

Approved Meeting Minutes
Fairfield Planning Commission
Regular Meeting
July 16, 2026

Minutes

Date: Wednesday, July 16, 2026

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

Time: 7:00 P.M.

Minutes By: Recorder: Stephanie Shelley

Call to Order

1) Roll Call

Commissioner Taylor opened the meeting at 7:00 pm.

David Riet, Wayne Taylor, Kyler Fisher, Kelton Butterfield, Jamie Mascaro (via Zoom)

Staff Present:

Recorder: Stephanie Shelley, Mayor: Hollie McKinney (Via Zoom), Planner: Jim Spung, Treasurer: Codi Butterfield (via Zoom).

Others Present: Jared Westhoff, Vern Carson, Krista Black, Kole Black.

Via Zoom: Weber, Glade's iPhone, Brent Ault, gnielson.

Business Items

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

1) Administration of the Oath of Office to David Riet, Fairfield Town Planning Commission Member.

Recorder Stephanie Shelley administered the Oath of Office to Commissioner David Riet following his reappointment to the Fairfield Town Planning Commission. Chairman Taylor thanked Commissioner Riet for his continued service to the Town.

2) Vote to approve the July 1, 2026, minutes.

Commissioner Butterfield motioned to approve the July 1, 2026, minutes. Commissioner Fisher seconded the motion. The motion passed unanimously.

Commissioner Taylor - Yes

Commissioner Riet - Yes

Commissioner Fisher - Yes

Commissioner Mascaro - abstained

Commissioner Butterfield - Yes

3) Update from Oquirrh Wood Ranch

Chairman Taylor turned the floor over to Jared Westhoff for an update on the Oquirrh Wood Ranch project. Jared thanked the Commission for the direction provided during the previous meeting and stated that the development team had spent the past week revising the proposed ordinance and development standards based on the Commission's direction and comments

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from previous meetings. He noted that some items discussed during more recent meetings had not yet been incorporated into the current draft and apologized that the documents did not yet include version control, stating that future drafts would identify revision numbers.

Jared reported that the development team would revise the project layout to preserve the Pony Express National Historic Trail through the property. He explained that the zoning in that area would remain unchanged, while the trail alignment would be incorporated into the overall design. He added that the landscape architects had been asked to prepare both a landscaping plan and a financial plan to better illustrate the completed appearance of the project.

Jared explained that the updated draft included proposed building and development standards for the one-acre ranchettes, three-acre ranchettes, and the business park. He stated that the standards were intended to provide objective criteria for evaluating future subdivision and site plan applications. He noted that several provisions remained under review pending input from consultants, including minimum lot frontage requirements for the one-acre ranchettes. Jared stated that the proposed maximum building height had been revised to 35 feet, or to the height of the primary residence for applicable accessory structures, and confirmed that previously discussed garage setback requirements had been incorporated into the three-acre development standards.

Jared reviewed the proposed standards for accommodating animals within the ranchette development. He explained that the one-acre lots were designed so homes would be located toward the front of the property, allowing barns, corrals, and other animal facilities to remain behind the residence. He stated that the wider three-acre lots would provide greater flexibility in home placement while still encouraging homes to be located toward the front portion of each lot. Chairman Taylor expressed concern that residential lots could become overgrazed if owners were unfamiliar with managing horses and pastureland. Jared responded that the proposed lot configuration was intentionally designed to create designated areas for residences, barns, corrals, trailer storage, riding arenas, and open space, providing a functional layout while helping to minimize impacts on neighboring properties. Commissioner Riet commented that the proposed animal standards appeared reasonable provided the facilities were properly maintained and suggested that cleanup requirements could be addressed through restrictive covenants. Jared agreed that those concerns would be better handled through the homeowners' association as a nuisance matter rather than through the animal regulations.

Jared explained that considerable effort had been devoted to developing the proposed standards for the business park, particularly those addressing noise, exterior lighting, screening of loading docks, substations, and emergency generators. He stated that members of the development team had researched both successful and unsuccessful data center developments to identify approaches that effectively minimized impacts on neighboring properties. He explained that those projects provided examples of how communities had addressed concerns related to lighting, operational noise, backup power systems, and the visual appearance of supporting infrastructure. Jared stated that the lessons learned from those developments had

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been incorporated into the proposed business park standards to help protect Fairfield's dark skies, minimize noise, screen industrial features from public view, and encourage high-quality landscaping and site design compatible with the Town's rural character.

Chairman Taylor acknowledged the challenges that future development presented for a small rural community and expressed appreciation for the developer's willingness to proactively address those concerns through objective development standards. Commissioner Riet stated that while Fairfield had historically been cautious about growth, the Planning Commission recognized that some development was inevitable and believed it was better to establish clear standards to encourage quality development. Jared responded that the development team shared that goal and intended to remain invested in the community for the long term, emphasizing their commitment to creating a development that would be compatible with Fairfield and benefit the community.

Jared explained that the draft included a preliminary list of permitted, conditional, and prohibited uses and emphasized that it remained a working document. He requested the Commission's input regarding which uses should be permitted outright, which should require additional standards, and which should be prohibited. Chairman Taylor suggested that the ordinance be divided into phases, focusing first on the standards needed for the ranchette and business park components of the project while postponing the remaining commercial provisions until a future phase. Jared agreed that this approach would simplify both the ordinance and the review process and stated that the development team would revise the draft accordingly before returning with a more focused proposal.

4) Staff Review by Jim Spung and Discussion of the Proposed [Site-Specific Ordinance](#).

Planner Jim Spung presented a PowerPoint reviewing the proposed Site-Specific Development (SSD) ordinance and explained that the purpose of the ordinance was to provide the Town with a zoning tool for unique development projects that do not fit within Fairfield's existing zoning districts. He stated that the SSD ordinance would help implement the Town's General Plan by allowing customized development standards while maintaining legislative oversight and a public review process.

Jim explained that the proposed ordinance establishes eligibility criteria for projects seeking an SSD designation. Among the proposed requirements were minimum acreage, unified ownership or legal control of the property, demonstration that the project could not reasonably be developed under an existing zoning district, and the provision of community benefits beyond what would normally be expected under conventional zoning. Examples discussed included enhanced site planning, preservation of natural features, improved landscaping, public amenities, innovative design, and high-quality infrastructure.

Jim further explained that the ordinance establishes a two-step review process consisting of a preliminary review followed by a final review. He stated that the preliminary review allows the Planning Commission and Town Council to evaluate a proposal conceptually before a developer

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invests significant time and expense into detailed engineering and design. If the proposal receives favorable preliminary feedback, the applicant may proceed with the final review, during which the project-specific ordinance and zoning map amendment would be considered through the required public hearing process.

Discussion followed regarding whether the residential component of the proposed development would be better served through creation of a standard three-acre residential zoning district rather than an SSD designation. Jim explained that a traditional zoning district could be applied elsewhere in the Town and would provide predictable standards for future development. In contrast, an SSD is intended for a specific project and allows additional negotiated development standards that would not otherwise be available through conventional zoning. He cautioned that relying too heavily on SSD zoning for multiple developments could result in numerous project-specific ordinances that would become increasingly difficult for staff to administer over time.

The Commission also discussed the proposed minimum acreage required to qualify for an SSD. Jim noted that the current draft identified a two-acre minimum but explained that the threshold was intended to ensure the tool was reserved for larger, more complex developments rather than individual property owners seeking exceptions to the zoning ordinance. Commissioners discussed possible minimum acreage requirements ranging from approximately ten to forty acres, while Jared Westhoff suggested that the minimum acreage could vary depending on the type of development proposed. Jim indicated that additional discussion with the Town Council would be appropriate before establishing a final standard, and no consensus was reached.

Jim reviewed the proposed procedures for processing an SSD application, including pre-application meetings, staff and agency review, Planning Commission and Town Council review, public hearings, and adoption of a project-specific ordinance. He explained that approval of an SSD would not authorize construction but would establish the zoning framework under which future subdivision, site plan, grading permit, and building permit applications would be reviewed. Any future amendments to an approved SSD would require the same legislative process used for the original adoption.

Chairman Taylor asked about language in the draft ordinance providing that if a Planning Commission motion failed, the application would still be forwarded to the Town Council without a formal recommendation. Jim explained that the provision was intended to prevent an application from being indefinitely delayed if the Commission could not reach a consensus. He added that the language could be revised if the Commission or Council preferred a different approach.

Jim stated that he would meet with Mayor McKinney and Attorney Brad Christopherson to incorporate the Commission's comments into a revised draft and anticipated returning the ordinance to the Planning Commission for a public hearing and recommendation at the July 29, 2026 meeting.

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5) Discussion on the Roads Regulations, Title 6, Chapter 3, has been renumbered to Title 15, Chapter 152, Roads, Highways, and Rights-of- Way Ordinance

Stephanie Shelley explained that during the Town's recodification process, the Roads Ordinance had been moved from Title 6 to Title 15. She stated that because the ordinance had been placed within the land use section of the Town Code, a public hearing was necessary before it could be adopted in its new location.

Mayor McKinney clarified that although no additional changes were being proposed as part of the upcoming public hearing, the ordinance itself had previously undergone substantial revisions when Spencer Foster, the Town's Local Assistance Advisor, rewrote it to align with the American Public Works Association (APWA) standards. She explained that the previous ordinance had been based primarily on rural road standards and lacked many of the engineering and construction standards included in the revised ordinance. Mayor McKinney stated that the public hearing would provide the opportunity to formally adopt the updated ordinance as part of the recodified Town Code.

6) Discussion on Text Amendment to 154.105(E) Agricultural Residential Zones. Setbacks, building height, lot size, frontage, parking.

Chairman Taylor introduced a proposed text amendment to Section 154.105(E) regarding setback requirements for corner lots. He explained that after the Agricultural Residential (AR-1 through AR-40) zoning districts were adopted, a site plan review for a corner lot revealed that the current ordinance did not require front yard setbacks along both street frontages. He stated that his intent was to amend the ordinance to require corner lots to observe front yard setbacks on both street-facing sides and requested the Commission's feedback.

The Commissioners discussed the proposed amendment and agreed that requiring front yard setbacks along both street frontages of corner lots would better reflect the intent of the ordinance. They also discussed establishing a ten-foot clear vision triangle adjacent to residential driveways to improve visibility and traffic safety. Commissioners noted that while many property owners would naturally avoid obstructing visibility near driveways, including the requirement in the Town Code would provide a consistent standard for future development.

Planner Jim Spung stated that he would prepare a redlined draft of the proposed amendment for the Commission's review prior to the public hearing. He also agreed to review the Town Code to determine the most appropriate location for language establishing the clear vision triangle requirement and to incorporate any additional related revisions for the Commission's consideration.

