



Mayfield Town General Plan Appendix



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Summary: Socioeconomic Profile

People & Housing

Population Estimate (2016)	400
H.S. Diploma or More - % of Adults 25+ (2016)	97.1%
Bachelor's Deg. or More - % of Adults 25+ (2016)	26.8%
Households (2016)	169
Total Housing Units (2016)	212
Percent of Total Units Vacant for Seasonal or Recreational Use (2016)	14.6%

Employment & Income

Labor Force (persons working in the area) (2016)	174
Unemployment Rate (2016)	6.9
Median Household Income (2016)	\$50,536
Median Family Income (2016)	\$82,656
Poverty Rate (2016)	10.7
Mean Travel Time to Work (minutes) (2016)	15.1

Population by Age, 2016

	Mayfield	Pct. of Total	Utah	Pct. of Total
Total	400	100%	2,948,427	100%
Preschool (0 to 4)	24	6.0%	253,964	8.6%
School Age (5 to 17)	63	15.8%	651,232	22.1%
College Age (18 to 24)	37	9.3%	336,128	11.4%
Young Adult (25 to 44)	66	16.5%	827,245	28.1%
Adult (45 to 64)	104	26.0%	584,516	19.8%
Older Adult (65 plus)	106	26.5%	295,342	10.0%
Median Age*	46.4		30.3	

Source: U.S. Census Bureau, American Community Survey, latest 5-Year Estimates

*Median Age is averaged for combined areas

Population by Race and Hispanic Origin, 2016

	Mayfield	Pct. of Total	Utah	Pct. of Total
Total	400	100%	2,948,427	100%
American Ind. or Alaskan Native Alone	0	0.0%	31,686	1.1%
Asian Alone	0	0.0%	66,039	2.2%
Black Alone	0	0.0%	32,512	1.1%
Native Hawaiian and Other Pac. Isl. Alone	0	0.0%	26,411	0.9%
White Alone	396	99.0%	2,572,595	87.3%
Two or More Race Groups	4	1.0%	77,810	2.6%
Hispanic or Latino				
Total Hispanic or Latino	1	0.3%	397,915	13.5%
Mexican	1	0.3%	291,895	9.9%
Cuban	0	0.0%	2,418	0.1%
Puerto Rican	0	0.0%	8,678	0.3%
Other	0	0.0%	94,924	3.2%

Source: U.S. Census Bureau, American Community Survey, latest 5-Year Estimates

Educational Attainment, 2016

	Mayfield	Pct. of Total	Utah	Pct. of Total
Total Population 25 and Older	276	100.0%	1,707,103	100.0%
Less Than 9th Grade	0	0.0%	49,900	2.9%
9th to 12th, No Diploma	8	2.9%	94,763	5.6%
High School Graduate (incl. equiv.)	72	26.1%	393,484	23.0%
Some College, No Degree	92	33.3%	461,790	27.1%
Associate Degree	30	10.9%	166,445	9.8%
Bachelor's Degree	52	18.8%	358,887	21.0%
Graduate or Professional Degree	22	8.0%	181,834	10.7%

Source: U.S. Census Bureau, American Community Survey, latest 5-Year Estimates

Households, 2016

	Mayfield Households	Pct. of Total	Utah Households	Pct. of Total
Total Households	169	100.0%	918,367	100.0%
Family Households	119	70.4%	690,208	75.2%
Married with Children	31	18.3%	284,327	31.0%
Married without Children	76	45.0%	279,728	30.5%
Single Parents	4	2.4%	69,600	7.6%
Other	8	4.7%	56,553	6.2%
Non-family Households	50	29.6%	228,159	24.8%
Living Alone	48	28.4%	176,856	19.3%
Average Household Size	2.3		3.1	
Average Family Household Size	2.9		3.7	

Source: U.S. Census Bureau, American Community Survey, latest 5-Year Estimates

Housing units, 2016

	Mayfield	Pct. of Total	Utah Units	Pct. of Total
Total Housing Units	212	100.0%	1,024,047	100.0%
Owner Occupied	136	64.2%	638,767	62.4%
Renter Occupied	33	15.6%	279,600	27.3%
Vacant For Seasonal or Recreational Use	31	14.6%	49,014	4.8%
1-Unit (Attached or Detached)	164	77.4%	701,807	68.5%
2 - 9 Units	0	0.0%	97,360	9.5%
10 - 19 Units	0	0.0%	40,079	3.9%
20 or more Units	0	0.0%	50,418	4.9%
Built prior to 1940	71	33.5%	77,236	7.5%

