

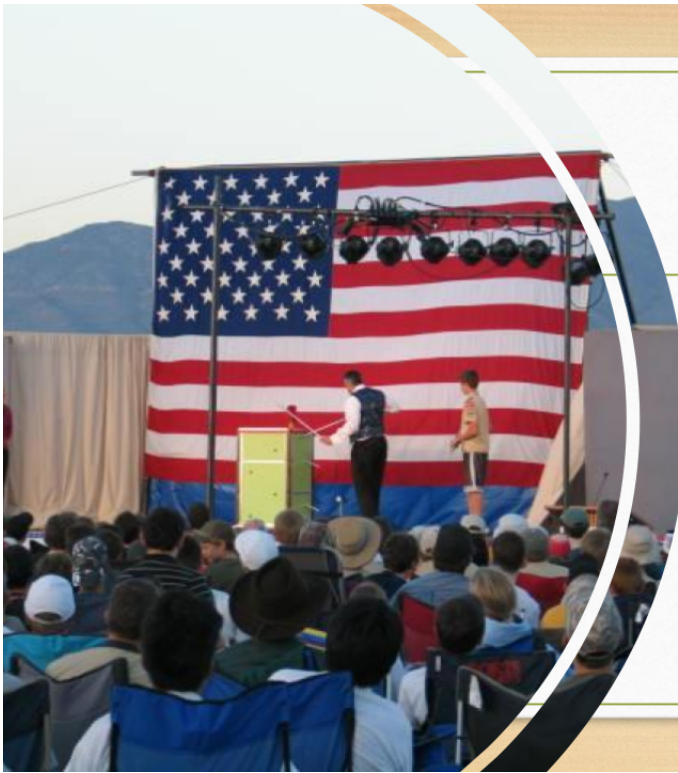
Fairfield Town Airpark Zone

West Desert Airpark UT9
Fairfield, UT

West Desert Airpark since 2002

- Airpark – Utah County approval in 2002
- Fairfield Incorporated 2004
 - WDA placed in Light Industrial as allowed use without Airpark standards
- Requests for rezone w/residential postponed
- 2018 Town Council removed Airpark as allowed in LI & amended overlay zone
 - TC assured they would create an Airpark Zone
- PC edited ordinance for four years
- December 2021 – Official Airpark Zone Application filed





Part of Fairfield's Community

- Fly-in parties
- Community gatherings
- Breakfast Gatherings
- Boy-scout jamborees
- Safety Seminars
- Flight Instruction

West Desert Flight Professional Pilot Training

FAA Certified Flight Instruction
Primary Pilot Training
Flight Reviews
Backcountry Flight Training
Seminars





Economic Benefit

- Rocky Mountain Kitplanes, selling, manufacturing and repairing aircraft since 1993.
- The only small aircraft manufacturing facility in Utah
- Heavy Rotax Maintenance Specialty
- Certified Light Sport Repair
- Airpark rents hangars and has been without empty rental space for 20 years.
- Plenty of room for commercial growth



Quality

Planes
Parts
Maintenance
Grounds



Runway Relocation

Departing South is Getting Scary



Runway Relocation

- Does not change surrounding owners' rights
- Moves air traffic further South away from main residential areas of Fairfield
- Ordinance restricts to a runway no larger than FAA design for SMALL aircraft



Typical Aircraft

The Typical Aircraft will not change

- Fewer passes to finally land on a short runway
- Student pilots currently visit West Desert to practice short field takeoffs



- "The ideal form of commercial development mixes housing, office and retail in a lively community setting."
National Real Estate Investor

WEST DESERT AIRPARK



Hangar Home Development

- Residential Airpark with Mixed Commercial and Storage Use

- Hangar Homes
 - On approximately one-acre lots with access to over 50 acres of trails, taxi-lanes and runway – An Airpark by every definition!
- Mixed commercial uses
 - Café, Tavern, Maintenance, Manufacturing, Storage, Schools,
- Public access to trails and clubhouse
- Quieter than airport without residential
- Owners have vested interest in activities and safety
 - Safety: "Crime always goes that way," toward industrial, "When people own their own lots, they take care of them," Sheriff Nathan Harris

Two Slides that they showed in the presentation (survey results) did not copy over. You may contact the Town Recorder for the slides.

Residential Airpark Benefits



Tourism – visitors come, visitors leave



Recreation



Appropriate use and buffer next to landfill



Maximum open space for runways/taxiways



Airpark financially responsible for improvements/maintenance



Economic returns "It does give us a better tax base without some of the problems that comes with industrial," Mayor Brad Gurney



Water Infrastructure



Economic Stability – Rocky Mountain Kitplanes for almost 30 years

Light Industrial Airpark Bountiful Skypark "Field Trip"

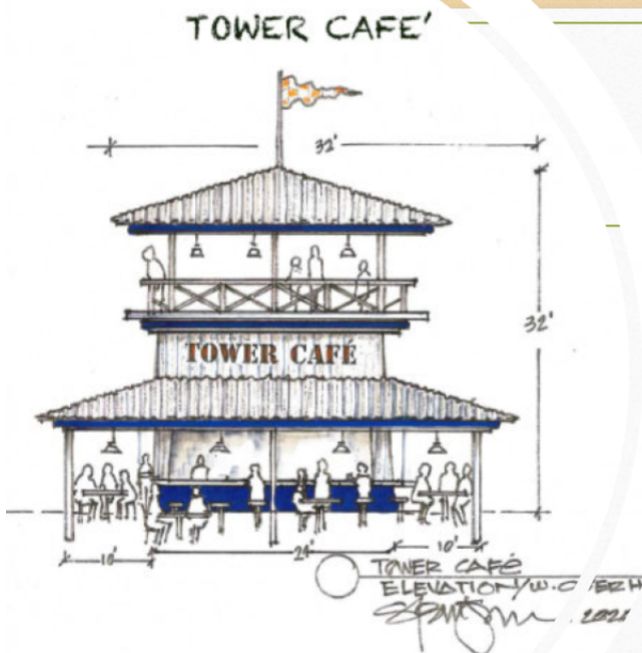


- Skypark in Bountiful Light Industrial
- Crew rest in hangars
 - Sanitation
 - X Motor home parking
 - Promotes family
- We prefer rural Residential Airpark
- Please move us out of Light Industrial



Resident Survey Comments

- "We have enjoyed having them mostly"
- "They have put on some cool events for the town"
- "We love you guys! We love your plans ! – The pool and Trails 😊"
- "Because of the water situation, I am not in favor of a housing project at the airport, or any other place in Fairfield, at this time."
- "I would rather them, *residential*, not be clustered."
- "Please keep houses/hangars high end"
- "... does not want tourism"
- "Leave as is they are doing business as usual and are them selves doing just fine as is any expansion is for someone else."
- "They have and do bring much economic benefits to the town."
- "Airport provides emergency medical services"



Thank you for inviting us into
your homes and your
community



We want to keep Fairfield rural, enjoy the sunsets,
protect the dark sky and enjoy working, playing and
living here, just like you



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