

Notice of Public Hearing Summary September 9, 2025

Summary of the revisions to the Town's water regulations:

- Defines key terms.
- Requires all new developments to transfer approved municipal or culinary water rights from the Cedar Valley Aquifer to the Town before receiving building permits or final plat approval.
- Obligates developers to bear 100% of the costs for extending and connecting water infrastructure, including service lines and meters.
- Prohibits the use of private wells for culinary purposes when Town service is reasonably available; cross-connections between private wells and the Town system are strictly prohibited.
- Limits culinary water use to indoor consumption, limited outdoor landscaping, and restricted livestock watering; large-scale irrigation is prohibited.
- Establishes enforcement mechanisms for violations, including fines, service termination, and legal action for unauthorized connections, tampering, or nonpayment.
- Requires Master Development Agreements for developments that extend the water system, defining infrastructure standards, reimbursement terms, and compliance with state regulations.
- Mandates that all connections be metered and prohibits unauthorized restoration of service or tampering.
- Makes technical and conforming changes.

Summary of the revisions to the Airpark Zone found in Town Code § 10.11.260.

- Defines key terms.
- Identifies the parcels owned by West Desert Airpark and designates the facility as a small airpark subject to FAA, state, and certain Utah Airport Land Use Guide standards.
- Limits all aircraft operations to small aircraft with a maximum certificated takeoff weight.
- Requires compliance with FAA Advisory Circulars, including AC 150/5300-13B (Airport Design), AC 150/5320-6G (Airport Pavement Design), and 14 C.F.R. Part 77.
- Restricts uses within the Airpark Zone to aviation-related purposes, prohibits non-aviation uses unless expressly approved, and establishes standards for permitted, special, and conditional uses.
- Authorizes limited residential hangar homes outside the Runway Protection Zone and Limited Development Zone, subject to one-acre lot minimums, subdivision approval, and development agreements.

- Limits the runway to one utility runway (Runway 17/35), not exceeding 5,000 feet, with operations restricted to daytime Visual Flight Rules (VFR) and fewer than 10,000 annual operations.
- Requires documented traffic patterns and noise abatement procedures that prohibit residential overflights and define nuisances for repetitive or low-altitude operations.
- Mandates an Evacuation and Emergency Response Plan (EERP) consistent with FAA and NFPA standards, reviewed by the Fairfield Fire Authority, and updated regularly.
- Requires West Desert Airpark to obtain and maintain aviation or restrictive easements for all Runway Protection Zones, while prohibiting the Town from imposing easements on private property.
- Requires development agreements, master site plans, HOA/CCRs, and recorded covenants to ensure ongoing compliance with Town, FAA, and state standards.
- Imposes governance and maintenance requirements on HOAs, including runway and taxiway upkeep, emergency planning, and operational restrictions.
- Provides enforcement authority to the Town, including administrative fines, suspension or revocation of permits or licenses, stop work orders, injunctive relief, and coordination with FAA and state regulators.
- Makes technical and conforming changes.

Summary of the revisions to the Airpark Overlay Zone found in Town Code § 10.11.275.

- Defines key terms.
- Revises the Airpark Overlay Zone (APO) in compliance with Utah Code Title 72, Chapter 10, Part 4 (Airport Zoning Act) and FAA regulations in 14 C.F.R. Part 77.
- Adopts official mapping prepared by GSBS Consulting, including overlay boundaries, parcel maps, and parcel inventories, to determine APO applicability.
- Defines key aviation and airspace protection terms consistent with Fairfield Town Code and FAA standards.
- Applies APO regulations to all lands and uses within the overlay boundary, requiring compliance with both base zoning and overlay standards, with the more restrictive standard controlling.
- Establishes height and obstruction limits consistent with FAA Part 77 imaginary surfaces, including primary, approach, transitional, horizontal, and conical surfaces.
- Imposes land use restrictions within safety zones, including prohibiting structures and gatherings in Runway Protection Zones, limiting uses in approach zones, and restricting noise-sensitive uses near flight paths.
- Adopts traffic pattern and flight restrictions, including compliance with FAA AC 90-66C, prohibition on residential overflights, limits on repetitive training flights, and a ban on Part 135 cargo and passenger operations.
- Makes technical and conforming changes.

Summary of terms in the Fairfield Industrial Park Development Agreement

- Requires that the Project be developed according to the approved Concept Plan and allows all uses permitted under the Code plus additional uses..
- Allows the Project to be constructed in up to four phases, with each phase containing at least nine lots or acres.
- Requires that Applicant convey water in accordance with the agreement terms.
- Provides that roads and related improvements are private until dedicated to the Town and grants the Town perpetual easements for inspection, emergency access, and enforcement.
- Requires that Applicant convey a Well Lot to the Town for construction of a well and pumphouse, with automatic reversion to the Association if not constructed within ten years.
- Requires that front yard landscaping, a Trail, and a Park (including a pickleball court) be completed prior to issuance of certificates of occupancy, with the Association responsible for ongoing maintenance.
- Provides that buildings comply with Design Standards and that the Project is managed by a common association with recorded CC&Rs.
- Modifies provisions of the Code such as setbacks, building height, and other regulations.