Source: U.S. Census Bureau, American Community Survey, latest 5-Year Estimates

Labor Force Averages, 2016

	Mayfield	Utah
Total Labor Force	174	1,447,260
Employed	162	1,374,146
Unemployed	12	73,114
Unemployment Rate	6.9	5.1

Source: U.S. Census Bureau, American Community Survey, latest 5-Year Estimates

Commuting to Work, 2016

	Mayfield	Pct. of Total	Utah	Pct. of Total
Workers 16 years and over	158	100.0%	1,355,380	100.0%
Car, truck, or van -- drove alone	116	73.4%	1,029,092	75.9%
Car, truck, or van -- carpooled	27	17.1%	157,489	11.6%
Public transportation (excluding taxicab)	0	0.0%	34,729	2.6%
Walked	0	0.0%	35,290	2.6%
Other means	6	3.8%	26,058	1.9%
Worked at home	9	5.7%	72,722	5.4%
Mean travel time to work (minutes)	15		22	

Source: U.S. Census Bureau, American Community Survey, latest 5-Year Estimates

Resident Occupations, 2016

	Mayfield	Pct. of Total	Utah	Pct. of Total
Employed civilian pop. 16 years and over	162	100.0%	1,374,146	100.0%
Management, professional, and related	54	33.3%	511,481	37.2%
Service	26	16.0%	212,446	15.5%
Sales and office	31	19.1%	360,103	26.2%
Farming, fishing, and forestry	0	0.0%	5,560	0.4%
Construction, extraction, and maintenance	16	9.9%	114,982	8.4%
Production, transportation, and material moving	35	21.6%	169,574	12.3%

Source: U.S. Census Bureau, American Community Survey, latest 5-Year Estimates



Summary: Goals and Policy

COMMUNITY DESIGN GOAL 1. **Beautification**

Mayfield intends to improve the aesthetic qualities of the Town through consistent and assertive code enforcement.

Policy 1.1: Site utilities and infrastructure should minimize their visual impact, avoid obstructing scenic vistas, and otherwise negatively impact community character.

Policy 1.2: Support beautification of the Mayfield Town Center, making it more visually pleasing and beneficial to pedestrians.

Policy 1.3: Strengthen efforts to preserve historic landmarks throughout the community.

LAND USE GOAL 1. **Maintain Rural Character**

Mayfield seeks to ensure that new development in Town is consistent with overall community character and that it contributes in a positive way toward the Town's image.

Policy 1.1: Regulate setbacks, landscaping, art, appropriate lighting, signs, and other design amenities that complement and enhance the streetscape and design of new development through the zoning ordinance.

Policy 1.2: Where resources permit, support the preservation of significant architectural, historical, and cultural structures and landmarks.

Policy 1.3: Ensure that signage on new and existing development is visually attractive and provides a high quality image for the Town.

Policy 1.4: Maintain the character of neighborhoods in the town by encouraging comparable uses and densities to existing neighborhoods and development patterns.

LAND USE GOAL 2. **Manage Growth**

Mayfield intends to preserve the integrity of its infrastructure systems by permitting orderly growth that synchronizes development with the availability of public facilities such as road, sewer, and water service needed to support it.

Policy 2.1: Utilize a program of Development Impact Fees to provide adequate public facilities and services in a timely manner.

Policy 2.2: Maintain an annual Capital Improvement Program.

Policy 2.3: Cooperate with governmental entities that administer and control areas bordering Mayfield Town.

LAND USE GOAL 3. **Support a Mix of Land Uses**

Mayfield desires a well-balanced, financially sound, and functional mix of agricultural, residential, commercial, open-space, recreational, and institutional land uses.

Policy 3.1: The basis of Mayfield's zoning ordinance and map will be the Town's general plan.

Policy 3.2: Provide for the reservation of adequate land to meet projected institutional and infrastructure needs.

Policy 3.3: Insure compatibility of future land uses with adjoining properties.

Policy 3.4: Promote commercial development in areas, and in a manner, that does not impact existing or planned residential development, and does not detract from the residential character of the community.

LAND USE GOAL 4. **Preserve Natural Resource Assets**

Mayfield intends to reduce flood risk and provide protection of the environmental setting and habitat through the location of land uses and the use of sensitive design.

Policy 4.1: Ensure that development, grading, and landscaping is sensitive to the natural topography and major landforms in the area.

Policy 4.2: Allow only responsible and sensitive development of hillside areas and prohibit development on significant ridgelines.

Policy 4.3: Insure compatibility of future land uses with adjoining properties.

Policy 4.4: Promote open space and recreational uses in designated flood zones, unless the hazard can be adequately mitigated.

