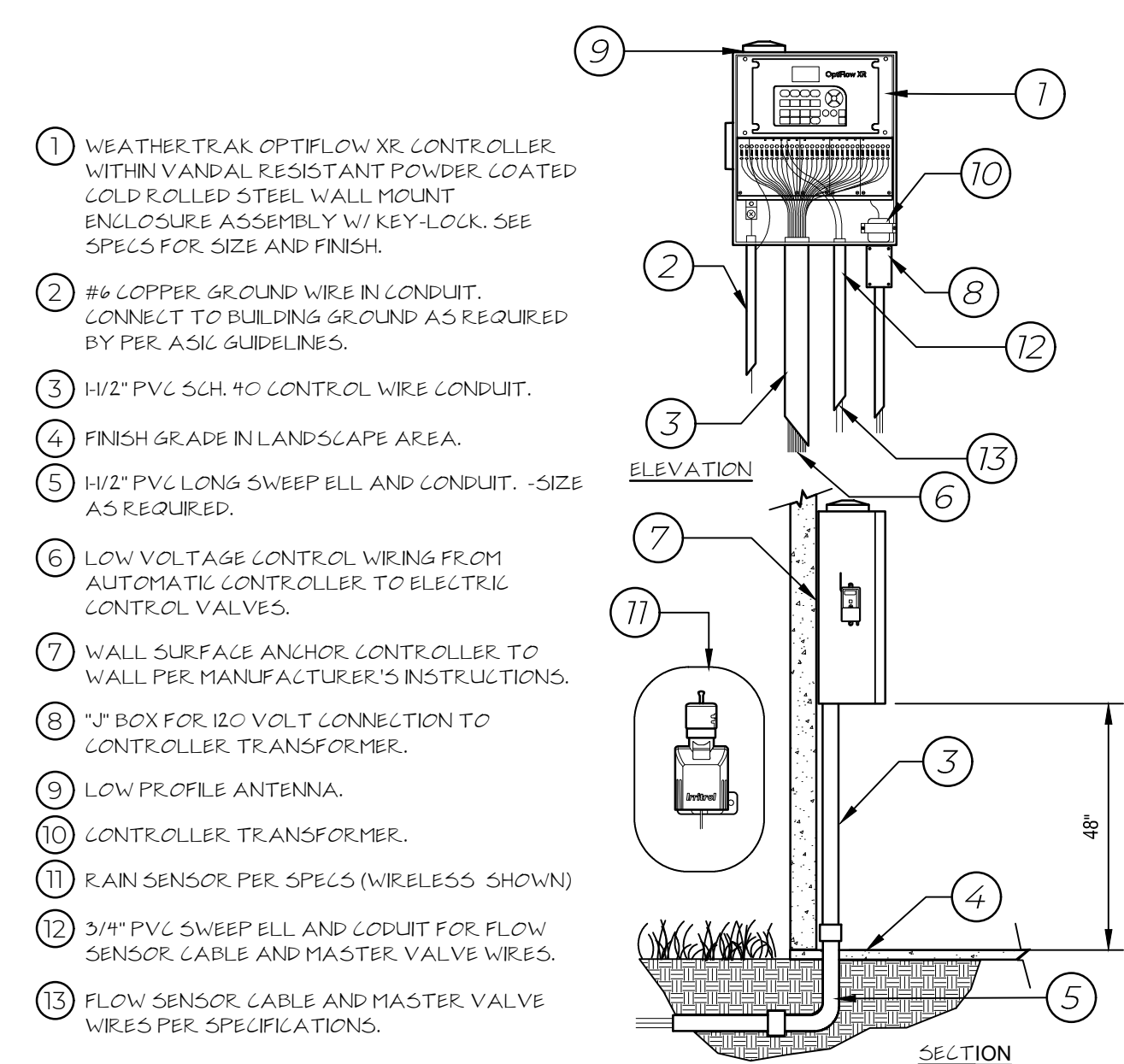
- 1 COPPER GROUND PLATE (4" X 46" X .0625")
- 2 ELECTRICAL SPHERE OF INFLUENCE BOUNDARIES
- 3 #6 AWG BARE COPPER WIRE
- 4 IRRIGATION CONTROLLER
- 5 5/8" X 10' ULLISTED COPPER CLAD GROUND ROD
- 6 PVC SWEEP ELL, 1/2" OR LARGER
- 7 'CADWELD' CONNECTION
- 8 POWER SET EARTH CONTACT MATERIAL
- 9 10" ROUND VALVE BOX

**1 GROUNDING GRID INSTALLATION**  
NTS P-PA-FAI-51



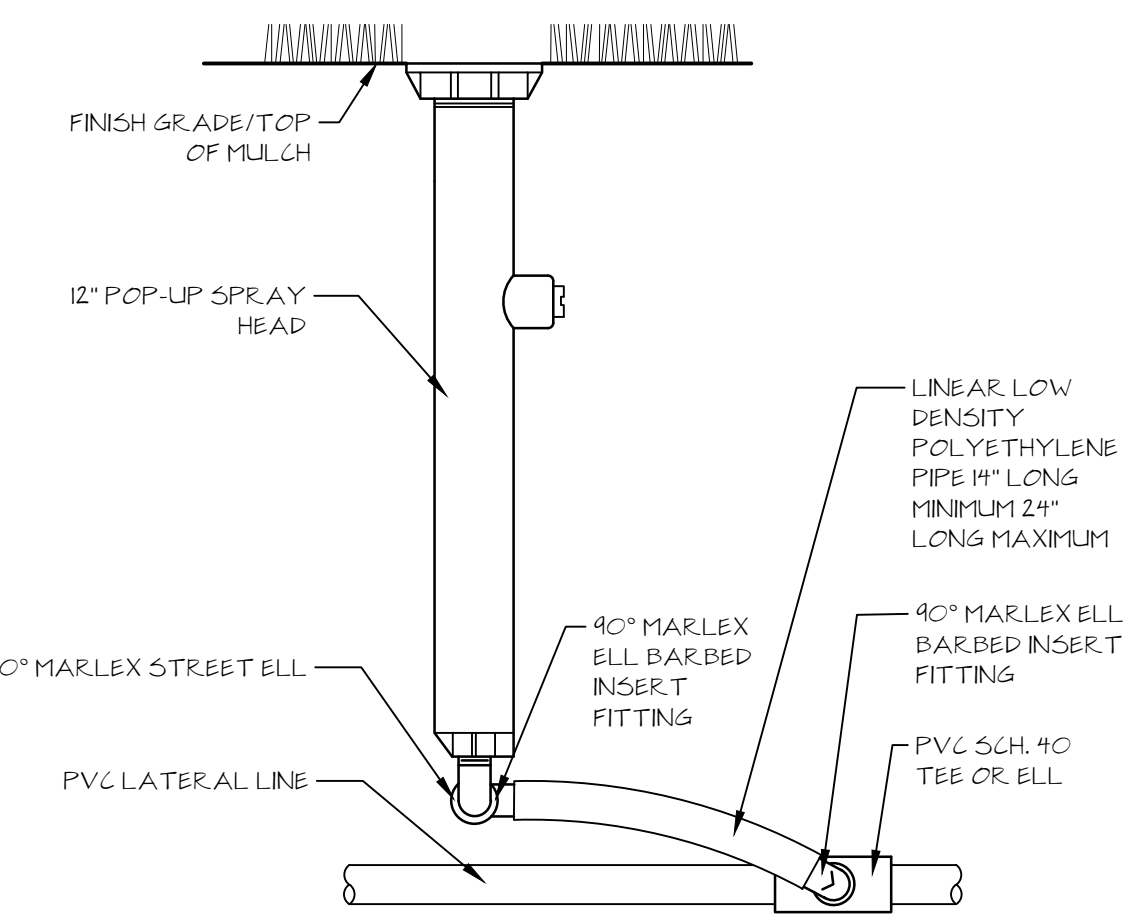
- 1 FINISH GRADE
- 2 10" CARSON BROOKS ROUND VALVE BOX
- 3 3/4" WASHED GRAVEL
- 4 6" UL1200 SLEEVE
- 5 LEMCO D/I/W VALVE
- 6 MAIN LINE PIPE

**2 LARGE ISOLATION/LINE VALVE**  
NTS P-PA-FAI-50

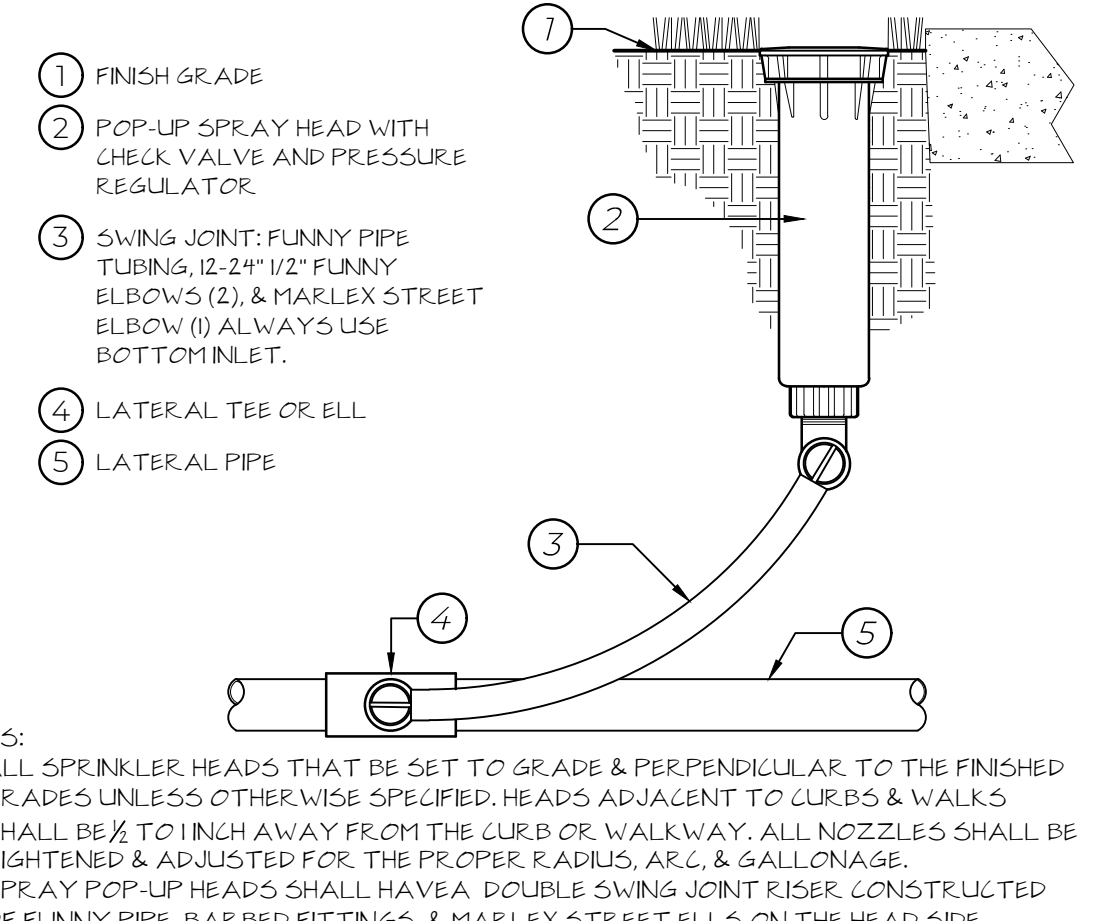


- 1 WEATHER TRAX OPTIFLOW XR CONTROLLER WITH VANDAL RESISTANT POWDER COATED GOLD ROLLED STEEL WALL MOUNT ENCLOSURE ASSEMBLY W/ KEY-LOCK. SEE SPECS FOR SIZE AND FINISH.
- 2 #6 COPPER GROUND WIRE IN CONDUIT. CONNECT TO BUILDING GROUND AS REQUIRED BY PER ASG GUIDELINES.
- 3 1/2" PVC SCH. 40 CONTROL WIRE CONDUIT.
- 4 FINISH GRADE IN LANDSCAPE AREA.
- 5 1/2" PVC LONG SWEEP ELL AND CONDUIT. -SIZE AS REQUIRED.
- 6 LOW VOLTAGE CONTROL WIRING FROM AUTOMATIC CONTROLLER TO ELECTRIC CONTROL VALVES.
- 7 WALL SURFACE ANCHOR CONTROLLER TO WALL PER MANUFACTURER'S INSTRUCTIONS.
- 8 1" BOX FOR 120 VOLT CONNECTION TO CONTROLLER TRANSFORMER.
- 9 LOW PROFILE ANTENNA.
- 10 CONTROLLER TRANSFORMER.
- 11 RAIN SENSOR PER SPECS (WIRELESS SHOWN)
- 12 3/4" PVC SWEEP ELL AND CONDUIT FOR FLOW SENSOR CABLE AND MASTER VALVE WIRES.
- 13 FLOW SENSOR CABLE AND MASTER VALVE WIRES PER SPECIFICATIONS.

