



TOWN OF FAIRFIELD

UTAH

OFFICIAL TOWN NOTICE

NOTICE OF PUBLIC HEARING

To the residents of the Town of Fairfield, Utah:

NOTICE IS HEREBY GIVEN that the Fairfield **Planning Commission** will hold a public hearing on the date, time and place below, or as soon after as the item can be heard, to take public comment on the following proposal.

HEARING BODY	Fairfield Planning Commission
DATE & TIME	November 4, 2026 at 7:00 p.m.
PLACE	Fairfield Town Hall, 121 West Main Street, Fairfield, Utah 84013
ELECTRONIC OPTION	Attend remotely at https://www.gomeet.com/FairfieldTown2026 or dial-in number +12063884501 ID 954 6979#. Anchor location: Fairfield Town Hall.
AGENDA ITEM	Public Hearing for the Preliminary Site-Specific Development (SSD) Review and Proposed Zoning Text and Map Amendments for Sunrise Hill Business Park.
SUMMARY	The project is intended to accommodate a variety of business and technology uses, including data centers and advanced energy facilities for the generation, conversion, storage, management, and distribution of energy. Permitted energy technologies may include natural gas, advanced nuclear fission, renewable gas, fuel cells, energy storage, and thermal systems. Facilities may serve individual users, operate as part of a campus or microgrid, or connect to the electrical grid. Wind energy generation is prohibited. Associated infrastructure and activities necessary for facility development, operation, maintenance, modernization, and decommissioning are also contemplated. Specific information may be reviewed on the Town's website here . Another public hearing will be noticed and held prior to final approval.
APPLICANT	Oquirrh Wood Ranch, LLC
SUBJECT PROPERTY	Proposed business park consisting of two areas known as the East and West districts (see attached map with proposed project areas).

REVIEW THE PROPOSAL

The proposal and related materials may be reviewed at the Town Office, 121 West Main Street, during office hours, Monday- Thursday, and online at fairfieldtown-ut.gov. Copies are available on request in the town office.

HOW TO COMMENT

Verbal public comments will be accepted at the public hearing. Written comments received by **5:00pm on November 4th** will be given to the Planning Commission before the hearing. Submit comments to: Ami Smith, Town Recorder, 121 West Main Street, Fairfield, Utah 84013, or recorder@fairfieldtown-ut.gov.

A property owner whose property is included in the proposed zoning map amendment may file a written objection to its inclusion no later than 10 days after the first public hearing. Objections must be submitted to the Town Office at the address listed above. All written objections received by the Town will be provided to the Town Council for consideration.

ACCOMMODATIONS (ADA)

In compliance with the Americans with Disabilities Act, individuals needing special accommodations, including auxiliary communicative aids and services, during this hearing should contact Ami Smith, Town Recorder, at 801-766-3509 or recorder@fairfieldtown-ut.gov at least 24 hours before the hearing.

Dated **October 23, 2026**

Hollie McKinney

Hollie McKinney

City Administrator, Town of Fairfield

CERTIFICATE OF POSTING AND PUBLICATION

I, Hollie McKinney, City Administrator of the Town of Fairfield, Utah, certify that this notice was given as marked below:

- ☒ [x] Posted on the Utah Public Notice Website (utah.gov/pmn) on October 23, 2026
- ☒ [x] Posted at Fairfield Town Hall, 121 West Main Street,
- ☒ [x] Posted on the Town website, fairfieldtown-ut.gov, on October 23, 2026
- ☒ [x] Mailed to each affected entity and property owner on October 23, 2026

Hollie McKinney

Hollie McKinney, City Administrator

hmckinney@fairfieldtown-ut.gov · 801-766-3509

10-23-2026

Date signed

[STAFF REMINDER – DELETE THIS BOX BEFORE POSTING. Confirm the notice period and method with the Town Recorder or Town attorney for each hearing.]

- Land use regulations (Utah Code 10-20-205, formerly 10-9a-205): mail to each affected entity at least 10 calendar days before the hearing, and give a class B notice (Utah Code 63G-30-102) for the area directly affected for at least 10 calendar days; a class A notice only if the change is ministerial (10-20-205(6)).
- Zoning text changes: the notice must include a lay-person summary of the effect, or a direct link to one (10-20-205(3)).
- Zoning map changes: send a courtesy notice to each affected property owner at least 10 days before the hearing, with the objection information above (10-20-205(5)).
- General plan changes: class A notice for at least 10 days and mailing to affected entities (10-20-204). Subdivision amendments, street vacations and other hearings (e.g., budget or fees) follow their own sections; check each one.
- The meeting agenda itself still needs 24-hour notice under Utah Code 52-4-202.