

Fairfield Town

Utah County, Utah

PUBLIC NOTICE IS HEREBY GIVEN THAT THE

Planning Commission of Fairfield, Utah

Shall hold a Regular Session on

March 5, 2025, @ 7:00 P.M.

At the Fairfield Town Office

103 East Main Street Fairfield, Utah

Agenda

Call to Order

- 1) Roll Call

Consent Items

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

- 1) Minutes: February 5, 2025, and February 18, 2025.

Business Items

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

- 1) General Plan update by GSBS Consulting
- 2) Brant Tuttle's discussion on Text Admendment for the Bradshaw property.
- 3) Shawn & Heather Stong site plan
- 4) Scott Jenson Site Plan
- 5) Light Industrial West Zone

Adjournment

Join Zoom Meeting

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

Meeting ID: 846 9057 1210

Passcode: 806234

Certificate Of Posting

The above agenda notice was posted on or before the 27th day of February 2025 at the location of the meeting, Fairfield town office 103 East Main Street Fairfield, UT, and at the Fairfield town website <https://fairfieldtown-ut.gov/meetings/>, and on the Utah State public notice website at <https://www.utah.gov/pmn/index.html>.

Documents for this meeting are available on the Public Notice Website and the Town Website.

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

Date

Stephanie Shelley Town Recorder/Clerk

Chapter 10.11.200

Light Industrial West Zone Regulations for Fairfield

Sections:

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

10.11.200.010 Purpose

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

10.11.200.020 Land Use Table

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

Land Uses	Permitted	*Special Use
Accessory Structures	X	
Agriculture	X	
Agriculture Industry	X	
Automobile Sales & Service		X
Automotive Body/Paint Repair		X
Automotive Repair Establishment		X
Autos, Trucks, RV Sales & Rental		X

Auto Self-Serve Station		X
Auto Service Station		X
Car Wash/ Truck Wash	?	?
Caretaker Dwelling	?	?
Commercial Greenhouses		X
Contractor Yards		X
Convenience Store	X	
Equipment Rental	?	?
Farm Animals	X	
Farm Equipment Sales		X
Feed Store/ Farm Retail	?	?
Financial Services	?	?
Fireworks Manufacturing storage and/ or Sales		X
Flag Pole >35 Feet		X
Flex-Space Structure	X	
Gas Station		X
Hardware Store	?	?
Heavy/Large Product Manufacturing		X
Hydroponic Greenhouses		X
Industrial Outdoor Storage		X
Industrial Retail Space	?	?
Indoor Shooting Range		X
Light Assembly & Packaging	X	
Light Manufacturing	X	
Microbreweries & Distilleries		X
Medical Manufacturing	?	?
Multi-Tenant Industrial Building (MTIB)		x

Office Buildings	X	
Pawn Shops		X
Plant Nursery/ Garden Center		X
Power Generation		X
Printing & Publishing	X	
Public Services	X	
Public Utility Stations		X
Repair Services, Small Appliance		X
Research & Development	X	
Restaurant	X	
Retail Sales Space	?	?
School - Private - Trade school		X
Showroom & Sales Centers		X
Small Engine Repair		X
Small-scale fabrication (e.g., metalworking, woodworking)		
Stable	X	
Telecommunications Facility < 35ft	X	
Towing Yards & Vehicle Storage		X
Truss Plant		X
Vehicle Repair (including auto body)		X
Warehouse		X
Warehouse Storage Units (Commercial)		X
Welding/ Machine Shop		X

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

10.11.200.030 Area Requirements

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

10.11.200.040 Setback Requirements

Yard Area	Minimum Setback
Front	25' (may be reduced by City Town Council with Planning Commission approval)
Side	20'
Rear	20'/50' (50' required if abutting an arterial or collector street)
Accessory Structures	6'

10.11.200.050 Maximum Building Height

1. Buildings shall not exceed 35 feet in height unless approved by the Planning Commission.
- 2.
3. [A large flagpole may be allowed upon Planning and Zoning commission approval.](#)

10.11.200.060 Development Standards

1. Screening Requirements

- a. See 10.17.70.13 for additional requirements.
- b. A minimum six-foot-high opaque fence, landscaping, or solid wall shall be required to screen industrial lots abutting residential or commercial properties.
- c. Additional screening may be required based on the nature of the industrial operation.

2. Waste and Trash Storage

- a. No solid waste, wrecked or abandoned vehicles, or wrecked or abandoned equipment shall be stored in an open area.
- b. Garbage dumpsters shall be located out of sight from public roads and screened with fencing or landscaping.

3. Outdoor Storage

- a. Any outdoor storage of materials or equipment must be fully screened from public view.
- b. Storage areas must be paved or stabilized to minimize dust and environmental impact.
- c. Materials shall not be stacked higher than eight feet, unless additional screening is provided.