No formal action was taken on this item.

7) Vote to set a date for the Public Hearing.

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Chairman Taylor explained that the Planning Commission had previously discussed holding a public hearing on July 29, 2026, but that the proposed text amendment to Section 154.105(E) regarding corner lot setbacks should also be included on the agenda for public hearing.

Commissioner Butterfield motion to set a date for the Public Hearing on July 29, 2026, for the Following items. Site-Specific Ordinance, Roads Regulations, Title 6, Chapter 3, which has been renumbered to Title 15, Chapter 152, Roads, Highways, and Rights-of- Way Ordinance, and Text Amendment to 154.105(E) Agricultural Residential Zones. Setbacks, building height, lot size, frontage, parking. To the Town Council with a positive recommendation. Commissioner Riet seconded the motion. The motion passed unanimously.

Commissioner Taylor - Yes

Commissioner Riet - Yes

Commissioner Fisher - Yes

Commissioner Mascaro - Yes

Commissioner Butterfield - Yes

Adjournment

Commissioner Mascaro made a motion to end the meeting. Commissioner Butterfield seconded the motion. Meeting end time: 8:19 pm.

June 29, 2026

Minutes Approval Date

Stephanie Shelley
Stephanie Shelley Recorder/Clerk



GoldMine

Fairfield, Utah

Mixed-Use Industrial & Technology Development

Community Plan

2026

A Joint Vision by EGI & DAI

Overview

GoldMine is envisioned as a regionally significant industrial, technology, and business park development, strategically located in Fairfield, Utah. The development integrates large format industrial uses with supporting commercial services and limited number of Ranch Lifestyle Residential, creating a balanced and future ready economic ecosystem. The project is designed to support long-term economic growth by providing land and infrastructure capable of accommodating high-quality industrial users, technology campuses, data centers, and business park operations.

The primary focus of GoldMine is to establish a cohesive employment-based development that prioritizes industrial, technology, and business park uses. These uses are intended to drive job creation, attract investment, and support the continued economic stability of the Town of Fairfield and the Cedar Valley. Supporting commercial uses will be incorporated as a secondary component of the project to provide services and amenities that benefit employees, businesses, and the surrounding community. GoldMine will look to build out, in a thoughtful way, infrastructure improvements that support all of Fairfield. These improvements look to strategically improve transportation, water sources, storage and deliver along with a sanitary sewer solution.

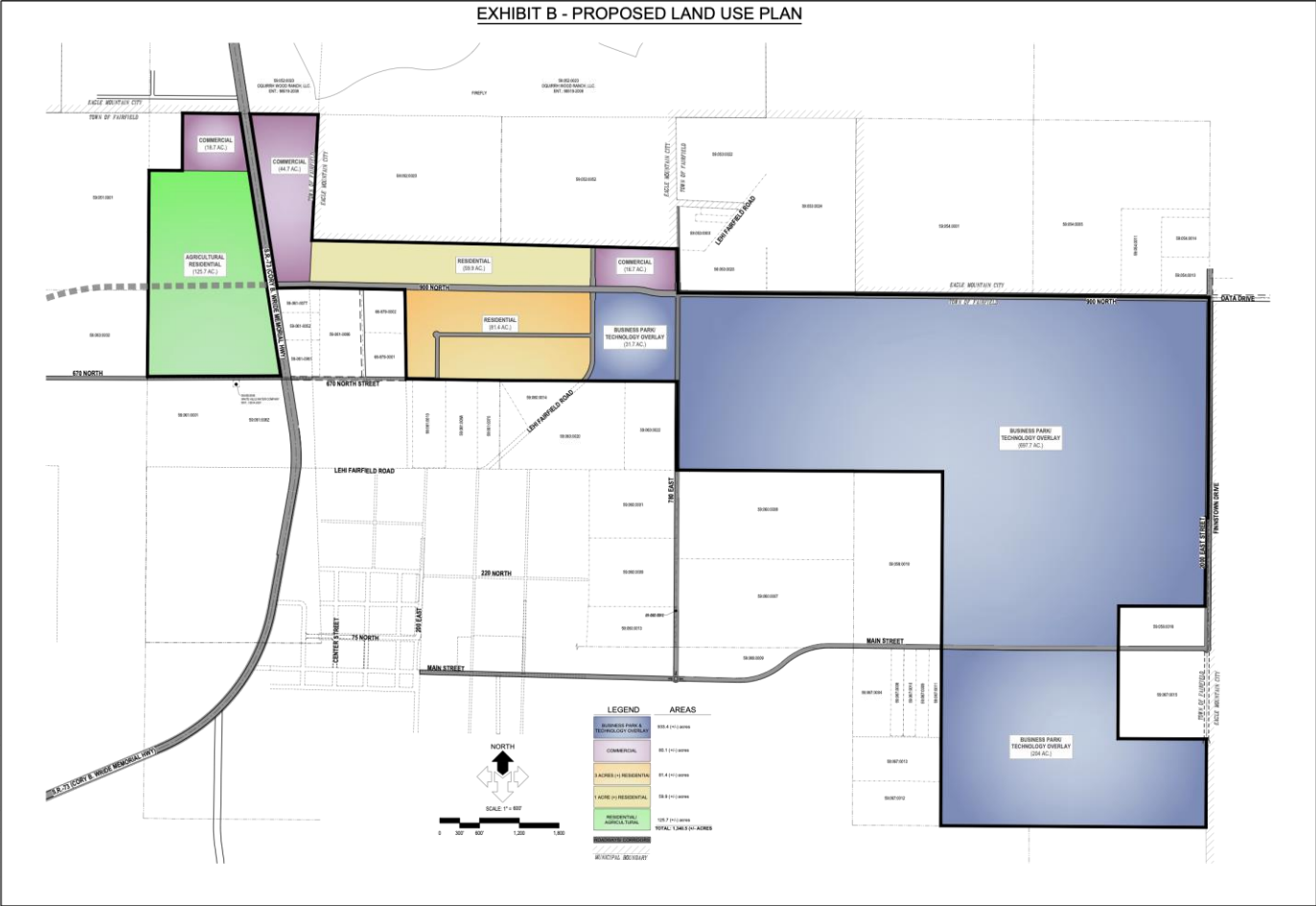
A limited portion of the development will include Ranchette Lifestyle Residential lots. These areas are intentionally low density and are designed to serve as transitional land uses that help buffer more intensive employment areas and the Firefly development to the north while preserving a sense of openness and rural character. These ranchettes are not intended to function as a traditional suburban neighborhood, but rather as a complementary land use that aligns with Fairfield's existing development pattern.

Planning Goals

- **Celebrate Scenic Views and Community Character**
Preserve and enhance the natural beauty, open character, and rural identity of Fairfield.
- **Avoid high-density residential development**
- **Enhance Quality of Life**
Create a community that promotes health, comfort, safety, and overall well-being for residents.
- **Protect Heritage**
Respect and preserve Fairfield's heritage, including the Pony Express Trail.
- **Promote Water Conservation and Resource Stewardship**
Utilize water-wise landscaping and sustainable development practices that support responsible resource management.
- **Preserve Dark Skies and Natural Nighttime Character**
Minimize light pollution through responsible lighting design to protect the area's night sky and natural environment.
- **Create quality employment Opportunities**
Create employment opportunities through commercial, industrial, agricultural, and service-oriented business development.
- **Balanced Economic Growth**
Develop a balanced master-planned project that supports economic growth while aiming to protect the area's peaceful rural environment and quality of life.
- **Access**
Contribute infrastructure, utilities, and transportation access
- **Complement Natural Surroundings** Encourage architectural and site design standards that complement the regional landscape, western/rural character, and natural surroundings.
- **Responsible Growth** Establish the Goldmine project as a responsible and sustainable development that strengthens the local economy, benefits nearby residents, and preserves the unique identity of the Fairfield.

Land Use Map

EXHIBIT B - PROPOSED LAND USE PLAN



Zoning and Use

Establish a site-specific GoldMine Zone to implement the land uses identified in the Development Agreement and its attachments, including this Community Plan, consisting of 1-acre and 3-acre rural residential ranchette lots, commercial uses, and business park/industrial uses.

Acresage Summary

Total Acres:

- Ranchette 1+ Acre Unit _____acres
- Ranchette 3+ Acre Unit acres _____acres
- Total Ranchette area 141.3 acres
- Commercial 80.1 acres
- Business Park/Industrial 933.4acres



Ranchette Lot Building Standards

Ranchette 1-Acre Development & Building Standards

Lot Development Standards	1-Acre Ranchette
Minimum Lot Area	1.0 Acre
Minimum Lot Width/Frontage	120'
Minimum Cul-de-Sac Frontage	45'
Residential Living Area Standards	
Primary Residential Building Envelope	Within the front 125 feet of the Lot. (If it's a Cul De Sac lot, plat will depict an area of minimum of 15,000 SF for the Residential Living Area)
Primary Residence Footprint	Minimum footprint of 1800 SF on the main level
Primary Residence Height	Maximum height to be 35' measured from
Accessory Dwelling Unit (ADU)	Maximum size of 30% of Primary Residence Footprint not to exceed height of Primary Residence
Detached Garage	Maximum of 1500 SF
Fencing	
Garden	Allowed (See Landscape Standards)
Orchard	Allowed(See Landscape Standards
Front/Backyard Turf	Allowed(See Landscape Standards
Outbuilding	2 buildings with a maximum 400 SF each
Animals	Up to 30 chickens, 4 dogs, and 2 cats allowed
Front Yard Setback	25'
Front Yard Front Load Garage Setback	30'
Side Yard Setback	15'on each side of the lot or 10' on one side or the lot and 20' on the other of the lot
Rear Setback (Residential Envelope)	NA
Roof Pitch	Pitch of 1/12 through 9/12 Allowed
Exterior Building Materials Primary Residence	Durable, low-maintenance materials including stone, brick, architectural concrete, stucco, fiber cement siding, metal panels, heavy timber, wood accents, glass, or other materials approved by the ARC Committee. Building colors shall complement the natural colors of the surrounding landscape and reinforce the rural character of the community.
Exterior Building Materials ADU and Detached Buildings	Accessory buildings shall utilize similar architectural styles, roof forms, colors, and exterior materials as the primary residence. Agricultural buildings may incorporate traditional ranch and farm architectural elements while maintaining quality construction standards common with agricultural buildings.
Primary Architectural Design	Buildings shall incorporate quality architectural elements, coordinated color palettes, and varied building forms to create a cohesive community character. Building facades shall include changes in materials, architectural detailing, windows, entrances, and rooflines where appropriate to reduce the appearance of large building masses.