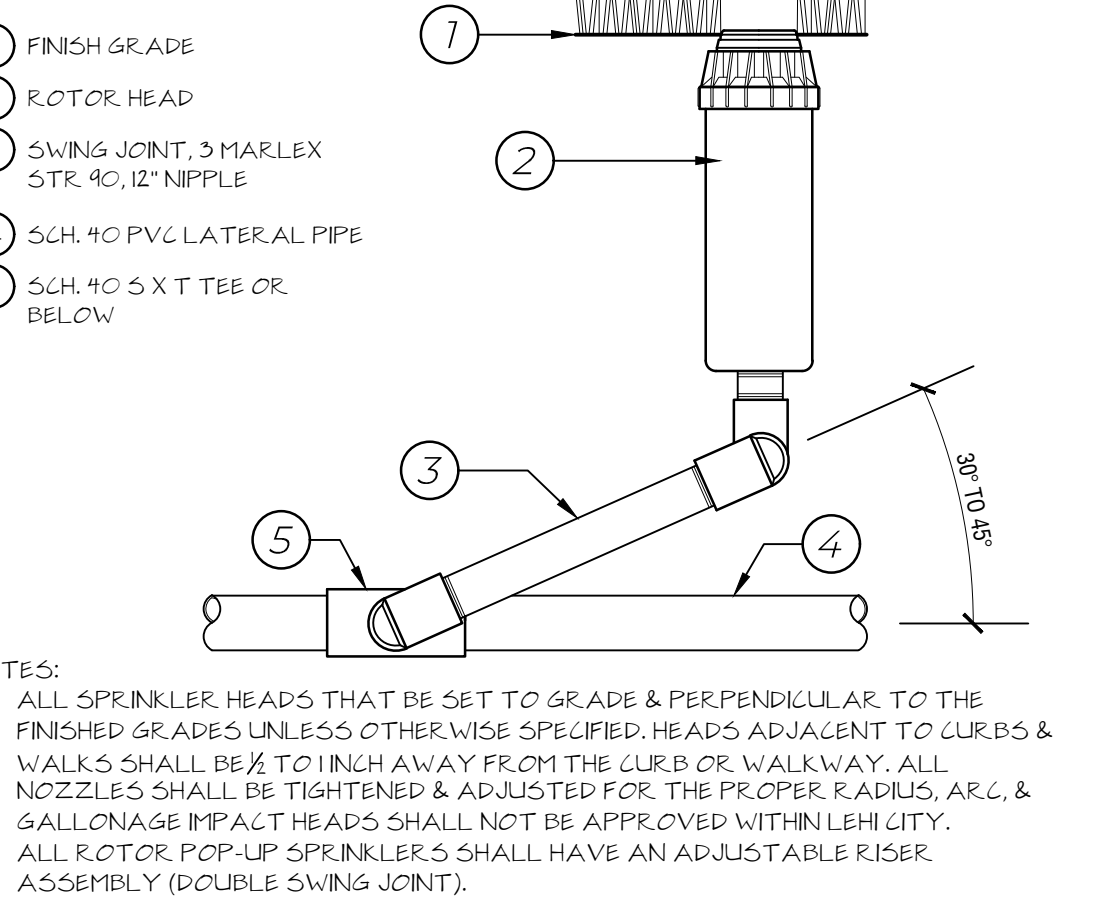
**3 WEATHERTRAK OPTIFLOW XR WALL MOUNT INDOOR**  
NOT TO SCALE P-PA-FAI-12



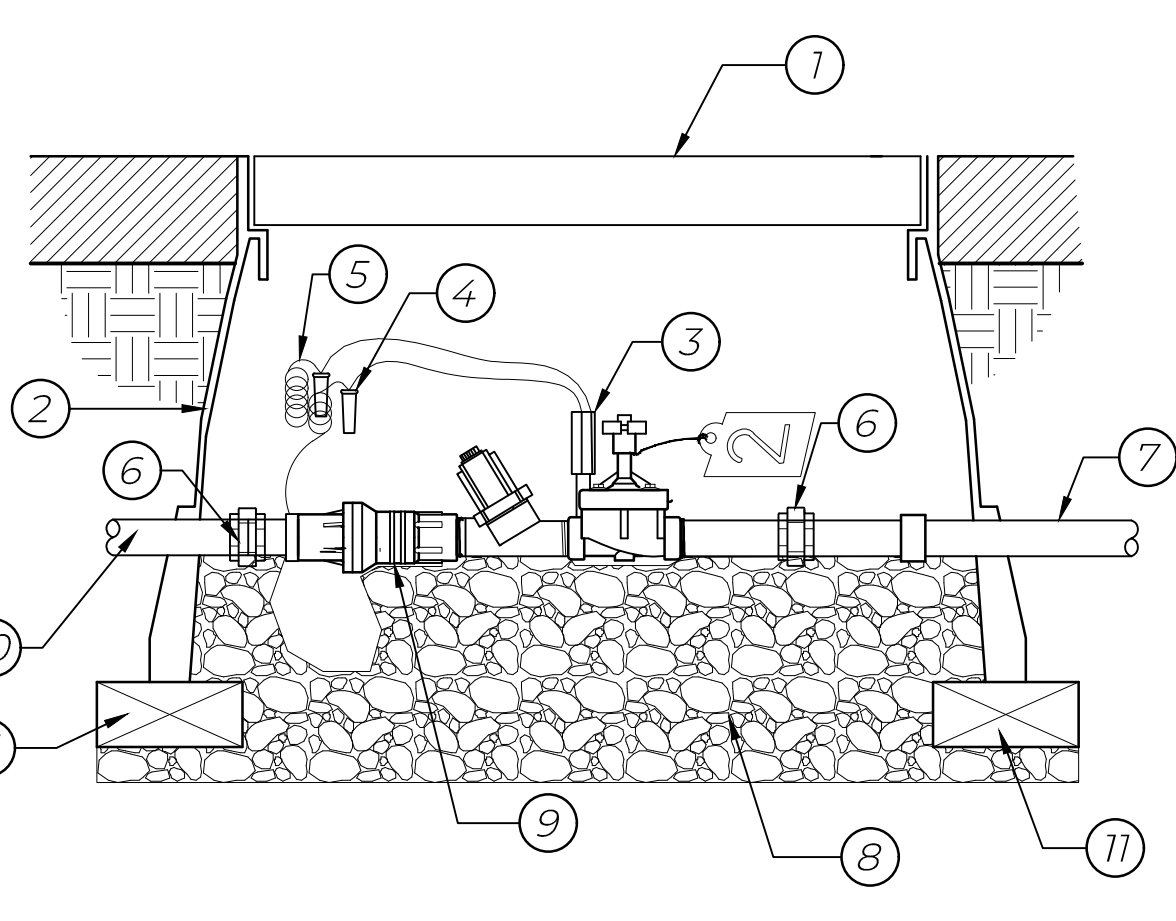
**4 12 IN. POP-UP SPRAY HEAD**  
NTS P-PA-FAI-06