4. Noise, Odor, and Vibration Control

- a. Industrial activities shall not produce noise levels exceeding Fairfield's noise ordinance limits at the property boundary.
- b. Odor mitigation plans may be required for operations producing emissions.
- c. Vibrations must not exceed acceptable thresholds that would negatively impact neighboring properties.

5. Lighting and Signage

- a. Outdoor lighting shall comply with Fairfield’s Dark Sky Ordinance to minimize light pollution.
 - b. Signage must comply with town ordinances, with a preference for monument-style or building-mounted signs.
 - c. No flashing, animated, or excessively bright signs are permitted.
6. Utility, Infrastructure, and Stormwater Requirements
- a. All developments must comply with APWA infrastructure standards.
 - b. Stormwater management plans must be submitted and approved prior to permitting.
 - c. Businesses must provide a Septic Feasibility Study approved by the Utah County Health Department to demonstrate adequate wastewater management.
 - d. All lot frontage must have dedicated roads and easements in place before approval of an application to ensure legal access and compliance with APWA standards.
 - e. All power and utility lines must be buried
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10.11.200.080 Definitions

Accessory Structure – A subordinate building located on the same lot as the principal use, used for purposes customarily incidental to the main building.

Agriculture- The practice of cultivating soil, growing crops, and raising livestock for food, fiber, medicinal plants, and other products used to sustain and enhance human life.

Agriculture Industry – Agriculture Industry – The commercial cultivation, management, and harvesting of agricultural products, including crop cultivation, animal care, and related activities, along with processing and packaging, excluding slaughterhouses and butchering operations.

Animal HusbandryThe practice of breeding, raising, and caring for animals for agricultural, commercial, or scientific purposes. This includes livestock such as cattle, sheep, goats, pigs, poultry, and other domesticated farm animals. Animal husbandry activities must comply with local zoning regulations, environmental standards, and best practices for animal welfare, waste management, and noise control.

Assembly and processing Activities involving the assembly or processing of materials that are in refined form and do not create nuisances.

Automotive Body/Paint Repair – A facility that specializes in vehicle bodywork, including dent repair, frame straightening, and painting services. These establishments may also conduct minor mechanical repairs related to body damage.

Automotive Repair Establishment – A business that provides mechanical repairs and maintenance services for automobiles, including engine repair, transmission work, brake servicing, and other mechanical fixes. This may include both minor and major vehicle repairs.

Automobile Sales & Service – A business engaged in the sale of new or used automobiles, along with minor servicing and maintenance of vehicles, such as oil changes and tire replacement. May include on-site financing services.

Autos, Trucks, RV Sales & Rental – A dealership or rental business that sells or rents automobiles, trucks, and recreational vehicles (RVs). This may include both new and used vehicle sales as well as short- or long-term vehicle rentals.

Auto Self-Serve Station – A gas station or fueling facility where customers pump their own fuel, often without direct service from attendants. These stations may operate 24/7 and sometimes include automated payment systems.

Auto Service Station – A business that provides fuel sales along with limited automotive services such as oil changes, tire rotations, and minor mechanical repairs. These stations often have service bays for maintenance work.

Car Wash/ Truck Wash - A building containing equipment for washing cars or other vehicles automatically or manually.

Commercial Greenhouse – A facility used for the propagation, cultivation, or production of plants for commercial sale, typically requiring controlled environmental conditions.

Contractor Yard – A site used for the storage of equipment, materials, and vehicles related to construction, landscaping, or trade services.

Convenience Store – A small retail business that sells everyday items such as snacks, beverages, household essentials, and sometimes fuel. Convenience stores may operate independently or be part of a larger chain, often located near gas stations.

Equipment Rental - A dealership or rental business that sells or rents all types of equipment. This may include both new and used sales as well as short- or long-term equipment rentals.

Farm Animals – Domesticated animals typically raised for agricultural purposes, including livestock such as cows, horses, pigs, goats, sheep, chickens, and other poultry. May also include animals used for breeding, milk production, or draft work.

Farm Equipment Sales – A business that sells new or used agricultural equipment, machinery, and tools used for farming operations. This may include tractors, plows, combines, irrigation systems, and other farming-related equipment.

Feed Store/ Farm Retail -- A retail establishment that specializes in the selling of supplies specifically for agriculture and livestock, including animal feed, seeds, fertilizers, farming equipment, and additional products like pet food and gardening tools.

Fireworks Manufacturing, Storage, and/or Sales – The production, assembly, storage, distribution, or retail sale of fireworks and related pyrotechnic devices. This includes facilities for manufacturing fireworks, warehouses for storing explosive materials, and retail or wholesale establishments selling consumer or display fireworks, subject to safety regulations and legal requirements.