Ranchette 3-Acre Development & Building Standards

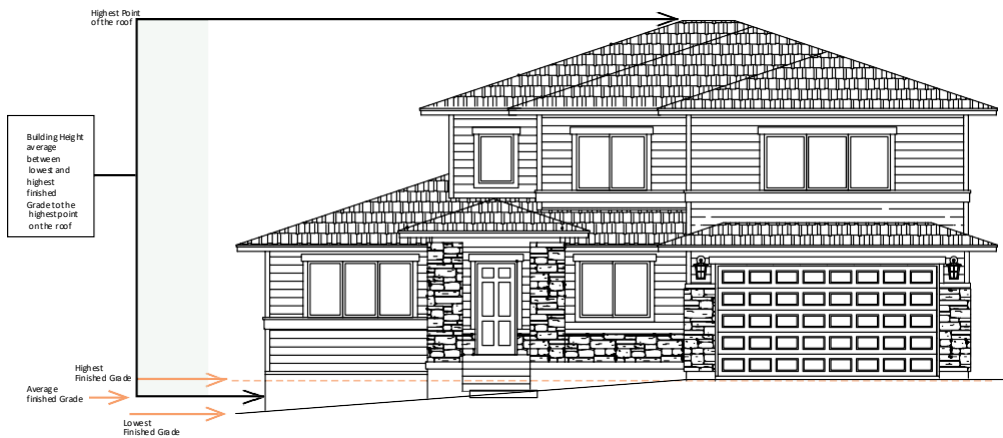
Lot Development Standards	3-Acre Ranchette
Minimum Lot Area	3.0 Acres
Minimum Lot Width/Frontage	200'
Minimum Cul-de-Sac Frontage	45'
Residential Living Area Standards	
Primary Residential Building Envelope	Entire Lot
Primary Residence Footprint	Minimum footprint of 1800 SF on the main level
Primary Residence Height	Maximum height to be 35' measured from
Accessory Dwelling Unit (ADU)	Maximum size of 30% of Primary Residence Footprint not to exceed height of Primary Residence
Detached Garage	Maximum of 2000 SF
Fencing	
Garden	Allowed(See Landscape Standards)
Orchard	Allowed(See Landscape Standards)
Front/Backyard Turf	Allowed(See Landscape Standards)
Outbuilding	2 buildings with a maximum 400 SF each
Animals	Up to 50 chickens, 4 dogs, and 2 cats allowed
Front Yard Setback	25'
Front Yard Front Load Garage Setback	30'
Side Yard Setback	15' on one side of the lot and 30' on the other side of the lot
Rear Setback (Residential Envelope)	25'
Roof Pitch	Pitch of 1/12 through 9/12 Allowed
Exterior Building Materials Primary Residence	Durable, low-maintenance materials including stone, brick, architectural concrete, stucco, fiber cement siding, metal panels, heavy timber, wood accents, glass, or other materials approved by the ARC Committee. Building colors shall complement the natural colors of the surrounding landscape and reinforce the rural character of the community
Exterior Building Materials ADU and Detached Buildings	Accessory buildings shall utilize similar architectural styles, roof forms, colors, and exterior materials as the primary residence. Agricultural buildings may incorporate traditional ranch and farm architectural elements while maintaining high-quality construction standards.
Primary Architectural Design	Buildings shall incorporate quality architectural elements, coordinated color palettes, and varied building forms to create a cohesive community character. Building facades shall include changes in materials, architectural detailing, windows, entrances, and rooflines where appropriate to reduce the appearance of large building masses.

Ranchette Lot Agricultural/Recreational Area Standards

Agricultural/Recreational Area Standards	1 Acre Ranchette	3 Acre Ranchette
Agricultural/Recreational Area Building Envelope	The remaining area of your lot outside of your Primary Residential Building Envelope	
Barns/Pole Barns	Allowed up to 35' high and maximum of 15,00 SF	Allowed up to 35' high and maximum of 15,000 SF
Tack Sheds	Allowed up to 20' high and maximum 900 SF	Allowed up to 20' high and maximum 1000 SF
Shade Structures	Allowed up to 22' high and maximum SF	Allowed up to 22' high and maximum SF
Fencing		
Accessory Dwelling Unit (ADU) (Attached to Barn or detached)	Not to exceed 1200 SF whether attached or detached. 35' height or restricted to the height of your main barn if detached.	Not to exceed 1200SF or 35' height
Riding Arenas	Allowed	Allowed
Horses	8	16
Cattle/Bison	6	10
Chickens	30	50
Goat/Sheep /other Small Animals	10	20
Pigs	2	4
Dogs	4 (total for the lot not to exceed 8)	8 (total for the lot not to exceed 12)
Cats	4 (total for the lot not to exceed 6)	8 (not to exceed 10)
Gardens/Orchards	Allowed (See Landscape Standards)	Allowed (See Landscape Standards)
Equipment Storage/Trailer/RV Parking	Allowed	Allowed
Truck Parking (Personal/Agricultural)	Allowed	Allowed
Accessory Ag Structure Side Setback	5 ft	5 ft
Accessory Ag Structure Rear Setback	5 ft	5 ft

Height Measurement Exhibit

1- Building height is measured from the average of the highest finished grade and the lowest finished grade across the front of the structure to the highest point of the roof, excluding ancillary structures .





Need add Park Estate Lot

Examples of Single-Family Home Designs



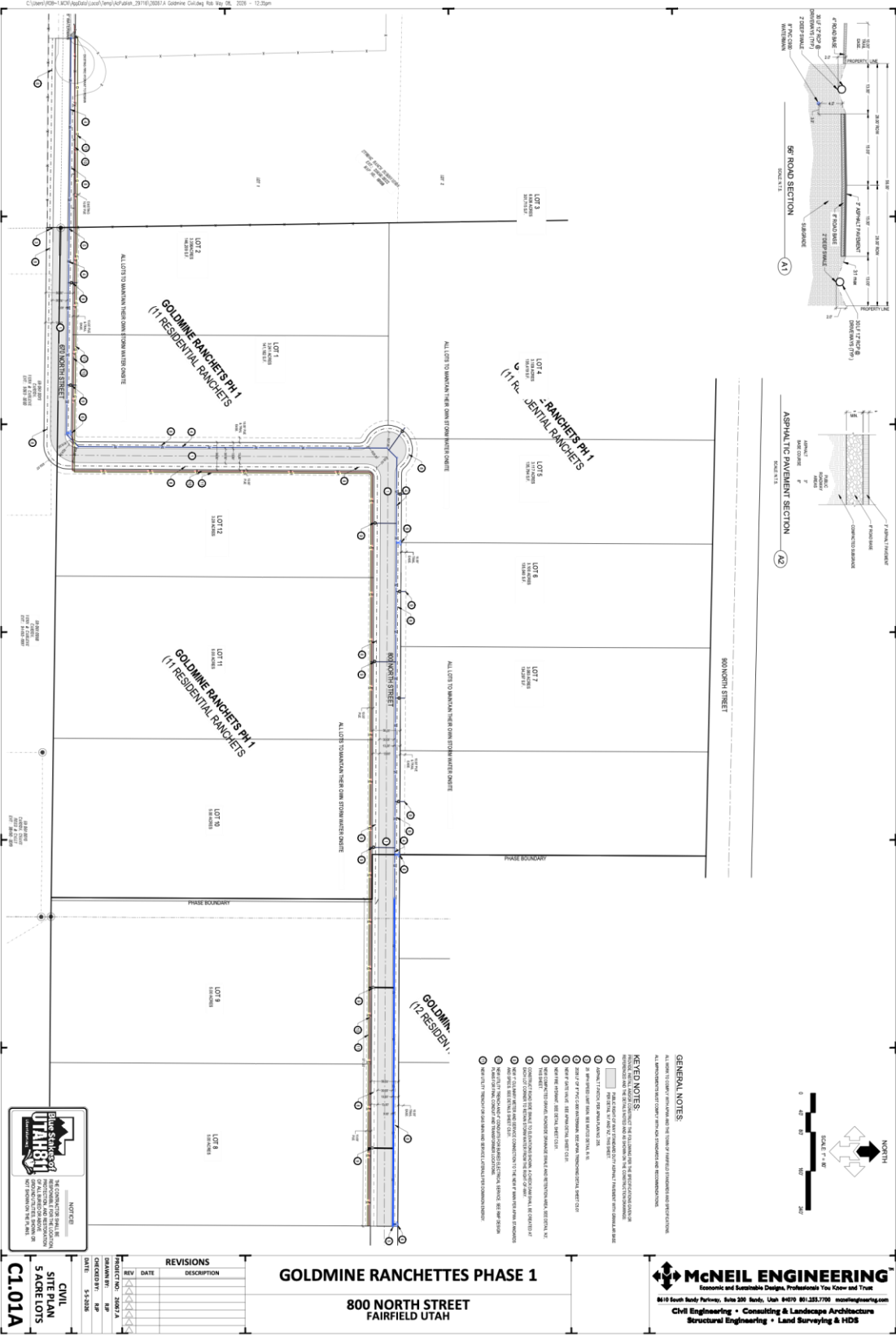
NOTE: Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in GoldMine