ECON DEVELOPMENT GOAL 1. Maintaining Community Character

Mayfield will work to attract business and industry that is conducive to its community character, architectural heritage, and infrastructure capacity.

Policy 1.1: Support the preservation of prime agricultural lands.

Policy 1.2: Support creative economic development activities that complement and are compatible with the Town's existing residential neighborhoods.

ECON DEVELOPMENT GOAL 2. Business-Friendly Regulation

Mayfield will facilitate business development through land use standards and approval processes that are clear, predictable, consistent, fair, timely, and cost-effective.

Policy 2.1: Mayfield will periodically review and evaluate its plans, policies, and implementation actions to ensure they are working to achieve a strong, diversified and resilient local economy.

ECON DEVELOPMENT GOAL 3. Strategic Infrastructure Investments

Mayfield will coordinate with area municipalities, utility companies and special service districts to provide the needed infrastructure to accommodate growth.

Policy 3.1: As Mayfield grows, it will continue to identify additional prime areas for economic development, and design and implement strategies to provide the necessary utilities and infrastructure to incentivize these areas for the desired uses.

Policy 3.2: Mayfield will participate in partnerships in economic development planning activities, including the development and expansion of required telecommunication and technology infrastructure networks.

TRANSPORTATION GOAL 1. Maintaining Community Character

Mayfield will work to attract business and industry that is conducive to its community character, architectural heritage, and infrastructure capacity.

Policy 1.1: Support the preservation of prime agricultural lands.

Policy 1.2: Support creative economic development activities that complement and are compatible with the Town's existing residential neighborhoods.

TRANSPORTATION GOAL 2. System Maintenance

As resources permit, Mayfield intends to provide safe, well-designed and maintained roadways to accommodate multiple uses and functions.

Policy 2.1: Expansion of roadway system is to follow the future streets grid on the Transportation Overview map. Growth should be methodical, not overbearing to local residents and business owners.

Policy 2.2: Give equal attention to all modes of transportation when planning facilities (car, bike, walk).

Policy 2.3: Set aside funding for current roadway maintenance and conduct surveys of current road conditions regularly.

TRANSPORTATION GOAL 3. Transportation Infrastructure Design

Mayfield supports transportation investments that preserve the rural character and quality of existing development.

Policy 3.1: Adhere to design standards for roadway and intersection improvements to safely and efficiently accommodate existing and projected traffic patterns and circulation.

TRANSPORTATION GOAL 4. Non-Motorized Infrastructure

The Town wants to ensure that county residents have viable transportation options.

Policy 4.1: Mayfield will follow corridor acquisition, funding, and construction strategies for non-motorized infrastructure (such as trails, bikeways, and pedestrian networks).

Policy 4.2: Consider bike lane shoulders with all arterial road construction projects.

Policy 4.3: Partner with interested communities, agencies and organizations and landowners to prepare and adopt a County/community-level recreation trails and alternative transportation corridor plan.

HOUSING GOAL 1. Preserving Housing stock

Encourage regular maintenance and improvements in order to ensure that Mayfield's houses provide safe, decent, and affordable living conditions.

Policy 1.1: Provide information on housing weatherization grants available through Six County Association of Governments and other similar home improvement assistance programs.

Policy 1.2: Use public information campaigns promoting the benefits of clean-up efforts and recycling, and explaining the health and safety risks from refuse, noxious weeds, and inoperable vehicles.

Policy 1.3: Support service project opportunities for youth groups, civic clubs, and other organizations to clean trash from public rights-of-way and parks.

HOUSING GOAL 2. Housing diversity

Develop an assortment of housing opportunities - including detached single-family dwellings, retirement housing, and vacation homes - dispersed throughout Mayfield.

Policy 2.1: Promote housing that caters to all socioeconomic groups of the community with a focus on cleanliness, safety, and affordability.

Policy 2.2: Develop relationships with representatives from community housing development organizations.

Policy 2.3: Build community support for moderate income housing through education on the importance of, and need for moderate income housing.

Policy 2.4: Permit multi-generational households living in the same housing unit.

Policy 2.5: Where resources permit, Mayfield will participate in future regional housing studies.

PARKS + REC GOAL 1. Provide Recreation Options

Mayfield encourages the development and maintenance of parks with quality recreational facilities dispersed throughout the community.

Policy 1.1: As resources are available, work with county and neighboring communities to provide programs for a variety of passive and active recreational opportunities for all area residents.

Policy 1.2: As resources and opportunities allow, obtain land and facilities as they become available and/or ahead of need for subsequent improvement to meet future park and recreational needs in community expansion areas.

Policy 1.3: Mayfield supports the establishment of community-based organizations and the development of community gathering areas that promote a variety of cultural activities in the area.