Financial Services - Professional services involving the investment, lending, and management of money and assets such as tax preparation, insurance coverage and investment portfolios.

Flag Pole > 35 Feet - Flagpole (Up to 120 Feet Tall for American Flag Only): A vertical structure, typically constructed from durable materials such as steel, aluminum, or other robust metals, designed to support only the American flag. The height of the flagpole shall not exceed 120 feet. This flagpole must be situated in a location that complies with local zoning and building codes, including height restrictions, setback requirements, and safety considerations. The flagpole is exclusively designated for the display of the American flag, and no other flags or banners are permitted to be flown. The structure must meet all applicable standards for structural integrity, visibility, and aesthetic impact.

Flex-Space Structure – A building designed for mixed industrial and office use, accommodating a variety of business operations.

Gas Station -An establishment primarily engaged in the retail sale of automotive fuels and lubricants, and may also offer convenience store items, car washes, and other related services.

Hardware Store - A retail establishment that sells tools, building materials, home improvement products, and related items. Often including the sale of lumber, paint, plumbing supplies, electrical supplies, and other goods necessary for home construction, maintenance and improvement.

Heavy/Large Product Manufacturing – An industrial facility engaged in the production, assembly, or processing of large-scale or heavy-duty products, such as machinery, construction materials, vehicles, or industrial equipment. These operations typically require significant space, heavy equipment, and may generate noise or emissions.

Hydroponic Greenhouse – A facility where plants are grown without soil using nutrient-rich water solutions, typically requiring controlled environmental systems.

Impervious Surface – Any surface that prevents or significantly impedes water absorption into the ground, including pavement, buildings, and concrete areas.

Indoor Shooting Range A fully enclosed facility designed and constructed for the safe discharge of firearms for recreational shooting, training, or competition. The facility must be built to contain all fired rounds, mitigate noise impacts, and comply with all federal, state, and local safety standards. Indoor shooting ranges may include firearm rental, ammunition sales, classroom instruction, and related retail components, provided they meet all applicable licensing and zoning requirements.

Industrial Outdoor Storage – The open-air storage of equipment, materials, or products associated with an industrial business, requiring screening and environmental controls.

Industrial Retail Space – A commercial area that combines industrial operations with retail sales, allowing customers to purchase products directly from the manufacturer or wholesaler. Examples include warehouse showrooms, home improvement centers, and factory outlet stores.

Light Assembly & Packaging – The production and assembly of small-scale products using pre-manufactured components, including packaging for distribution.

Light Manufacturing – A facility engaged in small-scale or less intensive manufacturing activities that do not create significant environmental impacts, such as the production of consumer goods, electronics, clothing, or food products. These businesses often operate in mixed-use or industrial zones.

Medical Manufacturing – The production and assembly of medical equipment, devices, or pharmaceutical products. This includes factories and labs that produce surgical tools, prosthetics, medical implants, and diagnostic equipment.

Microbrewery & Distillery – A facility producing alcoholic beverages in small batches, often including on-site tasting rooms and retail sales.

Multi-Tenant Industrial Building (MTIB)- a single industrial or commercial structure designed to accommodate two or more separate businesses engaged in light industrial, manufacturing, warehousing, fabrication, research and development, distribution, or other permitted commercial activities as defined by the Fairfield Light Industrial West Zone regulations.

Office Buildings – Commercial structures designed for business, administrative, or professional work, including corporate headquarters, law firms, consulting agencies, and co-working spaces. These buildings may range from single-story offices to high-rise buildings.

Pawn Shop – A retail business that offers secured loans to individuals in exchange for personal property as collateral. These establishments may also buy and sell second-hand goods, including jewelry, electronics, and tools.

Permeable Pavement – A paving system that allows water infiltration, reducing stormwater runoff and supporting groundwater recharge.

Plant Nursery / Garden Center - a facility where plants and trees are cultivated and sold, often accompanied by gardening supplies and related products.

Power Generation – A facility that produces electricity through various means, such as fossil fuels, nuclear energy, hydroelectricity, wind turbines, or solar panels, for public or private distribution.

Printing and Publishing – A business involved in the production of printed materials such as newspapers, books, magazines, marketing materials, or digital content. It may include both traditional and digital printing services.

Public Services – Government or community-based facilities that provide essential services to the public, including fire stations, police departments, libraries, municipal offices, and emergency response centers.

Public Utility Stations – Facilities used by utility companies to provide essential services such as electricity, water, gas, sewage treatment, or telecommunications to the public. These stations may include substations, pump stations, or switching facilities.

Repair Services/Small Appliance Repair – Businesses specializing in the maintenance and repair of small household appliances, such as microwaves, coffee makers, vacuum cleaners, and other consumer electronics.