Examples of Single-Family Home Designs

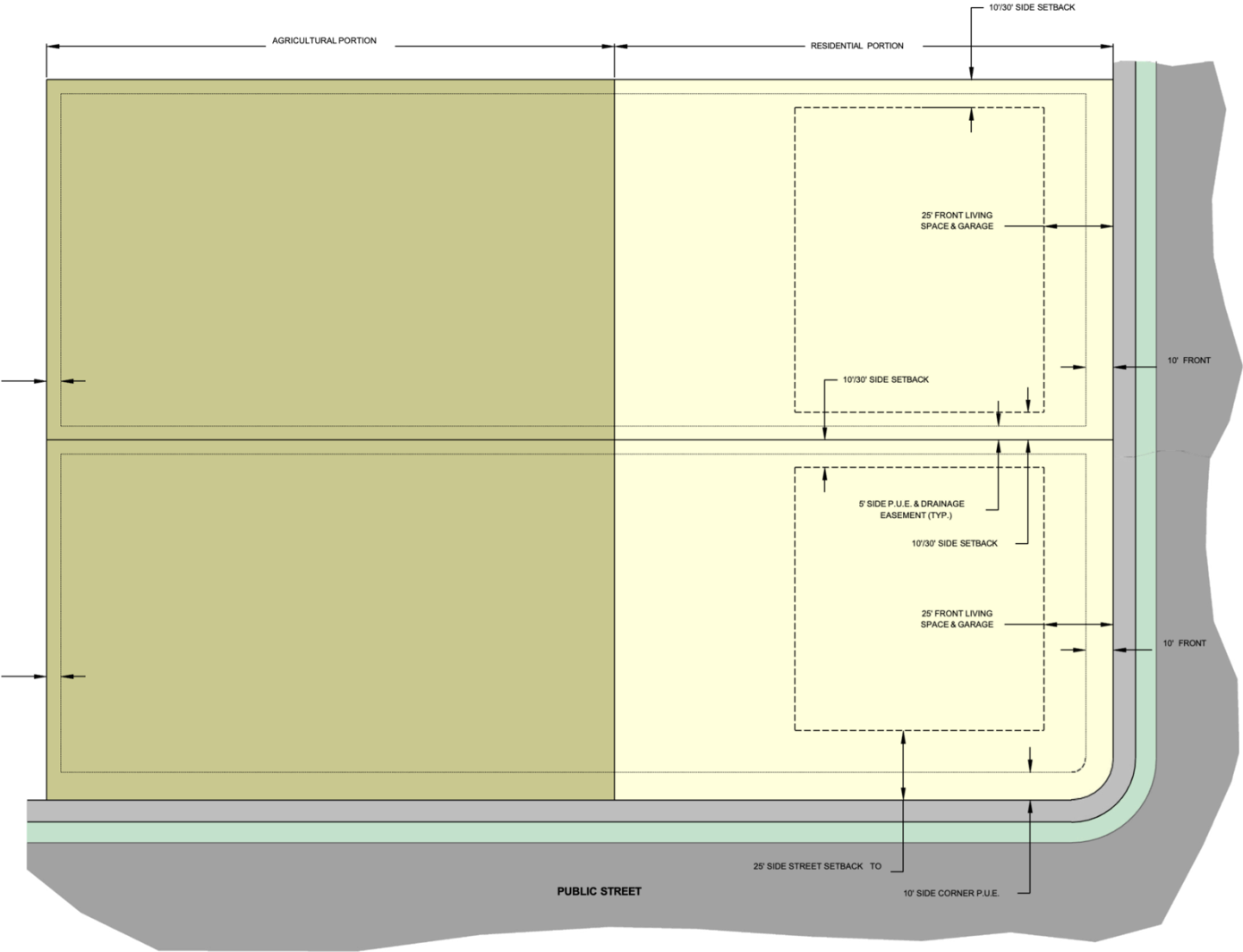


NOTE: Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in GoldMine

Ranchette Subdivision Concept



Ranchette Lot Setback Exhibit **DRAFT**



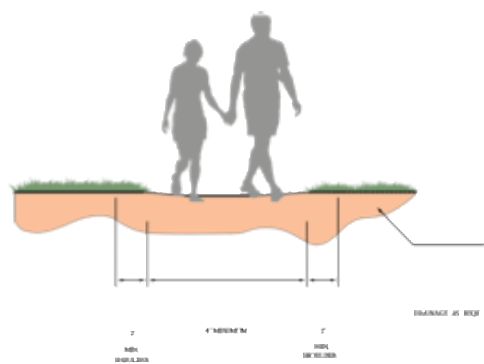
Parks, Trails, and Open Space (PTOS) Standards



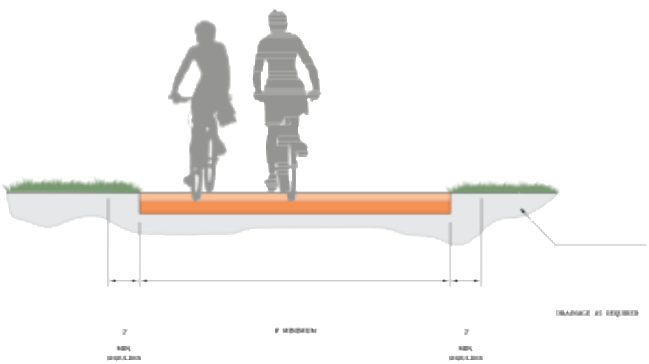
The Parks, Trails, and Open Space (PTOS) plan includes any use of land for active or passive, public or private, natural spaces and trails.

The Master Developer will develop natural open spaces and trails as part of rights of ways as areas are developed. Connectivity through town out to the recreation area's to the west and neighborhood's to the north and east are to be enhanced as GoldMine is developed. The PTOS is designed to allow our children to safely walk, bike, run, or ride horses to neighbors' homes or parks and other open spaces. Horse trails will be designed to allow access to Manning Canyon and adjacent BLM land (as allowed by BLM) . Fairfield. Entrance Nodes/Signs—Formal nodes serve as Entrances into GoldMine and showcase neighborhood identity through landscaping, public art structures, entrance features (monuments) and/or signage. At entrance nodes that are along Hwy 73 or the future Cedar Valley Freeway at the entrance of Fairfield Town the GoldMine development will design in conjunction with the Town of Fairfield, Signage that lets drivers know they are entering the Town of

Parks, Trails, & Open Space Exhibit A



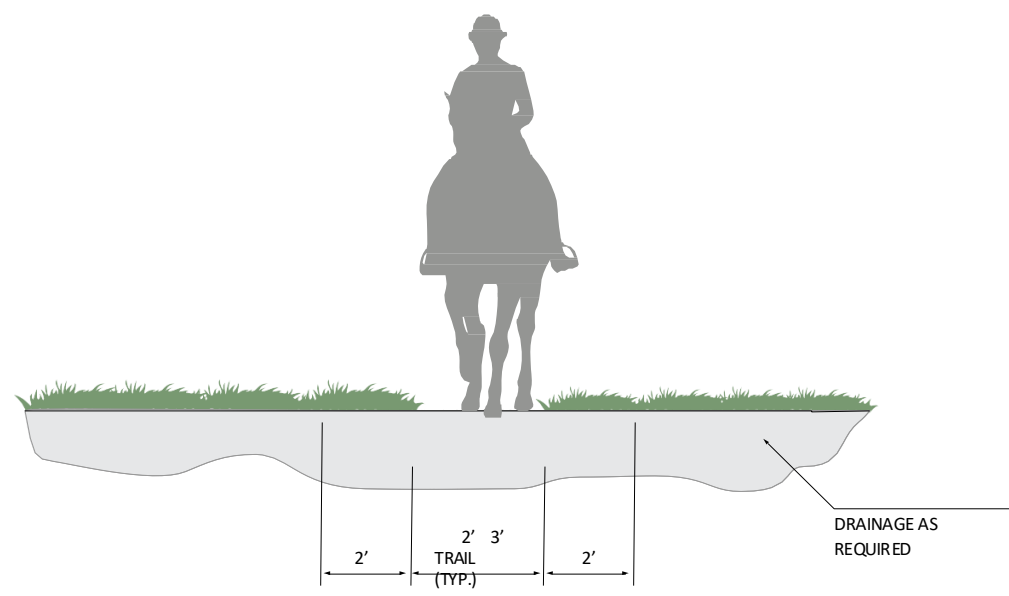
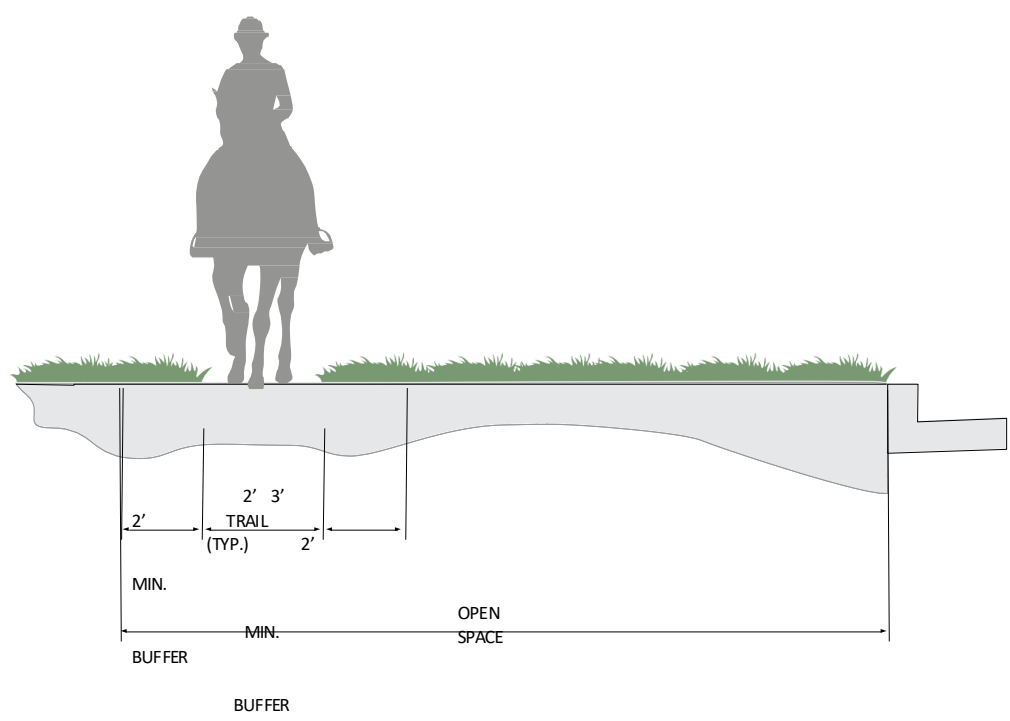
Dirt Trail



Asphalt Trail

3" Asphalt / 6" Base

Parks, Trails, & Open Space Exhibit B



Business Park/Industrial (Technology Overlay Zone) Development & Building Standards

Business Park Development

The GoldMine Business Park is intended to provide a premier employment center that accommodates professional offices, corporate headquarters, research and development facilities, flex office, medical office, technology companies, and complementary commercial services. Development shall emphasize quality architecture, and coordinated site planning, to create a business environment that is functional and visually appealing. Buildings and site improvements shall be designed to reinforce the character of a first-class business park while respecting the surrounding rural landscape of Fairfield.

Technology Overlay Zone Development

The GoldMine Industrial / Technology District is intended to provide a premier employment center supporting advanced manufacturing, technology companies, data centers, artificial intelligence (AI), research and development, aerospace, logistics, warehousing, clean energy, and other high-value employment uses. Development shall emphasize quality architecture, coordinated site planning, durable construction, and attractive landscaping while providing flexibility for evolving technologies and modern industrial operations. Buildings and site improvements shall contribute to a professional, campus-like environment that complements the overall character of the GoldMine community.