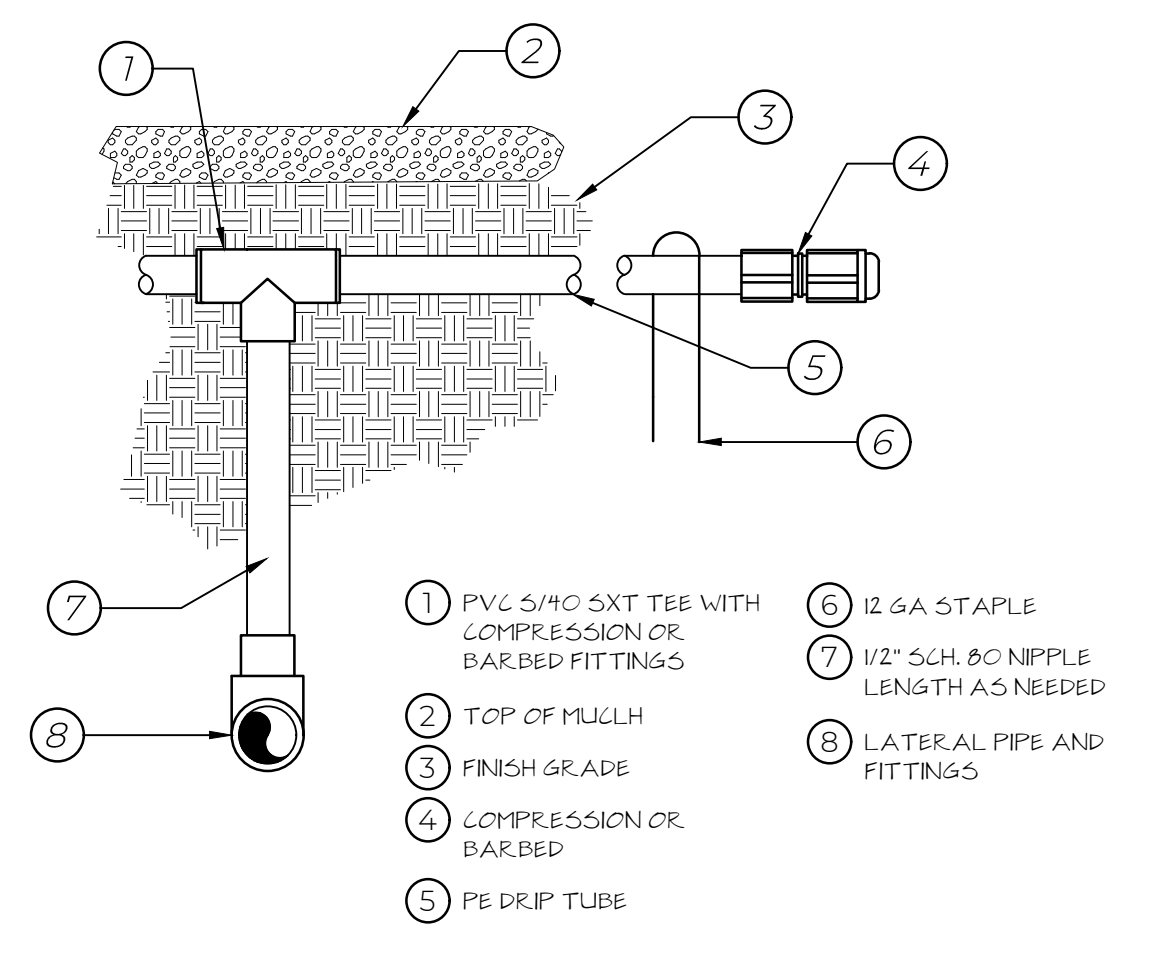
**5 SPRAY HEAD**  
NTS P-PA-FAI-27



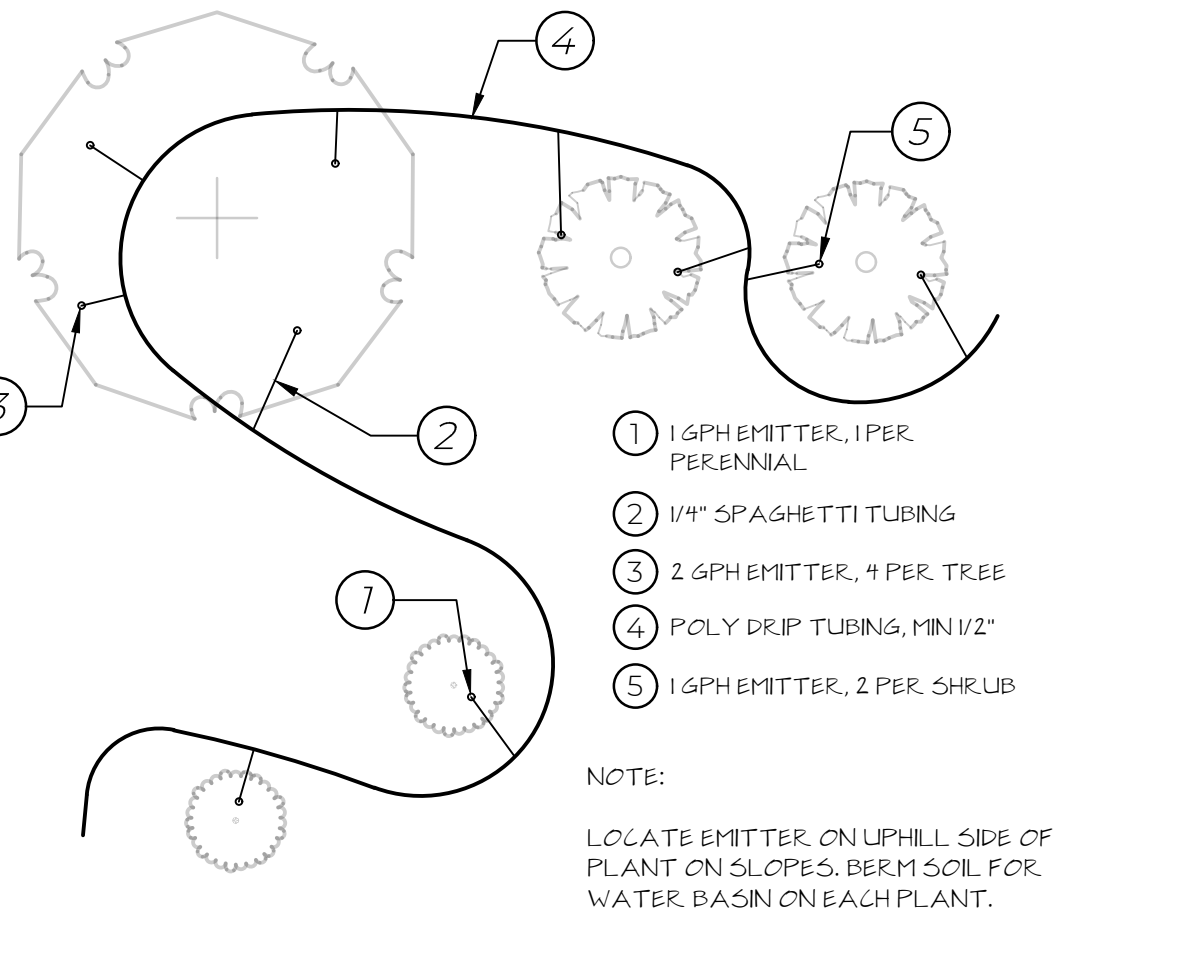
**6 POP UP ROTOR**  
NTS P-PA-FAI-26



**7 DRIP CONTROL ZONE**  
NTS P-PA-FAI-07



**8 PVC TO POLY CONNECTION**  
NTS P-PA-FAI-11



**9 DRIP TUBING & EMITTERS**  
NTS P-PA-FAI-25

**IRRIGATION DETAILS**

TITLE	IRRIGATION DETAILS
PROJECT	FAIRFIELD TOWN PARK
CLIENT	FAIRFIELD TOWN
ADDRESS	69 WEST MAIN STREET, FAIRFIELD TOWN, UT 84013

**REVISIONS**

NO.	DATE	DESCRIPTION

DATE: 03-05-2026  
JOB NUMBER: 80029  
CHECKED BY: HISLOP

SHEET  
**L502**

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**WHEREAS**, Utah Code 10-20-902 generally allows a land use applicant to be entitled to a municipality's land Use approval;

**WHEREAS**, However, Utah Code, 10-20-902(1)(a)(ii)(B) allows a municipality to not approve a land use application if "the land use authority, on the record, formally finds that a compelling, countervailing public interest would be jeopardized by approving the application and specifies the compelling, countervailing public interest in writing.";

**WHEREAS**, During a thorough review of the Town's Conditional Use Ordinance, the Town found numerous concerning issues within Chapter 17 that, if it goes uncorrected, is a compelling, countervailing interest against the public and the Town;

**WHEREAS**, The Town finds the following:

1. In reviewing the Conditional Use Chapter, the regulations contained therein are significantly lacking in providing clear instructions and standards;
2. Additionally, it appears that the application process is lacking key components that are necessary to enforce Conditional Uses (10.17.50.);
3. The Standards of Review are incomplete and need to be revisited and amended (10.17.70) due to recent legislative changes and recent court rulings;
4. The Conditional Use Ordinance is outdated, unclear, contains incorrect references to missing or repealed Town Code provisions and is otherwise difficult to understand;
5. The Conditions for Approval need to be amended (10.17.60);
6. Sections 10.17.10., 10.17.30., 10.17.40., and 10.17.80 - 10.17.100 may be amended, removed, or moved to applicable zones.

**NOW THEREFORE**, Be it resolved by the Governing Body of Fairfield Town, Utah, that:

1. Based on the findings above, the Town concludes that a compelling, countervailing public interest would be jeopardized by approving any application for Conditional Use;
2. The Town will not process any current or future Conditional Use applications until the Town formally adopts regulations for 10.17.00. Conditional Use or 180 days have passed, whichever is first. See Utah Code 10-20-902(1)(b)

3. This resolution shall take effect immediately upon passage.

Passed and adopted this \_\_\_\_ day of \_\_\_\_\_ 2026.

FAIRFIELD TOWN

\_\_\_\_\_  
Hollie McKinney, Mayor

Hollie McKinney	yes_____	no_____	abstain_____
RL Panek	yes_____	no_____	abstain_____
Tyler Thomas	yes_____	no_____	abstain_____
Michael Weber	yes_____	no_____	abstain_____
Richard Cameron	yes_____	no_____	abstain_____

ATTEST:

\_\_\_\_\_  
Stephanie Shelley, Recorder

(OFFICIAL SEAL)



**Ordinance # 2026-01.** An Ordinance Repealing Airpark Zone and Adopting Fairfield Town Code § 10.11.260. Airpark Mixed-Use Zone (AMUZ) and Amending Town Code § 10.16. Special Use Regulations, Adding Additional Special Uses and Conditional Uses within the AMUZ. (This action follows from the Notice of Pending Ordinance Change related to the Airpark Zone and Airpark Overlay Zone adopted by the Town Council on Sept. 25, 2025).  
Dated March 25, 2026

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Document Control Changes:

Fairfield Town Code 10.11.260. (Airpark Zone) Adopted (without a public hearing) August 23, 2022; repealed; adopted the new Airpark Mixed Use Zone March 25, 2026.

Fairfield Town Code 10.16. Special Use Regulations. Created June 18, 2025, Amended March 25, 2026.

**WHEREAS**, in 2002, before Fairfield Town incorporated, the West Desert Airpark (WDA), or its predecessor, applied for a conditional use permit from Utah County to operate “a private airstrip and small hangars for sport aircraft in the Fairfield area;” and

**WHEREAS**, the County approved the conditional use permit, and the WDA has operated as a privately owned airpark for more than 20 years; and

**WHEREAS**, on June 15, 2018, WDA filed form 7480-1 to notify of WDA’s self-declared “public-use” designation to the Federal Aviation Administration (FAA), which was not opposed but this (FAA) determination does not constitute FAA approval or disapproval of the physical development involved in the proposal. It is a determination with respect to the safe and efficient use of navigable airspace by aircraft and with respect to the safety of persons and property on the ground; and

**WHEREAS**, the Utah Department of Transportation (UDOT) Aeronautics Division has awarded approximately \$2.5 million in State funding for runway construction/extension at the Airpark, conditioned upon contract No.259900, dated July 12, 2024; and

**WHEREAS**, neither the FAA nor UDOT has authority to override or preempt a municipality’s zoning regulations; however, municipalities are prohibited from regulating navigable airspace, which remains under exclusive federal jurisdiction; and.

**WHEREAS**, when UDOT awarded funding to WDA, it did not verify whether the Town had approved the necessary permits or authorized the runway expansion. Additionally, neither UDOT nor the FAA provided any flight hazard analysis when the Town requested such documentation; and ;

**WHEREAS**, WDA has held itself out as a public-use facility, and accepted UDOT grants extending the airstrip, resulted in a substantial increase in flights over the Town; and

**WHEREAS**, WDA sought to expand its uses, the Town reviewed the applicable ordinances and found significant deficiencies, including the following:

1. Any development that occurs in the Airpark Zone requires a concurrent “Master Planned Development,” which dictates standard zoning regulations, such as frontage, setbacks, area requirements, building heights, landscaping, and water requirements. See Town Code § 10.11.260 (I), (J), (K)(1), (L), (M), and (O).

2. A Master Planned Development is considered a conditional use in the Airpark Zone, and the Town has not received any conditional use applications for this use. See Town Code § 10.11.260 (D)(1).
3. Confusingly, the Airpark Zone also requires a “master site plan” before any development can even occur in the zone. See Town Code § 10.11.260 (H). While the Town regulates site plans in accordance with Town Code § 9.1, it is unclear whether a master site plan is required to follow those regulations.
4. The Airpark Zone and the Airpark Overlay Zone, did not include many critical definitions such as the definition of “Airpark,” “Airport,” “Small Aircraft” “School,” “Caretaker Dwelling,” “Aircraft,” “Fuel Tanks,” “Hangars,” “Helipads,” “Landing Strip,” “Storage Containers,” “Taxiways,” and “Master Planned Development.”
5. The Airpark Overlay Zone was written to “minimize exposure to crash hazards and high noise levels generated by West Desert Airpark operations.” Town Code § 10.11.275 (A).
6. The Airpark Overlay Zone text was written to prevent regulatory takings on property owners around West Desert Airpark that burdens property not owned by West Desert Airpark. There remains constitutional questions as to whether a private airport owner can burden property that it does not own.
7. Additionally, the West Desert Airpark recently extended and relocated their runway and the Overlay Zone has specific application that were only contemplated for the previous ~2,600 foot runway.
8. Additionally, the West Desert Airpark is located next to two landfills, which attract flocks of birds that congregate there, and create hazards for the pilots. The Airpark Overlay Zone failed to adequately address the known hazards.

**WHEREAS**, on April 2, 2025, the Town passed a notice of pending ordinance in compliance with Utah Code § 10-20-509(1)(a)(ii)(A), which found “a compelling, countervailing public interest would be jeopardized by approving any application in the Airpark Zone or Airpark Overlay Zone.”

**WHEREAS**, the WDA contested the passage of the notice of pending ordinances and filed suit against Fairfield. See Case No. 250402063. The WDA agreed to stay the suit pending review by the Utah Property Rights Ombudsman and further negotiations.

**WHEREAS**, in the ensuing months, the Town has diligently drafted regulations related to airport operations to protect the health, safety, and welfare of Fairfield residents. The regulations were crafted from FAA Advisory Circulars, attached as **Exhibit 1**, the “Airports & Land Use Guide: An Introduction for Local Leaders,” written by the Workforce Services: Housing and Community Development (2018), attached as **Exhibit 2**, and input from other aviation experts.

**WHEREAS**, on September 9, 2025, the Town Planning Commission held a public hearing on the proposed Airpark Mixed Use Zone, additional special uses to be added to the Town’s Special Use Regulations, and the proposed Airport Overlay.

**WHEREAS**, On September 22, 2025, the Planning Commission reviewed the subject text amendments and made a positive recommendation to the Town Council.

**WHEREAS**, On September 25, 2025, the Town passed a second notice of pending ordinance in compliance with Utah Code § 10-20-509(1)(a)(ii)(A), which found “a compelling, countervailing public interest would be jeopardized by approving any application in the Airpark Zone or Airpark Overlay Zone.” This public interest concern was that adjacent property owners had not received actual notice of the original Notice and wanted to participate in the public process.

**WHEREAS**, the Planning Commission held a properly noticed public hearing, on the AMUZ, Overlay Zone, Special Uses, and Conditional Uses on March 19, 2026; and

**WHEREAS**, the Town Council reviewed the subject text amendments and finds that the regulations and provisions therein help protect the health, safety, and welfare of Fairfield residents.

**NOW THEREFORE**, be it ordained by the Town Council of Fairfield Town, in the State of Utah, their approval to repeal the existing Airpark Zone and adopt the new Town Code § 10.11.260 (Airpark Mixed Use Zone), attached as **Exhibit A**; and to amend Town Code § 10.16 (Special Use Regulations), adding Standards for Special and Conditional Uses within the AMUZ as attached in **Exhibit B**.

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

**Effective Date.** This Ordinance shall become effective immediately upon publication or posting as required by law.

**Passed and Adopted this 25th day of March 2026.**

FAIRFIELD TOWN

\_\_\_\_\_  
Hollie McKinney, Mayor

Hollie McKinney	yes	_____	no	_____	abstain	_____
RL Panek	yes	_____	no	_____	abstain	_____
Tyler Thomas	yes	_____	no	_____	abstain	_____
Michael Weber	yes	_____	no	_____	abstain	_____
Richard Cameron	yes	_____	no	_____	abstain	_____

ATTEST:

\_\_\_\_\_  
Stephanie Shelley, Recorder

(OFFICIAL SEAL)

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 **25th day of March 2026**

**Ordinance # 2026-01.** An Ordinance Repealing and Reinstating Fairfield Town Code § 10.11.260. Airpark Zone (renamed Airpark Mixed Use Zone) and Amending Town Code § 10.16. Special Use & Conditional Use Regulations, Adding Additional Special & Conditional Uses.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Fairfield, Utah, this **25th day of March 2026**.

\_\_\_\_\_,  
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 **25th day of March 2026**, and herein referred to as:

SUMMARY.

Repealing and reinstating the Fairfield Town Code Airpark Zone, and adding Special Uses regulations, as well as special uses found in the Airpark Mixed Use Zone.

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 \_\_\_\_\_, 2026

## EXHIBIT A

### Airpark Mixed-Use Zone.

#### Section 10.11.260.1. Title

This zone is known as the “Airpark Mixed-Use Zone” or AMUZ.

