

♥ **HAPPY**  
*Valentine's*  
DAY ♥

# MAYFIELD TOWN

## Reminder on Town Animal Code

For your reference the Mayfield Town Code section 18.40.030 can be viewed in its entirety on our website at [mayfieldtown.org](http://mayfieldtown.org), the portion I am referring to is included below. The Planning Commission is revisiting the code on chickens.

### 18.40.030 Conditional uses.

B. The raising, care and keeping of limited numbers of animals and fowl for family food or recreation subject to the following:

1. Each lot or parcel upon which livestock or fowl are to be kept shall obtain a designated livestock management area
2. The total number of animals or fowl kept on any lot shall not exceed five animal units. (briefly, an animal unit equals one horse, one cow, four sheep, four goats, 20 chickens, 30 rabbits.) Twenty-nine thousand square feet shall be required for the first animal unit and a minimum of 20,000 square feet shall be required for each additional animal unit.
3. On any lot which contains a dwelling, the livestock management areas shall not include territory required to meet the area or setback requirements for an appurtenant dwelling (the first 10,000 square feet for a one-family dwelling).
4. All corrals and pens for the enclosure of livestock and all barns, stables, coops, sheds, hutches or similar buildings used for the housing or confinement of livestock or fowl need to be located behind the frontal plane of the home. Manure has to also be removed regularly and strictly managed to control offensive odors.
5. Where the livestock management area includes a pasture, the fence forming the boundary of the pasture shall be located not less than the minimum side setback distance of the zone from any dwelling or occupied structure located on the same or any adjacent lot.
6. The parcel or any portion thereof proposed to be used for livestock raising purposes shall be first approved by the zoning administrator as a qualified livestock management area.
7. For animals other than bovine or equine, partial animal units shall be permitted, to be prorated in accordance with the amount of territory within the livestock management area.

### Upcoming Dates

February 9th- Council Meeting 7pm  
February 21st- Presidents Day- office closed  
February 28th-March 4th- Limited Office  
Hours d/t training.

**ATTENTION!**  
MAYOR'S CORNER IS ON BACK.

## Zoning and Development Code Review

We are grateful to our Zoning Administrator, Grant Hansen and the Planning and Zoning Commission Members along with the Board of Adjustment members. Some of the P & Z members have served many years to help guide the growth of Mayfield Town in an orderly way. To help support this effort Grant and many members have attended outside training to be better able to understand the way the codes are written. We are also working to make sure our ordinances align with state statutes. The planning and Zoning committee are meeting regularly to improve their knowledge.

One item that has come up recently is a lot split. Mayfield town ordinances Chapter 18 covers the development regulations. Our minimum lot size in Mayfield is 20,000 sq ft. We have some lots that were created prior to the establishing of the current codes which are smaller than the minimum which become grandfathered lot sizes. In working with the Central Utah Health Department we became aware that the state has different lot size minimums based on the leachability (how fast the water drains thru the soil). Some areas of Mayfield fall into that category where the state requires a minimum lot size of 20,000 sq ft. They have some flexibility in doing the drainage study to help us mitigate the impact on the property owner. This State health department guideline does affect our development in Mayfield where we do not have a sewer system.

We have multiple ordinance sections to help guide the splitting of lots.

Chapter 18.48.030 prohibits selling more property from an existing lot that will decrease its area, frontage width and coverage less than that required by this code.

Chapter 18.48.250 describes the size the original lot must be to be able to divide the property in half and make two equal lots.

These two sections are almost verbatim from state code. We are trying to minimize the impact and surprise from an existing or new property owner in Mayfield who may buy a lot that is Non-compliant. We are also asking all realtors, surveyors and engineers who divide property in Mayfield to be aware of this requirement and advise your clients of the ordinances. In Mayfield's fee schedule there is a small fee for checking a lot split. We have a zoning application for that work. You will need to bring in a copy of the plat for the property, legal description for the original lot and the proposed new lot sizes. (Be aware that some property descriptions extend out into the middle of the street. This property in the street can not count as the legitimate lot size before the lot split or after)



## Mayors Corner

We are nearing the time when the winter will gradually give way to longer and warmer days. We have received a significant amount of snow and moisture in the mountains. We are still hoping and praying for additional moisture in the mountains.

The CIB at their January 6 meeting placed our Lower 12 mile spring improvement project on their priority funding list with final funding to be approved at their February 3 meeting. We are excited to get this designed and constructed so we can utilize the water from this long shuttered spring source. The short explanation of this project is that we will build a pump station in the line from this spring near the twin tanks on Canyon road, make connections to our pumping line to the upper tanks area by the irrigation ponds, install SCADA controls for this system that will connect to our existing SCADA water control system. This system allows the levels of water in our tanks to be viewed and controlled remotely and programmed to operate unattended. Included in this project will be adding equipment to the town well on 1<sup>st</sup> east that will provide for a soft start on the pump motors and extend their working life. We plan to improve insulation value on the pump well houses that will lessen the heating costs during the winter.

**If you or anyone you know is struggling with keeping up with utilities and heating bills, there are resources available to provide you with assistance. We have contact information available at the town office.**

We are grateful for the Mayfield Youth Council and their Advisers, Alisa and Steven Liddiard. They organized the 24<sup>th</sup> Fun Run, helped with a Survey we conducted and are working to get some fun family play equipment at the park. They have done this mostly on their own. We have now assigned Aaron Peterson to be the town council liaison.

We are working on a trail committee and have a couple of people who indicated they could help with that. We thank them and let us know if you could work on this committee.

For anyone who wants to check what the Mayfield Town Ordinances include you can they are online on Mayfield Town webpage. [www.mayfieldtown.org](http://www.mayfieldtown.org).

If we haven't seen each other around town, I anticipate that we are all hunkering down by the fire during these cold days. Please stay safe and healthy. Looking forward to warmer days!!!!