Business Park/Industrial (Technology Overlay)-Data Center Development and Building Standards

Development Standards	Business Park / Industrial (Technology Overlay)
Lot Development	
Minimum Lot Area	TBD
Minimum Lot Width	TBD
Minimum Street Frontage	TBD
Minimum Cul-de-Sac Frontage	TBD
Permitted Uses	Professional Offices; Corporate Headquarters; Business Services; Research & Development; Advanced Manufacturing; Technology Campuses; AI & Data Centers; Warehousing; Distribution; Aerospace; Clean Energy; Utility Facilities; Energy Generation: Natural Gas, Solar, Advanced Fission
Building Standards	
Maximum Building Footprint	_____sq. ft. per building (or as approved as part of an integrated campus)
Maximum Building Height	50 feet
Maximum Height – Electrical Infrastructure	55 feet for substations and related utility structures (excluding transmission facilities)
Building Orientation	Buildings should be arranged to create a coordinated campus environment and minimize impacts on adjacent uses.
Exterior Building Materials	Brick, stone, architectural concrete, insulated metal panels, architectural metal systems, glass, fiber cement, heavy timber accents, and similar durable materials.
Building Facades	Street-facing elevations shall incorporate changes in height, recesses, glazing, material changes, and architectural detailing to avoid long uninterrupted walls.

Architectural Design	Buildings shall incorporate contemporary architectural design, quality building materials, articulated façades, varied rooflines, enhanced entrances, and architectural detailing to reduce the appearance of large building masses. Long building elevations shall incorporate changes in materials, horizontal and vertical offsets, glazing, canopies, architectural panels, or similar design features to create visual interest. Administrative offices, employee entrances, and customer-facing areas shall receive enhanced architectural treatment and shall be oriented toward public streets whenever practical.
Roof Design	Light-colored or reflective roofing materials encouraged.
Front Yard Setback	TBD
Side Yard Setback	TBD
Rear Yard Setback	TBD
Building Separation	TBD
Operations & Site Design	
Loading Docks	Side or Rear; Screened from Public Streets
Truck Courts	Side or Rear
Outdoor Storage	Limited to operational uses and screened from public view
Trailer Parking	Designated Screened Areas
Employee Parking	Side or Rear Preferred
Visitor Parking	Adjacent to Main Building Entrance
Mechanical Equipment	Ground and rooftop equipment shall be screened from public view.
Electrical Substations	Permitted Accessory Use
Emergency Generators	Permitted Accessory Use
Battery Energy Storage Systems	Permitted Accessory Use
Refuse Collection Areas	Fully Screened from Public Rights-of-Way
Security Fencing	Minimum 6 feet where required for facility security.

Landscaping & Screening	
Landscape Buffers	Required
Street Trees	Required
Parking Lot Landscaping	Required
Turf	Not Allowed
Residential Buffers	Enhanced Landscape Buffer Adjacent to Residential Uses
Stormwater Facilities	Integrated into Site Landscaping
Pedestrian Connections	Required Where Appropriate
Exterior Lighting	Downward-directed fixtures designed to minimize glare, light trespass, and skyglow. Lighting shall be Dark Sky compliant and directed away from adjacent properties and public rights-of-way.
Signage	Commercial signage should complement the architecture of each development and maintain a consistent visual character throughout the GoldMine Project. Monument signs are encouraged at major entrances and commercial centers and shall comply with applicable Fairfield Town sign regulations and the GoldMine Monument Sign Standards
Screening	Service areas, loading docks, substations, generators, mechanical equipment, refuse collection, and utility infrastructure shall be screened from public streets and adjacent properties.
Technology & Sustainability	
Fiber Optic Infrastructure	Required
Solar-Ready Roofs	Encouraged
Renewable Energy Integration	Encouraged
EV Charging Infrastructure	Encouraged
Water-Efficient Landscaping	Required
Emergency Backup Power	Permitted
Performance Standards	
Noise	Operations, including power generation, mechanical equipment, cooling systems, emergency generators during routine testing, and other operational equipment, shall comply with the following maximum sound levels measured at the property boundary or any affected adjacent property: Daytime (7:00 a.m.–10:00 p.m. weekdays; 9:00 a.m.–10:00 p.m. weekends and Fairfield Town legal holidays): 60 dBA adjacent to residential uses; 79 dBA elsewhere. Nighttime (10:00 p.m.–7:00 a.m. weekdays; 10:00 p.m.–9:00 a.m. weekends and Fairfield Town legal holidays): 55 dBA adjacent to residential uses; 72 dBA elsewhere. Where a noise source affects multiple zoning districts, the most restrictive standard shall apply. Construction activities conducted under valid permits, public works projects, utility maintenance, emergency repairs, and emergency backup power operations are exempt from these operational noise limits.

Business Park/Industrial Setback Exhibit

Commercial Building Standards Draft

Commercial Development Philosophy

The Commercial Planning Areas (CPAs) within the GoldMine Project are intended to serve as vibrant activity centers that provide retail, professional office, hospitality, dining, entertainment, lodging, service businesses, and mixed-use development opportunities for residents, employees, and visitors. These areas have been strategically located throughout the GoldMine Project and the surrounding region. Commercial development is intended to create attractive gathering places that support economic development while complementing the rural character of Fairfield.

Site Design

Commercial developments shall be designed to promote safe and efficient circulation for vehicles, and pedestrians. Building placement, parking areas, pedestrian connections, and open spaces should be integrated into a cohesive site plan that enhances accessibility and convenience.

Mixed-Use Development

Where appropriate, Commercial Planning Areas may include but are not limited to vertical or horizontal mixed-use development incorporating retail, restaurants, professional offices, hospitality, and complementary commercial uses.

Flexibility

The Commercial Development Standards are intended to establish the overall design vision for the GoldMine Project. Specific site plans, architectural designs, and development standards may be refined during future development review provided they remain consistent with the intent of this Community Plan.

Parking and Access

Parking shall be designed to safely accommodate employees, customers, and visitors while minimizing visual impacts from public streets. Parking lots should incorporate landscape islands, perimeter landscaping, and pedestrian walkways.

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Where appropriate, Commercial Planning Areas may include but are not limited to vertical or horizontal mixed-use development incorporating retail, restaurants, professional offices, hospitality, and complementary commercial uses.

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Commercial Setback Exhibit

GoldMine Landscaping Plan **Draft**

Landscape Philosophy

The landscape philosophy for the GoldMine Project is based on water conservation, long-term sustainability, and compatibility with the surrounding native landscape. The overall objective is to enhance the natural character of Fairfield while providing functional and aesthetically appropriate landscaped areas throughout the development.

The proposed landscape design is organized into three distinct landscape area types:

Lawn Areas, Ornamental Landscape Areas, and Natural Landscape Areas. Each area has been designed to respond to the high desert mountain climate of Fairfield, Utah, emphasizing water conservation, reduced long-term water demand, and compatibility with the surrounding native landscape. Plant material selection, irrigation design, and landscape coverage shall be coordinated to provide attractive and sustainable landscape areas throughout the project.

Lawn Areas

Lawn Areas are intended to provide limited functional turf areas and shall not exceed **ten percent (10%)** of the total developed landscape area.

All lawn areas shall consist of a **TWCA-certified water-wise turfgrass variety** suitable for the high desert mountain climate and elevation of Fairfield, Utah.

Lawn areas shall be irrigated with a high-efficiency automated irrigation system designed to achieve a minimum of **75% irrigation efficiency**. Irrigation scheduling shall be designed to minimize water waste and overspray while maintaining healthy turf establishment and long-term performance.

Ornamental Landscape Areas

Ornamental Landscape Areas shall consist of decorative crushed rock or bark mulch, boulders, and water-wise ornamental and native trees, shrubs, grasses, perennials, and forbs selected for low water use and adaptability to the local climate.

Plant materials shall be arranged in naturalized groupings to create a cohesive, drought-tolerant landscape character consistent with the surrounding high desert environment.

Ornamental Landscape Areas shall be designed to achieve approximately **75% plant coverage at maturity**.

These areas shall be irrigated with a high-efficiency drip irrigation system connected to an automated irrigation controller. Irrigation shall be designed to provide efficient root-zone watering, promote plant establishment, and minimize evaporation, overspray, and runoff. Once established, plant materials are intended to require minimal supplemental irrigation.

Natural Landscape Areas

Natural Landscape Areas are intended to provide a native, low-maintenance landscape character that closely reflects the surrounding undisturbed environment.

These areas shall consist primarily of a non-irrigated Great Basin native seed mix composed of regionally appropriate native grasses, shrubs, trees, and flowering forbs suitable for the high desert mountain climate of Fairfield, Utah.

Temporary drip irrigation shall be provided to proposed shrubs and trees installed within these seeded areas to support initial plant establishment. Once plant material is fully established, supplemental irrigation shall be significantly reduced or discontinued except during periods of prolonged drought or severe environmental stress.

Landscape Maintenance

All landscaping shall be regularly maintained and kept in a healthy and attractive condition.

Commercial and Business Park Landscape Plan **Draft**

Landscape Philosophy

The landscape philosophy for the Commercial Planning Areas (CPAs) and Business Park/Technology Areas of the GoldMine Project is based on water conservation, long-term sustainability, and compatibility with the surrounding native landscape. The overall objective is to create attractive commercial and employment centers that enhance the natural character of Fairfield while providing functional, durable, and aesthetically appropriate landscaped environments.

The proposed landscape design is organized into two distinct landscape area types: **Xeriscape Landscape Areas** and **Natural Landscape Areas**. Each area has been designed to respond to the high desert climate of Fairfield, Utah, emphasizing water conservation, reduced long-term water demand, and compatibility with the surrounding native landscape. Plant material selection, irrigation design, and landscape coverage shall be coordinated to provide attractive and sustainable landscape areas throughout the project.

Xeriscape Landscape Areas

Commercial Planning Areas and Business Park/Technology Areas shall utilize xeriscape landscape designs that consist of decorative crushed rock, bark mulch, boulders, native and drought-tolerant trees, shrubs, ornamental grasses, perennials, and other water-wise plant materials appropriate for the local climate.

Plant materials shall be arranged in naturalized groupings to create an attractive landscape character that complements the surrounding high desert environment and the architectural character of the development.

No irrigated turf grass shall be permitted within Commercial Planning Areas or Business Park/Technology Areas unless specifically approved as part of a public park or civic gathering space. Xeriscape Landscape Areas shall be irrigated with high-efficiency drip irrigation systems connected to automated smart irrigation controllers. Irrigation shall be designed to provide efficient root-zone watering, promote plant establishment, and minimize evaporation, overspray, and runoff. Once established, plant materials are intended to require minimal supplemental irrigation.

Natural Landscape Areas

Natural Landscape Areas are intended to preserve the native landscape character of Fairfield and shall consist primarily of regionally appropriate native grasses, shrubs, trees, and flowering forbs adapted to the high desert environment.