#### Section 10.11.260.2. Legislative Findings, Purpose, and Intent.

A. The Town Council finds it is in the interest of the residents of Fairfield, and is the purpose of this zone, to:

1. Support aviation-related activities with mixed-use development in a manner that is compatible with the airpark/airport and the surrounding community.
2. Protect public health, safety, and welfare by reducing land use conflicts and safeguarding airpark/airport operations.
3. Ensuring property rights are recognized and respected.
4. Encourage aviation activity and related economic opportunities while maintaining the Town’s rural character.
5. Preserve the Town’s land-use authority role while recognizing the FAA’s jurisdiction over airspace.

CB. The intent of the Town Council that the provisions of this zone be interpreted to promote these purposes.

#### Section 10.11.260.3. Definitions.

The definitions provided in this section shall be specific to this section only. In the event of conflict between a definition in this section and a definition in other sections of the Town Code, the definition in this section shall prevail.

AC. An Advisory Circular issued by the FAA.

**Accessory Structure.** A subordinate building or structure on the same lot as a principal use, which is incidental and related to the principal building or use. Examples include utility

enclosures, maintenance sheds, or small storage buildings that are aviation related. No accessory dwelling units are permitted within the AMUZ.

**Aircraft Construction.** The fabrication, assembly or substantial modification of an aircraft or aircraft components, including airframes, avionics, and structural elements. The term includes testing and inspection activities incidental to existing aircraft.

**Aircraft (Manned).** Has the same meaning as defined in 14 C.F.R.1.1.

**Aircraft Parking.** Designated outdoor or indoor areas for the temporary or long term parking of small or ultralight aircraft, where aircraft are secured using tie-downs, chocks, or mooring systems.

**Aircraft, Small.** Has the same meaning as defined in 14 C.F.R.1.1.

**Aircraft (Unmanned) or Drone.** Has the same meaning defined in 14 C.F.R. 1.1.

**Airframe Repair and Painting.** The maintenance, restoration, or cosmetic finishing of aircraft fuselage, wings, stabilizers, and other structural components, including paint, coatings, and corrosion control.

**Airpark.** A privately owned aviation-oriented development serving planned area designated to accommodate aircraft owned or operated by residents, tenants, or approved users of the development. An airpark is not open to the general public and does not function as an airport or regional aviation facility. ~~ions such as a runway, taxiways, and hangars) with residential, commercial, or light industrial uses that support aircraft operations.~~

**Airpark Traffic Patterns and Altitudes.** Published procedures describing standard aircraft arrival and departure routes, pattern altitudes, and no-fly zones over sensitive areas.

**Airport.** For purposes of this Title, “Airport” means an aviation facility that:

1. Is approved by Fairfield Town for operation as a public-use airport; and
2. ~~, in addition to meeting~~ Meets applicable federal definitions and requirements for an airport;

But does not include any aviation facility that:

- a. ~~provided that an airport does not include an airport that has received grants under 49 U.S.C., Subtitle VII, Chapter 471, Part B (–Airport Development); or or that has~~
- b. Has “regularly scheduled flights of aircraft” within the meaning of 49 U.S.C. § 44718(d)(1).

**Airport Emergency Plan.** A written emergency response and coordination plan approved by the Town addressing aircraft incidents, fire response, fuel spills, wildlife hazards, and public safety coordination.

**Airport Hazard Area.** Any area of land or water under the imaginary surfaces as defined in the airport overlay upon which an airport hazard might be established if not prevented as provided in these regulations.

**Airport Influence Area.** The term Airport Influence Area has the same meaning as the definition for Airport Influence Area found in Utah Code Title 72, Chapter 10, Part 4, the Airport Zoning Act, as amended. ~~geographic area associated with a Significant Airport within which compatibility between aviation operations and surrounding land uses must be addressed pursuant to Utah Code Title 72.~~

For purposes of this Title, compatibility within the Airport Influence Area shall be achieved through airport sponsor acquisition of necessary property interests, recorded aviation easements, RPZ control, or other lawful land-control mechanisms approved by the Town.

Nothing in this definition shall be construed to require Fairfield Town to regulate or restrict property outside the airport boundary on behalf of the airport sponsor.

**Airport Overlay Zone.** A secondary zoning district as may be adopted by the Town Council above and around an airport designed to protect the public health, safety, and welfare which protects property owner rights near an airport through compatible land use regulations as recommended by the Federal Aviation Administration; and protects aircraft occupant safety through protection of navigable airspace. Regulations imposed by the overlay zone are in addition to the primary zoning district land use regulation of property.

**Airpark, Small.** An airport that has as a runway less than five thousand (5000) ft., less than ten thousand (10,000) operations per year, visual approaches only, and aircraft weighing no more than twelve thousand five hundred (12,500) pounds maximum certified takeoff weight.

**Air School.** Means the same as defined in Utah Code 72-10-102 (12).

**Air School, Private.** Means a for profit or a non profit air school.

**Air School, Public.** Means an air school operated by a public school district, university, or government agency.

**Airside Access.** Means security measures and protocols to regulate entry to areas of an airport where aircraft operations take place, including runways, taxiways, aprons, hangars, and boarding areas.


~~**ARC A-1/B-1.** Airport Reference Code classification of A-1 which classifies aircraft with an approach speed of less than 91 knots (104mph), and either a wingspan of less than 49 feet, or a tail height of less than 20 feet, whichever is most restrictive and B-1 which classifies aircraft with an approach speed of 91-120 knots (104-138mph), and either a wingspan of less than 49 feet or a tail height of less than 20 feet, whichever is most restrictive.~~

**A-1**



- Beech Baron 55
- **Beech Bonanza**
- Cessna 150
- Cessna 172
- Cessna Citation Mustang
- Eclipse 500
- Piper Archer
- Piper Seneca

**B-1** *less than 12,500 lbs.*



- Beech Baron 58
- Beech King Air 100
- Cessna 402
- **Cessna 421**
- Piper Navajo
- Piper Cheyenne
- Swearingen Metroliner
- Cessna Citation I

**Aviation Facility.** Means any land area, building, structure, or improvement used or intended to be used for the landing, takeoff, movement, storage, servicing, maintenance, fueling, or operation of aircraft. An aviation facility includes runways, taxiways, aprons, hangars, tie-down areas, terminal buildings, fuel farms, navigation aids, and any accessory uses necessary for the conduct of aviation activities.

**Aviation Operator.** Means any person, entity, partnership, corporation, or association that owns, leases, manages, or otherwise conducts aviation-related operations at an aviation facility, including but not limited to aircraft owners, flight schools, maintenance providers, charter services, and fixed-base operators (FBOs). An aviation operator is responsible for compliance with applicable federal, state, and local regulations governing aviation activity.

**Avigation Easement.** Means a legal right to access and permit unimpeded aircraft navigation and flights over property subject to the easement and includes the right to create or increase noise or other effects that may result from the lawful operation of aircraft; and it may provide for the removal or prevention of any obstruction to such overflight.

**Based Aircraft.** An aircraft that is regularly housed, stored, or maintained at the **Airpark or airport** for the majority of a calendar year and for which the **Airpark/airport** serves as the aircraft's primary operating location. This includes aircraft kept in hangars, tie-downs, shelters, or other storage areas on the property.

An aircraft may be determined to be "based" by the Town through FAA records, reporting by the airport sponsor, lease agreements, observable presence, maintenance records, utility usage, or any other reasonably reliable evidence.

**Caretaker Dwelling.** A residential unit located on the same parcel as a non-residential use, intended for full-time occupancy by an individual or household responsible for the care, security, or operation of the primary use or facility. Caretaker dwellings are accessory in nature and must be directly related to the ongoing maintenance or oversight of the property.

**Cargo Service Airport.** Airport that is served by aircraft providing air transportation of only cargo with a total annual landed weight of more than 100 million pounds. "Landed weight" means the weight of aircraft transporting only cargo in intrastate, interstate, and foreign air transportation.

**Conditional Use Permit (CUP).** A permit issued pursuant to Town Code 10.17 and consistent with Utah Code 10-20-506.

**Controlled Development Zone.** Restrictions on crops that attract birds, require buildings over two hundred (200) ft. in height to register with the FAA, control lighting up to the sky and limit residential development.

**Crew Rest Facility.** A designated area within an airpark/airport hangar used exclusively for short-term rest and recuperation by flight crew members between flight operations. A crew rest facility may include basic accommodations such as seating or sleeping areas, a restroom, and minimal kitchen amenities, but shall not be used or approved as a permanent residence. The facility must be accessory to and clearly subordinate to the primary aviation use of the hangar and may only be used by personnel directly associated with aircraft operations on site.

**Daytime Operations.** All aircraft activities and procedures, including takeoffs and landings, that occur between official sunrise and sunset, during periods when natural light provides sufficient visibility for safe operation without the use of runway lighting or navigational aids. These operations are limited to daylight hours and do not include night or low visibility operations.

**Engine Repair.** The inspection, overhaul, or servicing of aircraft engines or propulsion systems, including removal and installation, conducted in accordance with FAA-approved maintenance procedures.

**FAA.** Federal Aviation Administration of the United States Department of Transportation.

**Fuel Dispenser.** Fixed or mobile unit designed to transfer aviation fuel from a storage tank or fuel farm to an aircraft. A fuel dispenser includes pumps, hoses, nozzles, meters, filters, grounding systems, and associated safety equipment.

**Fuel Farm.** Centralized aviation fuel storage and distribution facility located within an airport or airpark, consisting of one or more aboveground or underground storage tanks, associated pumps, piping, filtration systems, spill containment, and safety equipment.

**Hangar.** Structure designed and constructed for the storage, shelter, and protection of aircraft. A hangar may also provide space for routine aircraft maintenance and operations as permitted.

**Hangar Home.** A dwelling unit integrated with an aircraft hangar located within an approved Airpark Zone where aircraft access is provided directly to the lot via taxiway.

**Hangar (Shell S-1).** Fully enclosed structure intended solely for the storage and protection of aircraft, without interior build-out for occupancy, offices, or non-aviation activities.

**Landside Access.** Security measures and protocols to regulate access to areas of an airport open to the public, including parking lots, administrative offices, industrial, and commercial spaces.

**Material Change.** Any modification that increases or alters the operational intensity, configuration, expanded uses, runway length, or aircraft weight.

**NFPA.** National Fire Protection Association.

**Obstruction to Air Navigation.** Has the same meaning defined in FAA AC 150/5300-13B § 1.5(70).

**Office and Administrative Buildings.** Structures used for airport/airpark-related management or support operations, including business offices, tenant services, flight planning centers, or aviation service companies.

**Operations.** Aircraft activity at the airpark or airport, defined as either a takeoff or a landing. Each takeoff or landing counts as one (1) operation. Touch and go maneuvers, practice approaches, and stop and go landings are each counted as two (2) operations - one (1) landing and one (1) takeoff. Annual and daily operation totals are used to determine the level of activity and ensure compliance with any operational limits established by ordinance or FAA designation.

**Public-use.** The term “public-use” when used in connection with any airpark, airport, or Significant Airport means that the airpark, airport, or Significant Airport is available for use by the general public without a requirement for prior approval of the airpark, airport, or Significant Airport owner or operator.

**Regional Airport.** A commercial service airport handling short to medium range domestic or point to point flights without international service.

**Restaurant.** An establishment that prepares and serves meals and beverages to customers, with full kitchen facilities and seating for onsite dining.

**Runway.** Has the same meaning as defined in FAA AC 150/5300-13B § 1.5(79).

**Runway Protection Zone (RPZ).** A trapezoidal ground area at each runway end, beginning fifteen (15) feet from the runway, centered on the extended runway centerline, designed to enhance the protection of people and property on the ground.↵

**Runway Weight Limit.** Runway weight limits refer to the maximum allowable weight that an aircraft can have when taking off or landing on a specific runway, based on factors like the runway's structural strength and length.

**Short Term Rental.** Any property offered **or used** for lease or rent as transient housing for a term of less than thirty (30) days. ~~and shall not be allowed.~~

**Significant Airport.** For purposes of this Title, a “Significant Airport” means an airport that has more than twenty (20) based aircraft or otherwise meets the criteria **for a “Significant Private Airport”** established under Utah Code Title 72, Chapter 10, as amended. Classification as a Significant Airport under state law does not confer approval to operate as a public-use airport within Fairfield Town.

**Small Public-Use Airport**~~Airport~~**Airpark.** A public-use air~~port~~**park** approved by the Town **that is limited to low-intensity aviation activity and meets all of the following criteria:**

1. **Runway Length.** The runway does not exceed five thousand (5,000) feet in length.
2. **Aircraft Weight.** Operations are limited to aircraft with a maximum certificated takeoff weight of not more than twelve thousand five hundred (12,500) pounds.
3. **Aircraft Type.** Operations are limited to small, propeller-driven, fixed-wing aircraft. Jet aircraft, turbojet aircraft, and instrument-guided aircraft are prohibited.
4. **Operations.** Total aircraft operations do not exceed ten thousand (10,000) per calendar year.
5. **Flight Conditions.** Operations are conducted under visual flight rules (VFR) only and are limited to daytime operations. ~~with runway length not to exceed 5,000 feet in length, aircraft weight, and fewer than 10,000 operations annually.~~

**Special Events.** Temporary activities held on airpark **or airport** property, such as airshows, community gatherings, educational programs, or sales exhibitions.

