

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

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

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

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

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discussion and appears to have been added to the Town's codebook without Town Council approval; and the ordinance is outdated and inconsistent in some areas and requires revision to reflect current state and federal standards; and

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

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

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

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

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

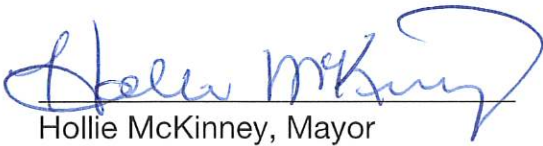
Section 10.11.275.1. Any public use airport/airpark or public airport/airpark located within Fairfield Town limits shall conform to the requirements of this chapter, the Airpark Mixed-Use Zone, 14 C.F.R. Part 77, and Utah Code 72-10- 403 (Airport Zoning Act). Nothing in this section or any other section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

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

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

Passed and Adopted this 25th day of March 2026.

FAIRFIELD TOWN


Hollie McKinney, Mayor

Hollie McKinney	yes	<u>HM</u>	no	_____	abstain	_____
RL Panek	yes	<u>RP</u>	no	_____	abstain	_____
Tyler Thomas	yes	<u>TT</u>	no	_____	abstain	_____
Michael Weber	yes	<u>MW</u>	no	_____	abstain	_____
Richard Cameron	yes	<u>RSC</u>	no	_____	abstain	_____

ATTEST:


Stephanie Shelley, Recorder

(OFFICIAL SEAL)



FAIRFIELD TOWN

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, Stephanie Shelley, Town Recorder of Fairfield Town, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the Town Council of Fairfield Town, Utah, on the 25th day of March, 2026.

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

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


Stephanie Shelley
Fairfield Town Recorder/Clerk



AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, Stephanie Shelley, Town Recorder of Fairfield Town, Utah, do hereby certify and declare that I posted in three (3) public places the following summary of the ordinance which was passed by the Fairfield Town Council on the **25th day of March, 2026**, and herein referred to as:

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

- The three places are as follows:
- 1. Fairfield Town Hall
 - 2. Fairfield Town Website
 - 3. Utah State Public Notice Website


Stephanie Shelley
Fairfield Town Recorder/Clerk

Date of Posting 26th day of March, 2026.