Natural Landscape Areas shall remain largely non-irrigated after establishment. Temporary supplemental irrigation may be provided during the initial establishment period for installed trees and shrubs. Once established, irrigation shall be significantly reduced or discontinued except during periods of prolonged drought or severe environmental stress.

I think this is actually cleaner than the residential standards because it establishes a **zero-turf commercial standard** while still allowing the Town discretion if it ever wants a small civic green or public plaza. That flexibility is useful during concept review, but the document clearly communicates that the intent of GoldMine is to use **xeriscape and natural landscaping throughout all commercial and business park areas**.

Ranchette Landscape Plan Exhibit



GOLDMINE RANCHETTES - TYPICAL LOT DESIGN

PRELIMINARY LANDSCAPE PLAN

FAIRFIELD, UTAH

**McNEIL ENGINEERING**
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & GIS

McNeil Engineering, Suite 200, North, Utah, 84001-8012378, mcneilengineering.com

McNeil Engineering, Suite 200, North, Utah, 84001-8012378, mcneilengineering.com

Commercial Landscape Plan Exhibit

Business Park Landscape Plan Exhibit

Entrance Features / Monument Signage

Entrance Features & Monument Signage

Entrance features and monument signage shall be designed to establish a strong identity for the GoldMine Project while preserving the rural character of Fairfield. Gateway features shall provide an attractive and welcoming entrance into the development through the use of quality materials, coordinated landscaping, and architectural elements that complement the overall character of the project.

Entrance Features

Monument signs shall comply with the Fairfield Town Sign Ordinance and may be located at project entrances and major internal developments. Entrance features may include enhanced landscaping, decorative walls, natural stone, masonry elements, accent materials, lighting, and other architectural features that contribute to the overall character of the GoldMine Project.

Monument Signage

Monument signs shall be integrated into the overall site design and constructed using natural stone, masonry, architectural concrete, wood, metal accents, or other durable materials consistent with the architectural character of the development. Monument signs shall not exceed **eight (8) feet in height** or **ten (10) feet in width**, unless otherwise approved by Fairfield Town. Signage shall be designed to complement the surrounding landscaping and entrance features.

The ARC must approve the design and locations prior to submitting a Development Application, as appropriate .

Landscaping

Landscape improvements shall be incorporated around monument signage and entrance features to soften visual impacts and create an attractive appearance from adjacent roadways. Landscaping shall comply with the GoldMine Landscape Plan and emphasize drought-tolerant plant materials, decorative rock or bark mulch, and water-efficient irrigation.

Lighting

Any lighting associated with entrance features or monument signage shall be directed downward, fully shielded, and designed to minimize glare and light trespass onto adjacent properties. Lighting shall be integrated into the overall design of the entrance feature and shall complement the architectural character of the project.

Sales Signs On-Premise Temporary Community Signs

Draft

Temporary community signs may be installed as needed to direct traffic to builder model home(s) and/ or sales trailers during the selling process. These temporary community signs are permitted within GoldMine. Temporary community signs may be installed along collectors, parkways, and minor/major arterials prior to and during active development or any form of development activity. The design and message may vary, but the purpose is to provide direction to and information about GoldMine. **Temporary community sign faces shall not exceed 200 square feet and height of sign shall not exceed 20** feet from grade. Temporary community signs shall be at least 200 feet from any other temporary sign. The ARC must approve the design prior to submitting a Development Application as appropriate.

Builder Signs for Model Sales Trailers & Lots

A model home is considered a sales facility until it is sold. Temporary signs used on builder property, as well as areas in front of a model home, spec home, or sales trailer are builder-provided signs, and are not required to be community branded. They identify who the builder is and what the builder is offering in GoldMine. Builder signs may also advertise builder contact info, as well as the name of the model home, floor plan, and features found in the model home. Model signs must be approved by the ARC, and/or HOA if applicable, and are required to adhere to the following community standards: 1. Model and spec homes may not be permitted to advertise properties or units located in another subdivision or property located outside GoldMine. 2. Each model home lot may include a 32 square feet sign, an 18 square feet sign, and up to three smaller informational signs that are 10 square feet or less. 3. Model and spec home signs must be removed within 30 days of when the last home is sold in GoldMine or when the model home is sold. 4. Model and spec home signage must be approved by the ARC prior to Development Application. 5. Model and spec home and signage must comply with City's Vested Laws in every aspect not specifically identified herein. 6. Builders may install temporary builder signs anywhere in GoldMine in compliance with the requirements of this section. 7. Builder may install a sign that is no larger than 10 square feet on each lot.

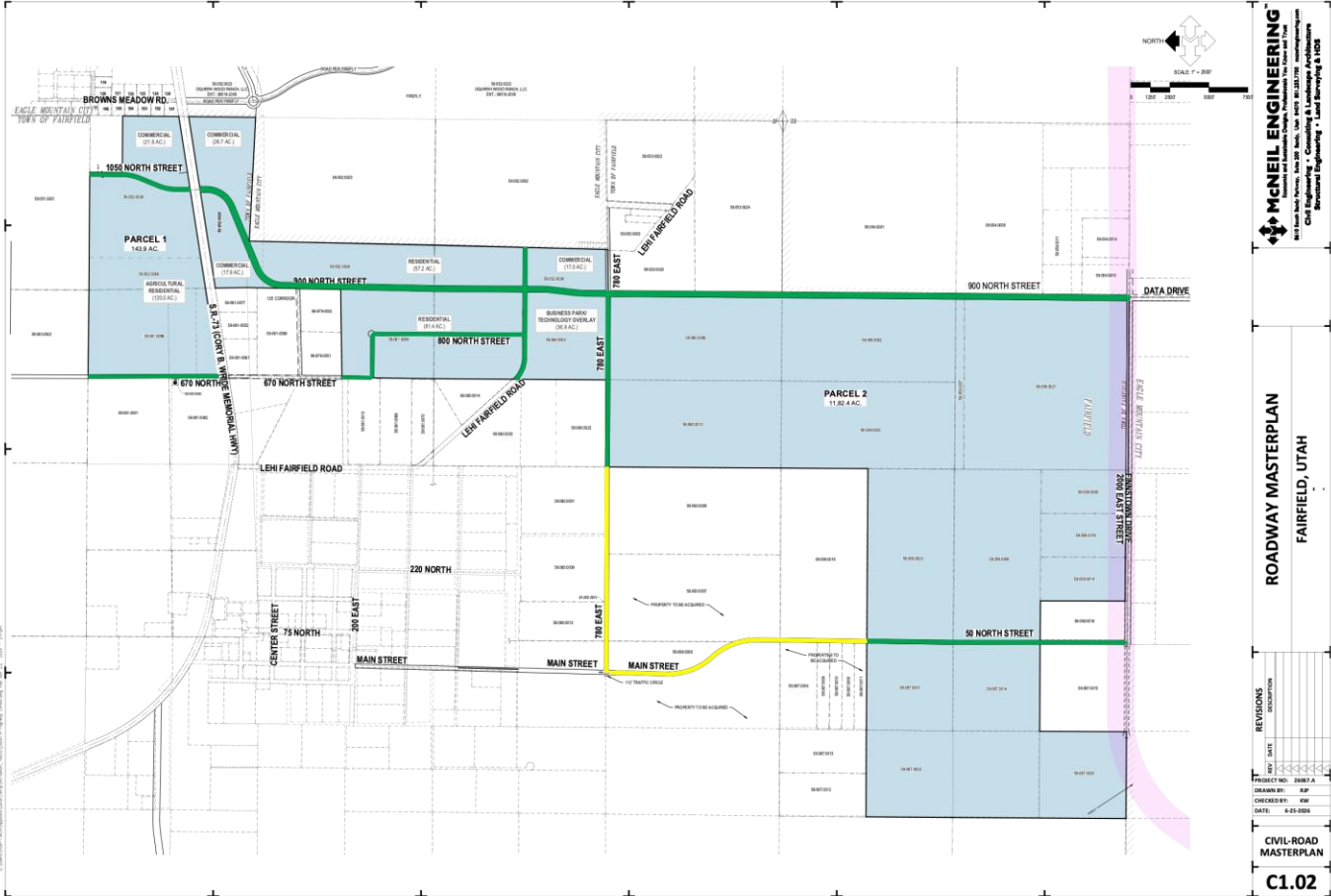
Transportation

The purpose of this document is to provide a basis for the planning and facilities required to provide transportation service to the area . These guidelines and requirements set forth herein are based upon the current property and do not account for any additional property that may be added to GoldMine . It is intended that this document be the basis for planning infrastructure . The information included will be a guide for development of the roadway facilities in serving both current and future needs . The document will focus primarily on infrastructure located within GoldMine.

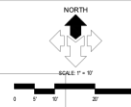
The specific objectives of the document include:

- Identifying existing transportation corridors and roads within GoldMine to be built by Master Developer
- Identifying typical standards for the design of the roadway and pavement sections
- Providing direction for the planning of future facilities throughout GoldMine

Master Transportation Map



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 Structural Engineering • Land Services & HDS

ROADWAY MASTERPLAN
FAIRFIELD, UTAH

REVISIONS		DESCRIPTION
REV	DATE	
△		
△		
△		
△		

PROJECT NO:	26067.A
DRAWN BY:	RJP
CHECKED BY:	KW
DATE:	1.06.2006

ROAD

CROSS SECTION

C1 03

GoldMine Permitted, Conditional & Prohibited Uses

The following table lists the permitted (P), conditional (C) and Prohibited (N) uses for the Business Park/Industrial (BP-I), Commercial (C) and Ranchette Areas (RA) located in GoldMine.