**Structure.** An object including a mobile object, constructed or installed by man, including, but not limited to, buildings, towers, cranes, smokestacks, earth formations, and overhead transmission lines and landfills.

**Tenant Improvement (TI).** Any alterations, upgrades, or modifications, interior finish work performed within a leased space by or on behalf of a tenant.

**Touch and Go.** Operation by an aircraft that lands and departs on a runway and immediately takes off again without coming to a full stop ~~to a full stop~~ or exiting the runway.

**Traffic Pattern.** Has the same meaning as defined in 14 C.F.R. § 1.1.

**Utility Runway.** Has the same meaning as defined in 14 C.F.R. § 77.3.

**Visual Flight Rules (VFR).** Has the same meaning as defined in 14 C.F.R. § 170.3.

#### **Section 10.11.260.4. Applicability and Compliance.**

A. Applicability. The provisions of this ordinance apply to the operation, maintenance, and use of any airpark, airport or airfield facilities located within the Airpark Mixed-Use Zone in the Town. Nothing in this ordinance shall be construed to regulate navigable airspace, which remains under the exclusive jurisdiction of the Federal Aviation Administration.

B. General Requirement. All persons subject to this ordinance shall comply with its provisions and with all applicable federal, state, and local laws, rules, and regulations, including zoning and land use approvals issued by the Town.

C. Responsibility. The operator, sponsor or other responsible party shall ensure that all facilities and activities remain consistent with this ordinance and the terms and conditions of any permits, licenses, or approvals issued by the Town and any other regulatory body, including the FAA and the State of Utah.

D. Inspections. The Town or its designee may conduct reasonable inspections of airpark, airport, or airfield facilities, and premises, and related improvements to verify compliance with this ordinance and applicable Town approvals.

E. Continuing Obligation. Compliance with this ordinance is a continuing obligation, and issuance of any permit, business license or approval under this ordinance does not relieve any person from complying with other applicable laws or regulations.

F. Significant Airport Designation. ~~Designation of a Significant Airport within the AMUZ is specifically prohibited, without a public hearing and an affirmative approval from the Town Council.~~

~~Prior to receiving a designation or request to be designated as a significant Airport, the Town shall be notified 60 days prior to any such request to permit a public hearing. Any airpark or airport not meeting the definition of a Significant Airport under Utah Code Title 72 shall comply with the Airport Overlay Zone adopted by Fairfield Town pursuant to state law.~~

~~Public use status shall not be granted or maintained unless the airport sponsor demonstrates compliance with all applicable overlay requirements, including land and airspace control provisions through appropriate aviation easements or land ownership over development limited areas.~~

1. **Prohibition Absent Approval.** No airpark or airport within the Airpark Mixed-Use Zone may be designated or operate as a Significant Airport unless first approved by the Town Council following a duly noticed public hearing.
2. **Advance Notice to Town.** Any airport sponsor seeking designation as a Significant Airport under applicable state law shall provide written notice to the Town at least sixty (60) days prior to submitting such request to any state or federal agency. The Town may

use this period to conduct a public hearing and evaluate potential land use, safety, or compatibility impacts.

3. **Compliance with Overlay Requirements.** Any airpark or airport that meets or exceeds the threshold for a Significant Airport under Utah Code Title 72 shall comply with all applicable requirements of the Town's Airport Overlay Zone, including land use compatibility, airspace protection, and hazard mitigation standards.
4. **Public-Use Condition.** Public-use status shall not be granted or maintained for any airport that qualifies as a Significant Airport unless the sponsor demonstrates ongoing compliance with all applicable overlay requirements and this Chapter.
5. **Land and Airspace Control.** As a condition of approval or continued operation as a Significant Airport, the sponsor shall demonstrate adequate control of land and airspace necessary for safe operations, including through fee ownership, recorded aviation easements, Runway Protection Zone (RPZ) control, or other lawful mechanisms acceptable to the Town.
6. **No Municipal Obligation.** Nothing in this Section shall be construed to require the Town to regulate, acquire, or restrict property outside the airport boundary on behalf of an airport sponsor.

#### **Section 10.11.260.5 Liability Insurance Requirements**

##### **A. Minimum Coverage Required.**

As a condition of public-use approval, the airport sponsor shall maintain commercial general liability insurance and aviation liability insurance in amounts not less than:

1. \$5,000,000 per occurrence for bodily injury and property damage combined single limit; and
2. \$10,000,000 aggregate coverage per policy year.

##### **B. Additional Insured.**

Fairfield Town shall be named as an additional insured on all required liability policies.

##### **C. Proof of Coverage.**

A certificate of insurance shall be submitted to the Town prior to issuance or continuation of public-use approval and annually thereafter.

##### **D. Cancellation Notice.**

Policies shall require not less than thirty (30) days written notice to the Town prior to cancellation, non-renewal, or material modification.

E. Failure to Maintain Coverage.

Failure to maintain required insurance shall constitute grounds for suspension or revocation of public-use approval.

The airport sponsor shall indemnify and hold harmless Fairfield Town from claims arising out of airport operations.

**Section 10.11.260.65. Uses Allowed in the Airpark ~~mixed~~Mixed-Use Zone.**

Only the uses expressly listed in this ordinance (see Table 1 below) are allowed within the ~~aviation facility~~Airpark Mixed-Use Zone. Any use not specifically identified or authorized herein is expressly prohibited. No ~~use or~~ structure shall be permitted without obtaining a building permit ~~or tenant improvement~~. All uses shall comply with the International Building Code (IBC) occupancy classifications, with a default classification of S-1 for hangars unless otherwise approved through a building permit or TI permit. All special uses shall comply with Town Code § 10.16., and all conditional uses shall comply with Town Code § 10.17.

**Table 1**

Uses	Permitted	Special use	Conditional use	Expressly prohibited
Accessory structure			X	
Accessory Dwelling Units – Internal & External				X
Air Taxis				X
Autonomous or remote Drone Delivery Services				X
Public Use <del>–</del> Airpark			X	
Public Use <del>–</del> Airport			X	X

Aircraft construction		X		
Aircraft parking and tie-downs	X			
Airframe repair/painting		X		
Bar/Tavern				X
Caretaker dwelling			X	
Crew rest facilities			X	
Engine Repair		X		
Fuel farm and fuel dispenser		X		
Helipad/Heliport Pad				X
Office and administrative buildings	X			
Private air school/Flight School <sup>1</sup>		X		
Public air school/Flight School				X
Restaurant/ <del>cafe</del> café			X	
Service and sales		X		
Shell hangars		X		
Special events		X		

<sup>1</sup> No more than 1 (one) flight school/private air school shall be allowed in the AMUZ.

Aircraft museum			X	
Regional Airport				X
Airport that has received grants under 49 U.S.C., Subtitle VII, Chapter 471, Part B- Airport Development or that has “regularly scheduled flights of aircraft” within the meaning of 49 U.S.C. § 44718(d)(1).				X
Roto Craft Operation				X
Instrument-Guided Aircraft, Jet Aircraft, Turbo-jet Aircraft, or Similar Types of Aircraft				X
Instrument-Guided Approaches				X
Gyro Copter				X
Cargo Service Airport				X
Commercial passenger/cargo operations – drone or otherwise				X
Air traffic control tower				X
Sewage plant				X
Short term rental				X
Significant Airport				X

Operations Under 14 CFR Parts 121 & 135				X
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**Section 10.11.260.76. Development Approval.**

A. Master Plan Required. All development within the AMUZ shall require submission of a master plan for review by the Planning Commission and approval by the Town Council.

1. The master plan review shall include, but not be limited to, architectural design and theme, building materials lighting, signage, landscaping, parking, vehicular, bike and pedestrian access and paths, accessory structures, nuisance factors and natural and man-made hazards.

2. ~~2.~~ The master plan shall cover ~~at least 15 acres~~ all development in the AMUZ and shall establish where residential and nonresidential uses will be located. The master plan ~~should~~ shall create natural buffering through the location of compatible uses and ~~should~~ shall include the following elements:

- a. Building orientation, size, and type;
- b. A land use plan that determines where residential, commercial, and other uses ~~may~~ will be located;
- c. Identification of buffering, screening, or distance used to mitigate possible noncompatible uses;
- d. Parking areas and vehicle access to the site;
- e. Engineered requirements, including grading, drainage, sewer/~~septic~~, and other utilities;
- f. Airport operation layout (runway, taxiways, aprons, fueling stations, maintenance areas, parking);
- g. Site Layout, dimensions, and names of existing and future road rights-of-way;
- h. Transportation circulation plan for aircraft, vehicles, and pedestrians;
- i. Utility plan showing all existing and proposed utilities, including, but not limited to, sewer/septic, culinary water (including sufficient water rights), fire hydrants, storm drains, subsurface drains, gas lines, power lines, communication lines, cable television lines, minimum fire flow required by the building code for the proposed structures (and fire flow calculations at all hydrant locations), location and dimensions of all utility easements, and a will-serve letter

from each utility provider, other than the Town, addressing the feasibility and their requirements to serve the project.;

- j. Airport emergency plan following FAA AC150/5200-31C;
- k. List of known or identified hazards or obstructions to air navigation;
- l. Environmental study;
- m. Compliance with Town soil ordinance;
- n. Utilities: must comply with water standards (Town Code § 6.1, *as amended*), wastewater and stormwater design, and wildlife hazard avoidance;
- p. Proof of ownership or restrictive easements for all land located within the RPZ, any required approach surfaces prior to approval and CFR 14 part 77 surfaces; and
- q. An *airport* layout plan (ALP) that matches the proposed development and is consistent with *the* the approved size and intensity of aviation classification.

**B. Phasing of Development.**

1. Any mixed-use development proposed to be constructed in phases shall include the full details relating thereto, including a projected time schedule for the completion of each phase. For all mixed-use projects, required open space shall be completed according to a phasing plan approved with the mixed-use development; and

2. Each phase of *a* development must comply with the Town's water regulations. *Including, including* submitting a change application with the required water *shares* rights, as determined by the Town Engineer and State Engineer, to the State *before* receiving final approval of a phase (or plat) of the development.

**Section 10.11.260.87. Development Standards.**

**A. General Standards.**

1. Land Use Allocation:

a. No more than 27 one acre lots for residential *uses* *are* shall be permitted within the *AMUZ*;

b. A minimum of 30% of the total developable land area shall be preserved as open space. In calculating required open space, roads, driveways, parking areas, runways, taxiways, aprons, and other areas used primarily for vehicle or aircraft circulation shall be excluded; and

c. Remaining land in the airpark may be developed for light industrial, commercial with aviation related uses consistent with the purposes of the zone.

2. Restrictive Covenants and HOA. ~~Development~~ Residential development in the AMUZ shall have a homeowner's association and restrictive covenants that comply with the regulations in the AMUZ and ~~the~~ 14 C.F.R. Part 77;

3. Prohibited Structures. No building, structure, or other vertical obstruction shall be constructed ~~or maintained~~ within the navigable airspace defined in 14 C.F.R. Part 77 nor within the RPZ, except as otherwise permitted by the Federal Aviation Administration and approved by the Town Council;

4. Roads. All development within the AMUZ shall be served by direct access to a public road constructed to Light Industrial ~~west~~ West APWA standards; and

5. Other Regulations. All development must meet any other applicable Town regulations, such as the Town's roadway standards, water requirements, building code, etc.

6. Airport operations must comply with this Chapter. Any proposed changes to status or development within the airpark mixed-use zone must be in compliance with this ordinance and shall ~~require~~ have prior approval of the town council.

#### B. Airpark/Airport Standards.

1. Runway. One runway is permitted with the following restrictions:

a. The runway shall not ~~to~~ exceed five thousand (5,000) ft. in length; and shall be constructed to standards consistent with serving small propeller driven aircraft with ~~the~~ total gross weight of twelve thousand five hundred (12,500) pounds or less;

b. Based Aircraft. No more than twenty (20) small, propeller-driven, fixed-wing aircraft with a maximum certificated takeoff weight of twelve thousand five hundred (12,500) pounds or less shall be based at the Aviation Facility, consistent with the airpark's ~~or airport's~~ runway weight-bearing capacity and Utility Runway classification under FAA Advisory Circular 150/5320-6G.

The airport sponsor shall submit an annual written certification to the Town identifying the number of based aircraft. The Town may request supporting documentation reasonably necessary to verify the certification.

~~Failure to submit the required annual certification or Exceeding twenty (20) based aircraft shall constitute Significant Airport classification under this Title and shall require compliance with the Airport Overlay Zone and all associated land and airspace control requirements prior to continuation of operations at that level.~~ a violation for the Airpark Mixed-Use Zone.