Research and Development – A facility dedicated to innovation, product design, testing, and technological advancement in various fields, such as engineering, pharmaceuticals, biotech, and software development. These businesses focus on creating new products and improving existing ones.

Restaurant – An establishment that prepares and serves food and beverages to customers for on-site dining, takeout, or delivery. Restaurants can range from fast food to fine dining and may or may not serve alcohol.

Retail Sales Space – A commercial property designated for selling goods and products directly to consumers. This includes standalone stores, shopping centers, and malls selling clothing, electronics, groceries, and other consumer goods.

Retention Basin – A stormwater management feature designed to hold water permanently or for an extended period to reduce flooding and improve water quality.

Showroom & Sales Center – A facility designed for the display and retail sale of large or specialized products, such as vehicles, appliances, or industrial equipment.

Small Engine Repair – A business that services and repairs small engines, such as those found in lawnmowers, chainsaws, motorcycles, ATVs, and outboard motors.

Small Scale Fabrication – A facility engaged in the custom production of goods on a smaller scale, such as metalworking, woodworking, or 3D printing. These operations typically involve handcrafted or specialty items rather than mass production.

Stable – A facility or structure used for housing, breeding, and caring for horses or other livestock. This may include boarding stables, riding schools, or private equestrian facilities.

Stormwater Detention System – An engineered system designed to temporarily store stormwater and release it gradually to prevent flooding.

Telecommunications Facility – A structure designed for the transmission and reception of telecommunications signals, typically including antennas, towers, or satellite dishes.

Truss Plant - A facility dedicated to the manufacturing of trusses—structural frameworks composed of interconnected beams designed to support roofs, build walls, and other structures.

Warehouse – A facility used for the storage, distribution, and logistics of goods. Warehouses may serve as storage for retail or industrial businesses and can be used for fulfillment, supply chain management, or wholesale distribution.

Warehouse Storage Units (Commercial) – A facility used for the storage and distribution of goods for commercial and industrial purposes, not including self-storage facilities for individual use.

Wholesale and warehousing Facilities for the storage and distribution of goods.

Light manufacturing Production processes that do not produce significant noise, dust, or pollution.

Freight terminals Facilities for the transfer of goods between different modes of transportation.

Schools - Private - Quasi Public Trade school : An institution or establishment dedicated to providing education and instruction to students.

Welding/ Machine Shop - A facility where metalworking processes, including welding and machining, are conducted to fabricate, repair, or modify metal components and structures. These shops typically utilize equipment such as welding machines, lathes, milling machines, and other specialized tools to perform tasks ranging from simple repairs to complex custom fabrications.

Vehicle Repair – A business that provides repair, maintenance, and servicing of automobiles, trucks, motorcycles, or other motor vehicles, including mechanical, electrical, and bodywork repairs.

10.11.200.090 Required Applications

To ensure compliance with zoning, infrastructure, and environmental regulations, businesses seeking to operate in the Light Industrial West Zone must submit the following applications, depending on their use classification:

1. Site Plan Review Application

- Required for **all developments**.
- Must include:
 - Proposed structures, access points, parking, and loading areas.
 - Landscaping and buffering details.
 - Stormwater management plan.
 - Traffic circulation and access plan.
 - Utility connections and compliance verification.
- Reviewed by: **Planning Commission and DRC**.

2. Special Use Permit Application

- Required for all uses classified as **Special (S)**.
- Must include:
 - Justification for the use and how it complies with zoning regulations.
 - Mitigation plan for potential impacts.
 - Site plan showing compliance with special use standards.
- Reviewed by: ****Planning Commission and DRC****.

3. Septic Feasibility Study Application

- Required for all businesses.
- Must include:
 - Soil percolation test results.
 - Septic system design and capacity.
 - Business wastewater output estimate.
- Reviewed by: **Utah County Health Department & Fairfield Planning Commission.**

4. Business License Application

- Required for all businesses.
- Must provide:
 - Proof of zoning compliance.
 - State licensing if applicable.
 - Health Department approvals if required.
- Reviewed by: **Fairfield Town Clerk & Licensing Department.**

5. Fire & Emergency Plan Review Application

- Required for high-risk operations (fireworks sales, industrial storage, etc.).
- Must include:
 - Fire suppression plan.
 - Hazardous materials inventory.
 - Emergency access and response procedures.
- Reviewed by: **** Utah county Fire Marshal****

6. Sign Permit Application

- Required for any business signage.
- Must include:
 - Design, dimensions, and placement details.
 - Lighting specifications.
- Reviewed by: **Planning Commission & the DRC**

7. Building Permit Application

- Required for any new construction or modifications.
- Must include:
 - Architectural drawings & engineering approvals.
 - Foundation & structural plans.
 - Utility connection approvals.
- Reviewed by: **Building Department**