Table A			
Permitted Uses per Area			
P = Permitted, C= Conditional, N = Prohibited			
USE	C	BP-I	RA
Agricultural products or supplies	P	P	N
Air Conditioning sales & service	P	P	N
Airports	N	N	N
Amusement enterprises (outdoor)	P	N	P
Amusement enterprises (indoor)	P	N	N
Animal hospitals	P	P	N
Animals, under 20 head	N	N	P
Antique, import or souvenir shops	P	N	N
Apartment houses	P	N	P
Apparel altering & repairing	P	N	P
Appliance and/or electronic instruments assembly	P	P	N
Appliance stores	P	N	N
Arts and crafts shops	P	N	N
Asphalt mixing plants	N	P	N
Assembly of appliances (from pervously perpared parts)	P	P	N
Athletic & sporting goods store, (excluding sales & service of motor vehicle or motot boats)	P	N	N
Auction houses (except animals)	P	N	N
Auction houses (including animals)	N	N	N
Automobile rental (<10,000 CVW) (See "Truck rental" for vehicles over 10,000 GVW)	P	P	N
Automobile sales (used and new)	P	P	N
Automobile service station	P	P	N
Automobile wrecking yards	N	N	N
Bakeries, on-site retail only	P	P	N
Bakeries, wholesale	N	P	N
Banks and otherfinancial institutions	P	N	N
Barper shops, beauty parlors	P	N	N
Barns, stables, corrals	N	N	P
Bed and Breakfast	P	N	N
Beer parlors (on site consumption)	P	N	N
Bicycle sales and repair shops	P	N	N
Boat sales and service (No manufacturing)	P	P	N
Boat storage	P	P	N
Book and stationary stores	P	N	N
Bowling alley	P	N	N
Breweries/Winery < 3000 S.F. production area	N	N	N
Broadcasting studios	P	N	N

Uses Continued

Building materials sales yards and storage bldgs. (Materials are customarily stored outside the main building on a year-around basis)	P	P	N
Building supply stores (Materials are stored primarily inside the main building, including permanently attached, covered and fenced enclosures, with some seasonal sales items temporarily kept outside)	P	P	N
Bus terminal	P	P	P
Business Park/research Campus	N	P	N
Cabinet and woodwork shop	N	P	N
Camera store	P	N	N
Candy store, confectionery	P	N	N
Caretaker's dwelling	P	N	P
Carwash	P	P	N
Catering service (food)	P	P	N
Church	P	N	P
Clinics, medical and dental	P	N	N
Clothing and accessory store	P	N	N
Clubs and fraternal societies	P	N	N
Coal yards	N	N	N
Cold storage plants	N	P	N
Concrete mixing and batching plants	N	P	N
Construction equipment rental (heavy equipment)	N	P	N
Convenience store, < 2,400 sq ft, w/fuel islands	P	P	N
Convenience store/travel center, < 5,000 sq ft, w/fuel islands	P	P	N
Correctional/intensive treatment facility	N	N	N
Craft & hobby store	P	N	N
Dance hall/studio	P	N	N
Day care center	P	P	N
Department/variety store > 5500 S.F.	P	N	N
Department/variety store < 5500 S.F.	P	N	N
Drive-ins-fast food	P	P	N
Drug store	P	N	N
Dry cleaning and laundry	P	N	N
Dwelling units	P	N	P
Electrical, heating, air conditioning and plumbing sales & service	P	P	N
Electrical sign shop	P	P	N
Electronic equip, sales, & service (≤2400 sf)	P	P	N
Electronic equip, sales, & service (>2400 sf)	N	P	N
Employment agency	P	P	N
Engraving , printing	P	P	N
Farm buildings	N	N	P
Farm equipmet sales, rental & service	P	P	N
Feed processing	N	P	N
Feed processing, cereal and flour mill	N	P	N
Fertilizer and soil conditioner manufacturing, processing and sales	N	P	N
Fire/police/sheriff stations	P	P	P

Uses Continued

Fix-it shops (small appliance/equipment repair)	P	N	N
Floral shop	P	N	N
Food processing	N	P	N
Fur farms	N	N	N
Furniture stores, retail	P	N	N
Garden supply & plant material sales	P	P	N
Gift shops	P	N	N
Grain storage elevators (over 5000 bu.)	N	P	N
Grain storage elevators (under 5000 bu.)	N	N	P
Gravel and sand pits (As part of developing)	P	P	P
Grocery stores	P	N	N
Hardware stores	P	N	N
Health clubs	P	N	N
Health food store	P	N	N
Heliport	N	P	N
Home furnishings	P	N	N
Hometel	P	N	N
Hospital	P	P	N
Hotel & motel	P	N	N
House wrecking yards	N	N	N
Ice manufacturing and storage (wholesale)	P	P	N
Ice cream parlor	P	N	N
Indoor Shooting range	N	P	N
Interior decorating & design (retail)	P	N	N
Janitor service & supply	P	P	N
Jewelry stores sales & service	P	N	N
Junk yards and scrap storage (when property is fenced with at least six foot (6') site obscuring fence)	N	N	N
Karate studio	P	N	N
Kennels	P	P	N
Knitting mills	P	P	N
Laboratory	P	P	N
Laboratory, dental/medical	P	P	N
Library	P	N	P
Liquor store	N	N	N
Locksmith	P	P	N
Lumber yards	P	P	N
Machine shop (general)	P	P	N
Manufactured home sales	N	N	N
Manufacturing	N	P	N
Mill working	N	P	N
Mixed use	P	N	N
Mobile home park	N	N	N
Mortuary/funeral home	P	N	N
Moving & storage company	N	P	N
Museum	P	N	N
Music store	P	N	N

Uses Continued

Nurseries & greenhouses (plants)	P	P	N
Nursing homes	P	N	N
Office supply & machines, sales, & services	P	N	N
Oil and petroleum refining	N	N	N
Online sales fulfillment center/Store front	P	P	N
Open-air Businesses	P	P	N
Outdoor trap shooting ranges	N	N	N
Paint & wallpaper store	P	N	N
Park & playgrounds	P	P	P
Parking lots	P	P	P
Pawn shops	P	N	N
Pest control & extermination	P	P	N
Pet & pet supply store	P	N	N
Photographic studios/film processing	P	P	N
Plumbing shops	P	P	N
Power plant	N	P	N
Professional, business, & admin. Offices	P	P	N
Professional, business, & admin. Offices (not to exceed a maximum of 5000 sq. ft. on the ground floor and having no more than 3 stories above grade.)	P	N	N
Railroad spurs and dock facilities	N	N	N
Recreational vehicle sales, service & rental (Small-Vehicles customarily hauled to recreational sites such as snowmobiles, ATV's, etc.)	P	P	N
Recreational vehicle sales, service & rental (Large-Vehicles customarily towed or driven such as campers, trailers, motor homes, etc.)	P	P	N
Recycling	P	P	P
Recycling Center, Indoor	N	P	N
Residential	P	N	P
Residential facility for persons with a disability	P	N	P
Restaurant	P	P	N
Rest homes	P	N	P
RV Park	P	P	N
Salvage yards	N	N	N
Sawmills	N	P	N
Schools	P	N	P
Service stations	P	P	N
Sexually oriented businesses	N	N	N
Shoe sales and repair shops	P	N	N
Sign painting	P	P	N
Sporting goods stores	P	N	N
Storage rental (more than 2.5 acre)	P	P	N
Storage rental (not more than 2.5 acre including: buildings, outdoor storage, and associated parking and driveways-with seven-foot masonry perimeter fence and no access or frontage on Main Street)	P	P	N

Uses Continued

Swap meets	P	P	N
Tanning, curing, storage of hides	N	P	N
Tattoo parlor and body piercing	P	N	N
Theaters, indoor & outdoor	P	N	N
Tire retreading and/or vulcanizing (associated with sales)	P	P	N
Tire sales & service	P	P	N
Toy store	P	N	N
Trade and vocational schools	P	P	N
Truck terminal	N	P	N
Upholstery shops	P	N	N
Warehouses	N	P	N
Welding shop	N	P	N
Wholesale outlets	P	N	N
*All uses not listed that are not permitted in another Area or prohibited in the subject area are deemed a Conditional Use			

MEETING DATE:	July 16, 2026	RECOMMENDED ACTION:
APPLICATION:	Text Amendment – Establish Site-Specific Development (SSD) Zoning District	Introduce and discuss proposed draft, in preparation for a future public hearing and recommendation to the Town Council.
APPLICANT:	Fairfield (initiated by staff)	EXHIBITS:
LOCATION:	Town-wide (Zoning Ordinance)	A. Proposed Amendment (tracked changes)
STAFF CONTACT:	Jim Spung, AICP Planning Consultant	

OVERVIEW

Town staff requests the Planning Commission review a proposed text amendment to the Fairfield Code of Ordinances to establish a new Site-Specific Development (SSD) zoning district and corresponding review procedures. The SSD district is intended to accommodate unique development proposals that require tailored development standards not otherwise achievable under the Town's standard zoning districts.

SUMMARY

Through recent discussions, the Town has identified the need for a zoning tool that provides greater flexibility to accommodate creative, site-specific development proposals that may not fit neatly within an existing zoning districts. As Fairfield continues to grow, future development opportunities may benefit from a process that allows the Town to consider innovative projects while maintaining appropriate public review and legislative oversight.

This proposal proactively addresses this need by establishing a legal framework for adopting customized development standards tailored to individual sites. Rather than reacting to unique proposals on a case-by-case basis, the SSD district provides a predictable process that allows the Town to evaluate creative development concepts to ensure they are consistent with the Town's vision, compatible with surrounding properties, and supported by enforceable development standards.

The SSD district provides flexibility in exchange for high-quality design, enhanced amenities, and meaningful public benefits that exceed what would typically be expected under conventional zoning. It may also be used to address unique site constraints or opportunities. Development proposals using this tool are expected to demonstrate the project advances the goals and policies of the Fairfield General Plan through the coordinated placement of buildings, infrastructure, open space, and other site improvements.

This draft amendment also establishes a two-step review process required for any SSD proposals, summarized below.

- **Preliminary Review.** Preliminary review is intended to be conceptual in nature to provide the Planning Commission and Town Council with an opportunity to evaluate the overall merits of the proposal before the applicant commits significant time and resources to preparing detailed plans and ordinance language. Review would include conceptual details including land use mix, density, site planning, architectural elevations, circulation patterns, and other anticipated impacts.

- **Final Review.** If the proposal receives favorable direction during the preliminary review, the applicant may proceed to the final review. Unlike the preliminary review, the final review includes the ordinance-level detail necessary for adoption of the SSD district, including the specific development standards, a development agreement, site plans, architectural elevations, and other supporting materials. Together, these documents establish the approved development framework and provide the Town with the necessary assurances that the project will be developed substantially as approved through the SSD rezoning process.

Both the preliminary and final reviews require a public hearing before the Planning Commission and a recommendation to the Town Council prior to final action, largely mirroring the current zoning text amendment and zoning map change procedure requires.

STAFF ANALYSIS

The proposed amendment is consistent with the General Plan's goals of encouraging high-quality development, supporting economic vitality, and providing flexibility for innovative projects that meet community objectives. The two-step review process promotes efficiency while ensuring appropriate oversight and public involvement.

STAFF RECOMMENDATION

This report is intended to introduce the draft and allow the Planning Commission to ask questions regarding the proposed changes. A formal public hearing and recommendation to the Town Council are expected at a future meeting.

A photograph of a wooden barn at sunset. The sky is a mix of orange, yellow, and grey. A utility pole with wires is visible in the foreground. The barn has a gabled roof and a small window. The title text is overlaid on the image.