~~Failure to submit the required annual certification shall constitute a violation of this ordinance.~~ ¶

c. All runway, taxiway, and aircraft movement areas shall be designed and constructed in compliance with FAA Advisory Circular 150/530013B [Airport Design] – Change 1 (August 16, 2024), including all data current as of April 3, 2025.”and 14 CFR Part 77; and FAA Advisory Circular 150/5320-6G (Airport Pavement Design and Evaluation), including all data current as of April 3, 2025, and 14 CFR Part 77;

d. Allowed Runway weight limit. The runway shall be constructed and maintained to operate as a utility runway to serve aircraft not to exceed a total gross weight of twelve thousand five hundred (12,500) pounds, appropriate for a Utility Runway, as defined by FAA Advisory Circular 150/5320-6G. Utility Runways are intended to serve small propeller driven aircraft and are not designed for use by heavier aircraft or those with dual-wheel or tandem gear configurations;

e. The airport shall have security gates and security fencing around the perimeter of the runway. Fencing shall comply with FAA wildlife hazard and security guidelines;

f. Runway lights of any type are prohibited;

g. The runway shall be limited to a visual runway with no runway lighting;

h. Runway Protection Zone (RPZ) Standards shall comply with FAA AC 150/5300-13B (Airport Design) and FAA AC 150/5320-6G (Airport Pavement Design). The RPZ’s purpose is to protect people and property on the ground by keeping these areas free of objects and activities. The airport ~~sponsor~~ or airpark ~~sponsor~~/operator shall control the entire RPZ through fee-simple ownership, if ownership is not feasible, by obtaining recorded restrictive easements sufficient to prevent incompatible land uses, consistent with FAA AC 150/5190-4B (Land Use Compatibility). Fairfield Town shall not be responsible for acquiring, maintaining, or enforcing RPZ ownership or easements.; and

## 2. Flight operations.

a. As a condition of operating within AMUZ, an airpark~~ort~~ shall adopt and implement policies to discourage touch-and-go operations and to promote flight patterns and operational practices that minimize disturbance to Town residents. Such policies shall be incorporated into airpark~~ort~~ management documents, published for airpark~~ort~~ users, and made available to the Town upon request;

b. Follow Visual Flight Rule (VFR) operations only; daytime operations only; from sunrise to sunset, as determined by the National Weather Service;

c. Operational Limits.

The airport sponsor may permit, schedule, or accommodate:

i. Fewer than ten thousand (10,000) aircraft operations per calendar year.

For purposes of this section, an “operation” means a takeoff or landing. A touch-and-go maneuver constitutes two (2) operations.

The airport sponsor shall maintain accurate records of daily and annual operations and shall provide such records to the Town upon request.

The Town may verify operations through reasonable monitoring methods, including but not limited to visual observation, automated counting systems, or video documentation.

Exceeding the ~~daily or~~ annual operation limit shall constitute a violation of this ordinance.

d. Excess Operations.

Each aircraft operation in excess of ~~the daily or annual limit~~ shall constitute a separate violation.

The Town may assess a civil fine of not less than \$500 per excess operation. Repeated violations may constitute grounds for suspension or revocation of ~~a business license and/or~~ public-use approval.

e. 14 CFR FAA Part 135 commuter or on-demand commercial operations are strictly prohibited except for emergency aircraft.

f. ~~No airpark, airport, or airfield within the AMUZ shall allow the use or landing of instrument-guided aircraft, jet aircraft, turbojet aircraft, or similar types of aircraft, all of which are prohibited in the AMUZ. Public airports receiving grants under 49 U.S.C., Subtitle VII, Chapter 471, Part B- Airport Development or that have “regularly scheduled flights of aircraft” within the meaning of 49 U.S.C. § 44718(d)(1) are prohibited in the AMUZ.~~

C. Industrial and Commercial Standards. All industrial and commercial development must meet the requirements and standards of the Light Industrial West Zone.

D. Residential Standards. Single family Residential hangar homes are allowed in a portion of the airpark/~~airport~~. This zone must be outside the Limited Safety Zone of the runway and not used for light industrial use. The following requirement shall apply:

1. One (1) acre lots minimum not including the roadway;
2. ~~Each lot shall~~ have no more than one hangar with private access to taxi way;
3. There shall be a ~~two-hundred fifty (250)~~ foot no development zone on either side of the runway measured from the center line of the runway to the closest property line of any residential lot.
4. Shall not exceed twenty seven (27), one (1) acre lots plus one (1) lot for a clubhouse; and

5. All residential development must meet the requirements, standards and building requirements of the AR-1 Zone with exterior roads meeting adjacent zone road requirements.

**Section 10.11.260.98. Air Traffic Pattern & Noise Abatement.**

A. Flight Pattern Standards. Air traffic patterns should avoid overflight of residential dwellings, yards, pastures, or other private property within Fairfield, except in the event of an in-flight emergency. Flight patterns shall be consistent with FAA AC 90-66B (Non-Towered Airport Flight Operations) and FAA AC 150/5300-13B (Airport Design) and must be:

1. Documented in FAA Chart Supplements and any other applicable FAA publications;
2. Published and kept current on the airpark website; and
3. Supported by appropriate visual indicators (segmented circles, runway markings, signage) designating traffic direction and preferred approaches.

B. Operational Requirements:

1. Runway Use. Runway 17 shall be the preferred runway for takeoff and landing;
2. Northbound Departures. Departing aircraft shall turn to avoid residential areas of Fairfield as soon as safely practicable;
3. No-Overflight Rule. Aircraft shall make best efforts to not overfly residential properties within Fairfield except during an emergency;
4. Repeated violations of the No-Overflight Rule may constitute a nuisance when:
  - a. The same property is overflown more than three (3) times in any thirty-minute period;
  - b. Overflights are repetitive or consecutive in a manner reasonably perceived as circling or loitering; or
  - c. Overflights occur at such altitude or proximity that they substantially interfere with the quiet enjoyment of the property; and
5. Pre-Flight Responsibility. All aircraft operators shall check applicable NOTAMs and published chart supplements before operating in the airpark traffic pattern.

**Section 10.11.260.109. Hazard Notifications and Wildlife Hazard Management.**

A. General Hazard Notification.

Any public-use airport ~~or Significant Airport~~ operating within Fairfield Town shall identify, disclose, and evaluate known hazards affecting aircraft operations, including but not limited to nearby landfills, wastewater treatment facilities, agricultural operations, wildlife attractants, terrain, obstructions, and incompatible land uses.

The ~~airport~~/airport sponsor shall notify the Federal Aviation Administration (FAA), UDOT Division of Aeronautics, and AirNav of such hazards as required by applicable federal and state regulations.

B. Wildlife Hazard Assessment (WHA).

Prior to approval or continuation of public-use status, ~~and upon classification as a Significant Airport~~, the airport sponsor shall conduct a Wildlife Hazard Assessment (WHA) consistent with FAA Advisory Circular 150/5200-33C (Hazardous Wildlife Attractants on or Near Airports), or its successor guidance.

The WHA shall specifically evaluate:

1. The municipal landfill located within Fairfield Town limits;
2. The C&D/North Pointe landfill located adjacent to the runway alignment;
3. The proximity of such facilities to runway ends, centerlines, and traffic patterns;
4. Bird species presence, migration patterns, and strike history;
5. The movement of seagulls and other wildlife between landfill sites;
6. The nesting locations of eagles (golden & bald) and any other migratory birds protected by Federal law in and around the creek running through Fairfield; and
67. Any other wildlife attractants within the Airport Influence Area.

A copy of the completed WHA shall be submitted to the Town ~~and to any landowners mentioned or discussed in the WHA. The sponsor shall give any such landowners a reasonable opportunity to comment on the WHA and the sponsor's proposed Wildlife Hazard Management Plan/WHMP.~~

C. Wildlife Hazard Management Plan (WHMP).

If the WHA identifies conditions consistent with a significant wildlife strike risk as described in FAA AC 150/5200-33C, the airport sponsor shall prepare and implement a Wildlife Hazard Management Plan (WHMP).

The WHMP shall:

1. Identify mitigation measures to reduce wildlife hazards;
2. Include proof of the sponsor/operator delivery of the WHA to any landowners mentioned or discussed in the WHA with a summary of the sponsor/operator coordination efforts with landfill operators—any such landowners and other attractant sources;
3. Establish monitoring and reporting procedures;
4. Include operational practices designed to reduce aircraft-wildlife conflict;
5. Be reviewed annually and updated as conditions change.

A copy of the completed WHMP shall be submitted to the Town and to any landowners mentioned or discussed in the WHMP. The Town shall give any such landowners a reasonable opportunity to comment on the WHMP prior to the Town's approval of public-use status or continuation of public-use status of the airport.



Implementation of the WHMP shall be a condition of continued public-use approval.

Nothing in this section shall be construed as creating a duty upon Fairfield Town or surrounding landowners to ensure aviation safety, conduct wildlife management, or guarantee compatibility between airport operations and surrounding land uses.

#### D. Coordination With Landfill Operators.

The airport sponsor shall document coordination efforts with operators of nearby landfill facilities regarding wildlife mitigation measures. Nothing in this section shall impose operational obligations upon landfill operators; responsibility for aviation safety mitigation rests with the airport sponsor. Nothing in this title shall be construed to require landfill operators to reduce, alter, adjust, modify, or cease existing operations to accommodate any airport, airpark, or significant airport, public-use status, or aviation activity.

#### E. FAA Notification and Documentation.

All required FAA Form 7460-1 obstruction evaluations, wildlife hazard documentation, and related safety filings shall be submitted to the Town within thirty (30) days of filing with the FAA.

Material omission or misrepresentation of known hazards shall constitute grounds for suspension or revocation of public-use approval.

### **Section 10.11.260.10-11 - PUBLIC USE AIRPARK/AIRPORT - CONDITIONAL USE PERMIT REQUIRED**

A. Conditional Use Permit Required:

A Public-Use Airpark/Small Public-Use Airport may be established, ~~or~~ operated, or expanded only upon issuance of a Conditional Use Permit (CUP) approved by the Town Council following:

1. Review and recommendation by the Planning Commission; and
2. A duly noticed public hearing.

For purposes of this subsection “expanded” shall include any increase or modification to an approved runway, including its length or configuration; any increase or change in approved aircraft types or based aircraft; and any other material change to airport operations, including changes to hours of operation, lighting, or operational intensity, ~~but not be limited to, any future increase or change in the size or length of an approved runway; a change in approved aircraft or based aircraft count; any material change such as a change in approved operations, hours, or lighting, etc.~~

B. Notice of the Planning Commission public hearing ~~on the CUP application~~ shall be mailed to all adjoining property owners, ~~any landowners mentioned or discussed in a WHA or WHMP, and any landfills located within the Town.~~ Proof of notice shall be presented at the Planning Commission hearing.

C. Application Requirements:

Applications for a Public-Use Airpark or Public-Use Airport Conditional Use Permit shall include:

1. ~~1.~~ A detailed master site plan identifying:
  - a. Runway configuration
  - b. Taxiways and taxi lanes
  - c. ~~ff~~
  - d. ~~Runway safety areas~~
  - e. ~~ff~~
  - f. ~~Hangar home lots~~
  - g. ~~ff~~
  - h. ~~Aircraft parking areas~~
2. ~~2.~~ A description of anticipated ~~airpark or~~ airport operations including:
  - a. ~~Aircraft types expected~~
  - b. ~~ff~~
  - c. ~~Estimated annual aircraft operations~~
  - d. Whether airport operations will implicate 49 U.S.C. Section 44718

3. Documentation demonstrating property ownership or aviation/avigation easements required for safe airport operations.

4. An airspace safety evaluation demonstrating compliance with applicable federal aviation standards.

5. Identification of aviation hazards.

6. A septic feasibility study where sewer service is unavailable.

7. Dedicated public utility easements (“PUE”).

78. Any additional information reasonably necessary for evaluating the proposed use.

#### D. Approval Standards

1. The Town Council may approve a Public-Use Airpark or Public-Use Airport Conditional Use Permit if it determines that reasonably anticipated detrimental effects of the proposed use can be mitigated through reasonable conditions.

2. In evaluating the application, the Town Council may consider:

- Public safety
- Compatibility with surrounding land uses
- Airspace protection
- Noise and overflight impacts
- Environmental and infrastructure considerations

#### E. Conditions of Approval

1. The Town Council may impose conditions necessary to mitigate anticipated impacts of airpark or airport operations.

a. Conditions ~~may~~ must include ~~the~~ but are not limited to the following, but may also include other conditions necessary to mitigate reasonably anticipated detrimental effects:

i. FAA Airspace Evaluation: The airpark/airport operator shall obtain an airspace evaluation from the Federal Aviation Administration demonstrating compliance with federal aviation safety standards.

ii. Property Control: The airpark/airport operator shall demonstrate adequate property control through ownership or aviation easements over areas necessary for airport operations.

iii. Hazard Identification: Known aviation hazards shall be identified and reported where required.

iv. Airspace Protection: Airpark/Airport development and surrounding structures shall comply with airspace protection standards established in 14 CFR Part 77.

v. Wildlife Hazard Mitigation: Airpark/airport operations shall comply with applicable FAA wildlife hazard mitigation guidance.

vi. Recognition of Existing Development: Airpark/airport planning shall acknowledge pre-existing conditional use permits and surrounding approved developments including:

- IRL Landfill
- North Pointe Landfill
- Fairfield Industrial Park
- Lantis Fireworks

vii. Operational Limitations: Airpark/airport operations shall be limited to fewer than 10,000 aircraft operations annually, ~~unless modified through future Town approval.~~

viii. Liability Insurance: The airpark/airport operator shall maintain aviation liability insurance acceptable to the Town and shall name the Town as an additional insured.

A. Proof of insurance shall be provided annually.

ix. Septic Feasibility: Where sewer service is unavailable, development shall demonstrate adequate septic capacity through a feasibility study approved by the applicable health authority.

F. Residential Compatibility Standards: To protect surrounding residential neighborhoods while allowing aviation-oriented development within the airpark/airport, the following standards shall apply.

1. Residential Uses Outside the Airpark Zone: Residential dwellings located outside the ~~approved~~-Airpark Mixed-Use Zone shall not be located within 1,250 feet of the runway centerline, unless the Town Council determines through conditional use review that impacts to residential uses have been adequately mitigated.

a. This standard is intended to reduce potential conflicts relating to aircraft noise, safety concerns, and low-altitude overflight.

2. Hangar Homes Within the Airpark Zone: Hangar homes located within an approved Airpark Zone may be located closer to the runway centerline provided that:

a. The structure is located outside the Runway Object Free Area and Runway Safety Area.

b. The structure complies with all applicable airport design and safety standards.

c. Direct aircraft access to the runway is provided through approved taxiways.

3. Hangar homes shall be considered aviation-compatible residential uses due to their integration with airport operations.

#### G. Avigation Easements and Airpark/Airport Disclosure

1. Avigation Easements: The airpark/airport operator shall obtain and record avigation easements where necessary to protect airpark/airport operations.

a. Such easements may include rights related to:

i. Aircraft overflight

ii. Aviation noise and vibration

iii. Height restrictions

iv. Restrictions on hazardous land uses

2. Hangar Home Disclosure: All lots located within the Airpark Zone shall record an Airport Living Disclosure stating that:

- Aircraft operations are expected.
- Aviation noise and overflight will occur.
- Airport operations are integral to the use of the property.

3. Airport Influence Area Disclosure: Properties located within the Airport Influence Area outside the Airpark Mixed-Use Zone shall include a recorded notice informing purchasers of potential aircraft overflight and aviation noise.

4. Noise Mitigation and Operational Procedures: The airpark/airport operator shall encourage operational practices that minimize noise impacts to surrounding residential areas where practicable and consistent with aviation safety. Recommended operational procedures may be published through publicly accessible means.

Nothing in this ordinance shall regulate aircraft in flight in a manner inconsistent with federal aviation authority exercised by the Federal Aviation Administration.

H. Frontage Access to in the interior of the Airpark. All dwellings, hangars, commercial establishments, or other facilities occupied by humans shall gain access from an official public state, county, or town road which has been paved under the direction of the unit of government having jurisdiction.

I. Enforcement and Continuing Jurisdiction: The Town retains continuing jurisdiction to ensure compliance with the conditions of any Conditional Use Permit issued under this ordinance. Failure to comply with conditions may result in enforcement actions including suspension or revocation of the Conditional Use Permit.

### **Section 10.11.260.1112. Easements and Property Control Requirements.**

A. Any public-use airpark or public-use airport located within Fairfield Town limits shall conform to the requirements of this chapter and 14 C.F.R. Part 77; and Utah Code 72-10- 403. (Airport Zoning Act) and FAA AC 150/5300-13B.

B. Approvals. FAA airspace determinations or approvals do not constitute Town approval. Town review and approval are required for all runway extensions, configuration changes, and operational modifications; and

C. Accuracy of Submittals. FAA and Town submittals must reflect accurate, current on-the-ground conditions, including terrain, landfill heights and proximity to any other hazards, obstructions, and land uses. Any material misrepresentation shall be grounds for immediate denial, suspension, or revocation of Town permits and may trigger legal enforcement.

### **10.11.260.12-13 Land and Airspace Control Requirements for Significant or Public-Use Airparks**

A. Precondition to Public-Use Approval.

No airpark/airport shall be approved or operated as a public-use airpark or airport within Fairfield Town unless the sponsor demonstrates legal control of all land and airspace necessary to safely accommodate the approved runway length, aircraft weight classification, and operational intensity.

B. Required Property Interests.

Prior to approval or continuation of public-use status, the airpark/airport sponsor shall obtain and record:

1. Fee ownership or recorded restrictive easements/aviation easements over all land within each Runway Protection Zone (RPZ);

2. Recorded avigation easements sufficient to protect all applicable 14 C.F.R. Part 77 surfaces;

3. Property interests sufficient to prevent incompatible land uses within required approach surfaces and safety areas associated with the approved runway length.

C. Containment Requirement.

All RPZs, safety areas, and required restricted-use areas shall be fully contained within property owned or legally controlled by the **airpark/airport** sponsor.

D. Runway Adjustment Requirement.

If required land control cannot be achieved, the runway length or operational classification shall be reduced to a configuration that allows full containment within controlled property.

E. No Municipal Acquisition Obligation.

Fairfield Town shall have no obligation to acquire land, purchase easements, regulate adjacent properties, or otherwise secure compatibility on behalf of the **airpark/airport** sponsor.

F. Ongoing Compliance.

Loss of required property control shall constitute grounds for suspension or revocation of public-use status.

**10.11.260.14. Severability.**

If any section, subsection, sentence, clause, phrase, or provision of this ordinance is for any reason held to be invalid, unconstitutional, or preempted by federal or state law by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Town Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, and provision thereof, irrespective of the fact that any one or more portions may be declared invalid or unenforceable.

To the extent that any provision of this ordinance may be interpreted as regulating matters within the exclusive jurisdiction of the Federal Aviation Administration, including but not limited to the management of navigable airspace or aircraft in flight, such provision shall be interpreted and applied only to the maximum extent permitted under applicable law and consistent with the Town's land use authority under Utah Code Title 10 Chapter 20.

The provisions of this ordinance are intended to regulate land use, development, and ground-based facilities within the jurisdiction of Fairfield Town. If any portion of this ordinance

is determined to exceed the Town's lawful authority, the remaining provisions shall remain in full force and effect.

**10.11.260.1315. Penalties.**

A. Criminal Violation. Any person who violates, disobeys, omits, neglects, or refuses to comply with any provision of this zoning code, or who knowingly permits or assists another in doing so, shall be deemed guilty of a class C. misdemeanor.

B. Civil Remedy. The municipality may pursue civil remedies, including fines, injunctions, abatement, or other equitable relief permitted under the Town's administrative code. The Town's enforcement officer is authorized to enforce this zoning code by issuing notice of violation, stop work orders, or other administrative actions, including recommending permit revocation when necessary.

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## Exhibit B

### Standards for Special and Conditional Uses within the AMUZ

Special Uses is a land use that is not permitted by right within a zoning district but may be allowed subject to review and approval by the Town, and only when specific conditions are met to ensure compatibility with surrounding uses and the intent of the zone. Special uses require the applicant to demonstrate that the use:

1. Will not create adverse impacts to public health, safety, or welfare;
2. Can be operated in harmony with the general character of the area; and
3. Complies with all condition of approval imposed by the Town to mitigate potential impacts
4. Complies with the currently adopted International Building Code (IBC), International Fire Code (IFC), International Mechanical code (IMC) and all other applicable state and federal regulations, as adopted and amended by the State of Utah and Fairfield Town.
5. All Special Use applicants must submit to a building code and fire code inspection prior to obtaining any Town approvals.

#### **A. Aircraft Construction, Service, and Sales** (Special Use).

1. Spray finishing operations shall comply with IFC Chapter 24 (Flammable Finishes) and IBC Group S-1 construction requirements, including provisions for spray booths, ventilation, explosion protection, electrical classification, and fire suppression systems.
2. Operations limited to small aircraft with a maximum gross weight of 12,500 lbs. Electrical systems and wiring within spray areas shall comply with hazardous-location requirements of the IFC and National Electrical code.
3. Adequate ventilation, dust collection, and noise mitigation measures shall be installed.

#### **B. Airframe Repair/Painting.** (Special Use).

1. Comply with NFPA 33 for spray application and NFPA 409 for hangars;
2. Limit operations to small aircraft With a total gross weight limit of twelve thousand five hundred (12,500) pounds.
3. Hazardous location electrical compliance, and approved fire suppression systems.
4. Adequate ventilation, dust collection, and noise mitigation measures shall be installed.

#### **C. Engine Repair.** (Special Use)

Limited to repair and maintenance of small aircraft engines with a total gross weight limit of twelve thousand five hundred (12,500) pounds. .

1. Hazardous materials storage in accordance with IFC.
2. Noise mitigation measures required to reduce impact on surrounding areas.

**D. Fuel Storage (Fuel Farm) & Dispensing Facilities.** (Special/Conditional Use)

1. Purpose. To ensure that any fuel storage or dispensing facility within the WDAZ operates in compliance with FAA guidance, adopted fire codes, and environmental regulations without creating undue risk to surrounding properties, people, or aviation operations.

2. Code Compliance. Facilities shall comply with:

a. IFC Chapter 23 (Motor Fuel-Dispensing Facilities), Chapter 57 (Flammable and Combustible Liquids), and related chapters, as adopted by the State of Utah; and

b. FAA AC 150/5230-4B (Aircraft Fuel Storage, Handling, Training, and Dispensing on Airports). All applicable federal and state environmental regulations, including spill prevention and secondary containment requirements.

3. Fuel Dispensers: Both fixed and mobile dispensers must meet IFC Chapter 23 requirements, grounding/bonding standards, and inspection/maintenance provisions.

4. Location & Separation:

a. Fuel farms and tanks must be sited in accordance with IFC separation tables and FAA AC 150/5230-4B; and

b. Minimum 150 ft setback from residential property lines or public roads, or greater if required by IFC/FAA standards.

5. Tank Standards:

a. Only aboveground storage tanks (ASTs) are permitted;

b. Tanks must be double-walled or provided with approved secondary containment; and

c. Emergency venting, overfill protection, and spill containment shall meet IFC and EPA requirements.

6. Security:

a. Fuel areas must be fenced with controlled access; and

b. Adequate lighting and surveillance must be provided for operational safety.

7. Operations & Training:

a. Fueling personnel must be trained and certified per FAA AC 150/5230-4B; and

b. Spill response kits must be present at all fueling points.

8. Inspections:

- a. Annual inspections required by Utah County Fire Marshal or State Fire Marshal; and
- b. Fairfield Town reserves the right to conduct inspections without prior notice.

9. Bonding Requirement. Operators must post performance/environmental bonds in an amount determined by the Town Council.

10. Permit Expiration: Special Use approval expires if construction does not commence within 1 year or if operations cease for more than 180 days.

11. Fuel Tax Reporting: All fuel sales subject to Town fuel tax must be reported as required by ordinance.

**E. Private Air School.** (Special Use)

1. Certification & Standards:

- a. The flight training program must operate under FAA Part 61 or Part 141 certification;
- b. Training shall be limited to small aircraft with a maximum certificated takeoff weight of 12,500 lbs. or less; and
- c. Training flights must be conducted under Visual Flight Rules (VFR) and in compliance with approved Airpark traffic patterns and altitudes.

2. Ownership & Operation:

- a. The flight school shall be operated by the Airpark owner, or a designated operator under written authorization from the Airpark entity;
- b. Operation of the flight school shall remain under the direct control and supervision of the Airpark entity; and
- c. Contracting with, leasing to, or otherwise allowing independent outside flight training organizations, commercial operators, or collegiate flight programs to conduct training at the facility is prohibited unless specifically approved as a separate Special Use by the Town.

3. Scope of Operations:

- a. Flight training shall remain incidental and subordinate to the Airpark's primary use as a private general aviation facility.
- b. Touch-and-go operations may be limited, restricted to designated training periods, or prohibited by the Town to minimize noise and community impacts. Touch-and-go operations count toward daily operations limits.

4. Hours of Operation:

- a. Shall be limited to daytime hours; and

b. Night training is strictly prohibited.

5. Noise & Community Impact Mitigation:

a. The operator shall implement noise-abatement procedures consistent with FAA guidance and Town policy; and

b. Training flights shall be conducted in designated practice areas to minimize overflight of residential neighborhoods.