Text Amendment – Site-Specific Development (SSD) Zoning

Planning Commission Meeting

July 16, 2026

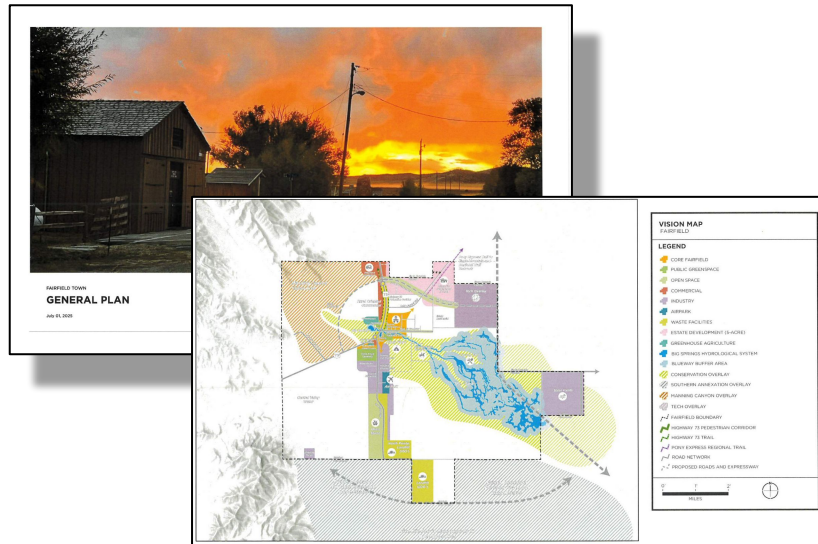
Tonight's Discussion

- Overview of current zoning framework.
- Introduce draft SSD text amendment.
 - General standards
 - Procedure
- Planning Commission discussion and questions.

NOTE: Formal public hearing and recommendation will occur at a future meeting.

General Land Use Framework

Vision & Policy (What)



Codes & Standards (How)

CHAPTER 154: ZONING	
Section	
<i>General Provisions</i>	
154.001	Title
154.002	Intent and purpose
154.003	Conflicting ordinances repealed
154.004	Prohibited uses
154.005	Interpretation rights of Plan
154.006	Conflict with private agreement
154.007	Burden of proof
154.008	Zoning map
154.009	General description of land
154.010	Conflicting provisions
154.011	Creation of vested rights
154.012	Amendments
154.013	Certificate of occupancy required
154.014	Development shall not burden
154.015	Severability
154.016	Definitions
<i>Land Use Authority</i>	
154.030	Definitions
154.031	Land use authorities provide
154.032	Town Council
154.033	Town Planning Commission
154.034	Airport Zoning Commission
154.035	Building Department
154.036	Town Development Review
154.037	Support from town officers
154.038	Public meetings: public hearing
154.039	Provision of administrative
154.040	Computation of time
154.041	Fractional numbers
<i>Fairfield - Land Usage</i>	
88	
154.042	Procedural irregularities
154.043	Determination of completeness of land use applications
154.044	Continuing validity of land use application approvals
154.045	Land use authority compliance with land use ordinances, code
154.046	Land use approvals required to comply with land use
154.047	Acquiring property
154.048	Appeal authorities and procedures
<i>Qualifying Regulations and Procedures</i>	
154.060	Definitions
154.061	Purpose
154.062	Amendments to code and map
154.063	Minimum performance standards
154.064	Health Department approval for water and sewer
154.065	One dwelling per lot
154.066	Occupying a building
154.067	Structures, uses prohibited in zones unless expressly permitted
154.068	More restrictive zoning requirements apply
154.069	Pick plan approval required
154.070	Frontage on an approved public street required
154.071	Private roads
154.072	Motor vehicle access
154.073	Land uses in an emergency
154.074	Structure to have access
154.075	Buildable area and survey requirements
154.076	Architectural styles
154.077	Licensing
154.078	Required property maintenance
154.079	Uses, buildings and structures to comply with zoning requirements
154.080	Moved buildings
154.081	Flood protection
154.082	Fencing
154.083	Manufactured homes and recreational vehicles (RVs)
154.084	Accessory building, accessory structure requirements generally
154.085	Accessory dwelling units
154.086	Nonconforming uses and nonconforming structures
154.087	Temporary dwellings, storage structures
154.088	Animal rights

Implementation (Where)

Town Zoning Map

Bridging the Policy and Code Gap

- The General Plan identifies key land use categories with varied development patterns, uses, and densities.
- The zoning districts and standards should be aligned to accommodate them.
- The current code is not well-equipped to fully implement the Town's adopted vision.

§ 154.100 ZONES ESTABLISHED.

In order to carry out the purposes of this chapter, the town is hereby divided into zones as follows:

- (A) AR-1 Residential Agricultural Zone;
 - (B) AR-5 Residential Agricultural Zone;
 - (C) AR-10 Residential Agricultural Zone;
 - (D) AR-40 Agricultural Residential Zone;
 - (E) Light Industrial West Zone;
 - (F) Light Industrial East Zone;
 - (G) Commercial Overlay Zone;
 - (H) Heavy Industrial Zone;
 - (I) Airpark Zone; and
 - (J) Airpark Overlay Zone.
- (Prior Code, § 10.11.10)

Site-Specific Development Zone

- Some sites or innovative projects may not fit neatly within existing zoning district.
 - Complex property features or constraints
 - Unique mix of land uses
 - Distinctive design features (setbacks, building height, architectural quality, etc.).
- The Site-Specific Development (SSD) zoning district:
 - Provides flexibility for unique projects
 - Establishes customized negotiated development standards
 - Maintains legislative oversight
 - Ensures public review
 - Creates a predictable review process

Site-Specific Development Zone

Requests for a rezone to the SSD zone would need to satisfy the following:

- Project area is at least 2 acres in size. This can be changed to a size threshold the Town supports.
- The project could not otherwise develop using a conventional zoning district.
- Property is under single ownership or have legal instruments to ensure unified development.
- Superior site planning
- Project will incorporate highly-valued design features:
 - High-quality architecture
 - Preserve natural features
 - Public amenities
 - Innovative housing types or site design

Site-Specific Development Zone

SSD zones would adopted with a suffix, based on the primary land use:

SSD-RD (research and development).

SSD-PO (professional office).

SSD-I (industrial).

SSD-C (commercial).

SSD-X (mixed residential and commercial).

SSD-R (residential).

SSD-IN (institutional).

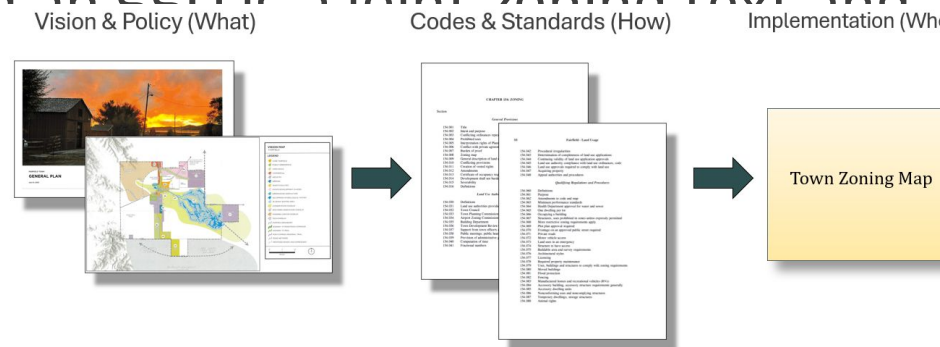
SSD-ET (energy uses and technology).

SSD-A (residential with agriculture).

Site-Specific Development Zone

Two-step review process:

- **Preliminary review** – allows the Planning Commission and Council to weigh the merits of the overall vision and concept of the proposal, to provide feedback and guidance. (the “what”)
- **Final review** – formally adopts the SSD ordinance (code language) for the project and other legal instruments to execute the project vision. (the “how” and “where”)
- In essence, creating an SSD is a joint zoning text and zoning map amendment.



Site-Specific Development Zone

Preliminary Review Summary

- **Pre-application meeting** - initial meeting with staff prior to submitting application.
- **Application submittal** - who can apply, submittal requirements, completeness check, abandoned applications, withdrawals, concurrent applications.
- **Application review** - distribute to review staff and agencies.
- **Public notice and hearing** - public hearing at Planning Commission, then reviewed by Council during a public meeting (not a hearing).
- **Application decision & action** - Planning Commission recommendation, Council review is giving a green light to proceed to final review.

Site-Specific Development Zone

Preliminary review criteria - not a formal decision and is intended to provide high-level feedback regarding the merits of the project. Still a discretionary legislative decision, but these criteria provide some direction to PC and Council:

- Consistent with purpose of SSD and qualifying standards.
- Complies with code, unless otherwise modified by SSD ordinance.
- Consistent with prior approvals and other legally binding conditions.
- Each phase provides sufficient improvements to function independent of future phases.
- Consistent with the General Plan.
- Advances goals and objectives of Town.

Site-Specific Development Zone

Final Review Summary

- **Pre-application meeting** - optional.
- **Application submittal** - only allowed after “green light” during preliminary review.
- **Application review** - distribute to review staff and agencies.
- **Public notice and hearing** - public hearing at Planning Commission, then reviewed by Council during a public meeting (not a hearing).
- **Application decision & action** - Planning Commission recommendation, Town Council decision.

Site-Specific Development Zone

Final review criteria – Planning Commission recommendation to the Town Council.
Legislative action by the Town Council.

- Remains consistent with the preliminary SSD review criteria.
- Includes the necessary SSD zoning district standards, development agreement, and other legal mechanisms approved by the Town Attorney that will regulate the development of the site to ensure its consistency with the development vision and concept approved during the preliminary SSD review.

Site-Specific Development Zone

What happens after SSD approval?

- Follows same development processes (subdivision, site plan, building permit, etc.).
- Development reviews are based on the SSD ordinance (text and exhibits).
- Amendments to the SSD follow the zoning text amendment process, or similar process established as part of the SSD.
- If the SSD is denied, no reapplication for one year unless there is a substantial change to circumstances or the application is materially different.
- Appeals follow process for legislative decision per state statute.

An aerial photograph of a rural landscape. In the foreground, there's a small town with several houses, a school building, and some commercial structures. The middle ground shows vast, flat fields, some of which are green, suggesting agricultural use. In the background, a range of mountains stretches across the horizon under a clear sky. The overall tone is somewhat muted, with a dark overlay.

QUESTIONS + DISCUSSION

Photo Credit: Rick Egan | The Salt Lake Tribune (<https://www.sltrib.com/news/environment/2020/10/19/big-solar-farms-could/>)