6. Compliance & Enforcement:

a. The program shall comply with all applicable FAA regulations and Town ordinances; and

b. Violation of these provisions or conditions of approval shall constitute grounds for modification, suspension, or revocation of the Special Use Permit.

**F. Restaurant.** (Special Use)

Subject to IBC/IFC compliance, building permit, parking, and health department approvals.

**G. Service and Sales.** (Special Use)

1. Limited to small aircraft ≤ 12,500 lbs.;

2. Must comply with FAA AC 43.13-1B for inspection/repair standards.; and

3. Subject to state and local business licensing requirements.

**H. Shell Hangars.** (Special Use)

1. Occupancy Classification. Hangars shall be classified as IBC Group S-1 (Moderate-Hazard Storage) and must meet all IBC/IFC requirements for fire protection, ventilation, and construction standards.

2. Aircraft Type. Hangars are limited to the storage and protection of small aircraft with a maximum certificated takeoff weight of 12,500 lbs. or less.

3. Non-Aviation Use. Any non-aviation use or occupancy requires Special or Conditional Use approval and the appropriate building or tenant improvement permit.

Structure Requirements:

4. Hangars must remain fully enclosed structures intended solely for aircraft storage and protection. Residential occupancy and unrelated commercial uses are prohibited.

5. Permitted Uses. Hangars shall be used primarily for aeronautical purposes. Permitted uses include:

a. Aircraft Storage. Storage of active, airworthy aircraft. The maximum number of allowed aircraft based in a small airport is twenty nine (29) and the maximum number of hangars allowed is twenty nine( 29). The airport currently has twenty nine (29) hangars.

b. Aircraft Construction & Maintenance. Non-commercial construction, maintenance, repair, or refurbishment of amateur-built or kit-built aircraft, provided activities are conducted safely and in compliance with IBC/IFC requirements.

c. Aircraft Equipment Storage: Storage of tools, work benches, tow bars, glider equipment, and other materials used to service, maintain, or outfit aircraft.

d. Aeronautical Equipment: Storage of gear directly supporting aeronautical activity, including balloon or skydiving equipment, office equipment, and training materials.

e. Incidental Storage: Limited storage of personal or non-aeronautical items (e.g., furniture, televisions) provided such items do not interfere with aircraft movement, access, or the hangar's primary aeronautical use.

f. Aircraft Refurbishment: Maintenance, repair, or refurbishment of aircraft is permitted, but indefinite storage of non-operational aircraft is prohibited.

6. Shell hanger Prohibited Uses. The following are prohibited unless specifically approved as a Special or Conditional Use:

a. Residential Occupancy: Sleeping quarters, overnight lodging, or residential use.

b. Unrelated Commercial Activity: Industrial, retail, restaurant, entertainment, or assembly uses not directly supporting aviation.

c. Non-Aircraft Storage: Vehicles, boats, trailers/Motorhomes (equipped with on board sewage capacity, or equipment unrelated to aircraft operations, except for a vehicle temporarily parked while the owner is using the aircraft.

d. Hazardous Storage: Hazardous materials not directly related to aircraft maintenance or operation.

e. Interference: Any use or storage that impedes aircraft movement, blocks access, or displaces aircraft from the hangar's primary aeronautical purpose.

f. Helicopters, gyrocopters, drones and rotoblade aircraft.

**I. Special Events.** (Special Use)

Must comply with AMUZ operational limitations, have Town approval at least sixty (60) days in advance under the Town Special Event Permit Application, and submit a temporary safety/emergency operations plan for approval by the Town and Utah County Fire Marshal.

**J. Caretaker Dwellings.** (Conditional use)

Only one caretaker dwelling is permitted per airpark or non-residential development, subject to conditional use approval.

**K. Cafe.** (Conditional Use)

Subject to IBC/IFC compliance, health department approvals, and site plan review.

**L. Crew Rest Facilities in a Hangar.** (Conditional Use)

1. Purpose: A crew rest facility is a small, enclosed area within a hangar where pilots, mechanics, or other crew members may rest for short periods. It is not a residential unit.

2. Time Limits: Use is limited to a maximum of 12 hours per rest period with a minimum of 24 hours between uses.

3. Prohibited Uses: Crew rest facilities may not be used for permanent, semi-permanent, or temporary living quarters. Short-term rentals, subleasing, or other residential use is prohibited.

4. Design Standards:

a. Must be fully enclosed within the hangar.

b. Only one room may be designated for crew rest use.

c. The maximum size is 300 square feet.

5. Required Amenities: Must include basic kitchen, toilet, and washing facilities.

6. Approvals: Installation requires a TI Permit, approval from the Fairfield Fire Authority and Utah County Health Department prior to use.

**M. Aircraft Museum.** (Conditional Use)

**N. Public Use.** (Conditional Use Permit required). See standards in 10.11.260.10.

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**Exhibit 1**  
FAA Advisory Circulars

1. [Advisory Circulars \(ACs\)](#)
  - a. AC. Means Advisory Circular by FAA.
    - i. Exhibit A, Section 10.11.260.2
2. [Land use compatibility and airports | faa](#)
  - a. Exhibit A, Section 10.11.260.2
3. [Utah Airport Land Use Guide](#)
  - a. Exhibit A, Section 10.11.260.2
4. [Utah Code 72-10-102 \(12\)](#).
  - a. Air School
    - i. Exhibit A, Definitions Section 10.11.260.3
5. [Utah Code 72.10.403](#) Airport Zoning Act
  - a. Exhibit A, Section 10.11.260.9(A),
6. [14 CFR 1.1 -- General definitions](#).
  - a. Code of Federal Regulations (14 CFR § 1.1)
    - i. Exhibit A, Definitions, Section 10.11.260.3
      1. AC
      2. Aircraft (Manned)
      3. Aircraft (Unmanned) or Drone
      4. Aircraft, Small
      5. Airport
      6. Traffic Pattern
7. [14 CFR Part 77](#)
  - a. Exhibit A, Section 10.11.260.7(2)
  - b. Exhibit A, Section 10.11.260.7(3)
  - c. Exhibit A, Section 10.11.260.7(B)(c)
  - d. Exhibit A, Section 10.11.260.9(A)
  - e. Exhibit A, Section 10.11.260.10(A)(5)
8. [14 C.F.R. § 77.3](#).
  - a. Exhibit A, Section 10.11.260.3. Definitions
  - b. Utility Runway.
9. [14 C.F.R. § 170.3](#)
  - a. Exhibit A, Definitions, Section 10.11.260.3
10. [14 CFR FAA Part 135 commuter or on-demand commercial operations are strictly prohibited except for emergency aircraft](#).
  - a. Exhibit A, Section 10.11.260.7(B)(2)(d)
11. [14 CFR 139.325 -- Airport emergency plan](#).
  - a. Airport Emergency Plan. (14 C.F.R. § 139.325)
    - i. Exhibit A, Definitions, Section 10.11.260.3
12. [FAA AC 150/5190-4B \(Land Use Compatibility\)](#)
  - a. Exhibit A, Section 10.11.260.7(B)(h)
  - b. 2.2.4.3 (section in the Circular)
  - c. 2.2.3 (section in the Circular)
13. [FAA AC 150/5200-33C](#)
  - a. Section 10.11.260.10(A)(5)

14. [FAA AC 150/5230-4B](#)
  - a. Fuel Storage, 2(b)
  - b. Exhibit B, Location & Separation 4(a)
15. [FAA AC 150/5300-13B](#)
  - a. Exhibit A, Section 10.11.260.7(h)
16. [FAA AC 150/5300 - 13B § 1.5\(70\)](#).
  - a. Obstruction. Obstruction to Air Navigation.
    - i. Exhibit A, Definitions, Section 10.11.260.3
    - ii. Exhibit A, Section 10.11.260.8(A)
17. [FAA AC 150/5300-13B § 1.5\(79\)](#)
  - a. Runway
    - i. Exhibit A, Definitions, Section 10.11.260.3
    - ii. Exhibit A, Section 10.11.260.9(A)
18. [FAA Advisory Circular 150/5320-6G](#);
  - a. Exhibit A, Section 10.11.260.7(d)(h)
19. [FAA AC 90-66B](#) (Non-Towered Airport Flight Operations)
  - a. Exhibit A, Section 10.11.260.8 (A)
20. [FAA AC 43.13-1B](#) & FAA AC [43.13-2B](#)
  - a. Exhibit B, Service and Sales (2)
21. NFPA 33
  - a. Exhibit B, Airframe repair/Painting
22. [FAA Part 61](#) or [Part 141](#)
  - a. Exhibit B, Private Air School,(1)(a)
23. [FAA Form 7460-1](#)
  - a. Exhibit A, Section 10.11.260.10.
24. [IFC Chapter 23](#)
  - a. Fuel Storage, 2(a), 3
25. Advisory Circular [150/5200-33C](#) (Hazardous Wildlife Attractants on or near Airports)

**Exhibit 2**  
**Airports & Land Use Guide**

Working Draft 2025 SS

**Ordinance # 2026-02.** An Ordinance Repealing and Replacing Fairfield Town Code § 10.11.275. Airpark Overlay Zone (This action follows from the Notice of Pending Ordinance Change related to the Airpark Zone and Airpark Overlay Zone adopted by the Town Council on Sept. 25, 2025).  
Dated March 25, 2026

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Document Control Changes: Overlay was for 2,600 foot runway - January 10, 2023 (questionably codified by AmLegal); amended March 25, 2026, (Ordinance #2026-02).

**WHEREAS,** Fairfield Town has the authority under Utah Code Title 10, Chapter 20, and Utah Code Title 72, Chapter 10, Part 4 (Airport Zoning Act) to regulate land use, zoning, and airport overlays within its municipal boundaries; and

**WHEREAS,** Federal Standards in 14 C.F.R. Part 77 establish requirements for safe and unobstructed airspace, and FAA Advisory Circular 150/5300-13B provides guidance for airport design and compatibility planning; and

**WHEREAS,** the existing Fairfield Town Airport Overlay was adopted without a public hearing, nor did it have a proper public discussion and appears to have been added to the Town's codebook without Town Council approval; and the ordinance is outdated and inconsistent in some areas and requires revision to reflect current state and federal standards; and

**WHEREAS,** Fairfield Town seeks to protect the health, safety, and welfare of its residents, surrounding businesses, and airport users by requiring conformity with these standards and ensuring that necessary aviation easements and protections are obtained.

**WHEREAS,** on March 19, 2026, the Fairfield Town Planning Commission held a public hearing; and

**WHEREAS,** On March 19, 2026 the Planning Commission reviewed the subject text amendments following the review and public comments (written and oral), and a positive recommendation was made to the Town Council to repeal the Airpark Overlay Zone; and

**WHEREAS,** the Town Council reviewed the Planning Commission's recommendation and finds the repeal of the existing Airpark Overlay Zone to be in the best interests of the Town of Fairfield, and desires to further clarify the Town Code using proposed amendments and finds that the regulations and provisions herein help protect the health, safety, and welfare of Fairfield residents; and

**NOW, THEREFORE,** the Town Council of Fairfield Town, State of Utah, hereby approves the repeal and reinstatement of Title 10.11.275, Airport Overlay Zone, with the text set forth below:

**Section 10.11.275.1. Any public use airport/airpark or public airport/airpark located within Fairfield Town limits shall conform to the requirements of this chapter, the Airpark Mixed-Use Zone, 14 C.F.R. Part 77, and Utah Code 72-10- 403 (Airport Zoning Act). Nothing in this section or any other section of Town Code shall be construed to require Fairfield to be responsible for acquiring any property or property rights for the benefit of any airpark/airport within the boundaries of Fairfield.**

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

**Effective Date.** This Ordinance shall become effective immediately upon publication or posting as required by law.

**Passed and Adopted this 25th day of March 2026.**

FAIRFIELD TOWN

\_\_\_\_\_  
Hollie McKinney, Mayor

Hollie McKinney	yes_____	no_____	abstain_____
RL Panek	yes_____	no_____	abstain_____
Tyler Thomas	yes_____	no_____	abstain_____
Michael Weber	yes_____	no_____	abstain_____
Richard Cameron	yes_____	no_____	abstain_____

ATTEST:

\_\_\_\_\_  
Stephanie Shelley, Recorder

(OFFICIAL SEAL)

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 25th day of March, 2026.

**Ordinance # 2026-02.** An Ordinance Repealing and Replacing Fairfield Town Code § 10.11.275. Airpark Overlay Zone (This action follows from the Notice of Pending Ordinance Change related to the Airpark Zone and Airpark Overlay Zone adopted by the Town Council on Sept. 25, 2025).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Fairfield Town, Utah, this **25th day of March, 2026.**

\_\_\_\_\_,  
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 **25th day of March, 2026**, and herein referred to as:

SUMMARY.

Repealing and reinstating the Fairfield Town Code Airpark Zone, and adding Special Uses regulations, as well as special uses found in the Airpark Mixed Use Zone.

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 March, 2026.