Policy 1.4: All park improvements will be universally accessible as much as possible.

PARKS + REC GOAL 2. Park Improvement and Maintenance

Mayfield seeks to maintain park and recreation facilities to improve quality of life and area property values.

Policy 2.1: Maintain a park funding program to ensure that the funds are available to improve and maintain dedicated parkland or acquired park acreage.

Policy 2.2: Use citizen volunteers for park maintenance projects.

PARKS + REC GOAL 3. Public/Private Cooperation

Mayfield supports public/private cooperation in developing park improvements, recreational services, and facilities.

Policy 3.1: Support joint-use agreements with the school district to provide recreational programs and facilities in existing and future residential neighborhoods.

Policy 3.2: Encourage developers to improve and/or construct parks and recreational facilities in lieu of paying fees and partial fulfillment of park and recreational requirements in developments that will generate need beyond current recreation infrastructure capacity.

PUBLIC SERVICES GOAL 1. Service Equity

Mayfield will make every effort to allocate the cost of public services, facilities, and utilities in a fair and equitable way.

Policy 1.1: The costs of new development in Mayfield are primarily the responsibility of the developer.

Policy 1.2: Mayfield will continually refine its Land Use Ordinances to clarify that the applicant for any land use application approval is responsible for all required infrastructure at the required levels of service.

Policy 1.3: New and expanded public facilities and services are provided and financed through development service fees.

PUBLIC SERVICES GOAL 2. Culinary Water

Mayfield residents and businesses will benefit from high-quality water services and predictable rates now and into the future.

Policy 2.1: Support water conservation programs and activities.

Policy 2.2: Protect water rights and interests. Water available to the Town should be used within the Town.

PUBLIC SERVICES GOAL 3. Groundwater Resources and Stormwater

The groundwater resources of Mayfield and adjacent drainage areas need to be administered in a manner which will provide for future domestic and agricultural needs. Mayfield will make every effort to adequately control stormwater runoff.

Policy 3.1: Prohibit any use that cannot safeguard surface water and/or groundwater resources and that does not utilize approved onsite or offsite wastewater disposal systems.

Policy 3.2: Require all development to acquire appropriate water rights prior to the issuance of building permits.

Policy 3.3: Support using wastewater as a secondary water source, if and when it becomes cost effective.

Policy 3.4: New development will preserve riparian areas and dry washes to support groundwater recharge.

POTENTIAL ACTION STEPS

- Develop a nuisance ordinance which deals with such things as weed abatement, deteriorating signs, lighting, illegal dumping, abandoned vehicles, etc.
- Initiate a public information campaign promoting the benefits of clean-up efforts explaining the health and safety risks from refuse, noxious weeds, and inoperable vehicles.
- Exchange information between Mayfield Town and surrounding governmental entities on policies/activities, which may have cross-boundary impacts.
- Create and adopt a more streamlined zoning ordinance and map that is customized to Mayfield.
- Update subdivision regulations.
- Make allowance in the land use ordinance for small-scale art galleries, eateries, boutique craft, professional offices and other similar commercial uses.
- Adopt commercial design guidelines to ensure development in new areas are attractive and compatible in appearance with the community character.
- Partner with the Governor’s Office of Economic Development (GOED) to develop industry-specific recruitment plans that align with community goals.
- Develop facilities near and dedicated to recreation areas. These facilities could include utilities, lodging, restrooms, retail, or other development to support the recreational use.
- Work with the county to develop a comprehensive branding and marketing plan.
- Plan for better internet service and cell service in the public facilities master plan.
- Develop standards for right-of-way dedication and acquisition, as well as standards that require sidewalks in new developments.
- Work with state, region, and county partners to develop design standards for roadway and intersection improvements to safely and efficiently accommodate existing and projected traffic patterns and circulation.
- Adopt a program of street and highway landscaping (i.e. street trees) to enhance the appearance of the Town’s circulation system.
- Create standards for parking and access in the zoning ordinance.
- Maintain a capital improvement program within a transportation master plan with 1, 5, and 10 year transportation projects.
- Designate a community representative to actively partner with the county and state to prioritize regional transportation projects that support Mayfield’s goals.
- Adopt and enforce a property maintenance ordinance establishing basic standards for keeping properties well maintained (e.g. no broken windows, etc).
- Encourage residents to take pride in the appearance of their yards and homes by establishing a “Mayor’s Award” for well maintained properties, or properties with significant improvements in appearance.
- Consider utilization of programs offered by the Utah Housing Corporation within the Town’s and that agency’s funding capacities.
- Develop a parkland dedication ordinance as part of zoning ordinance and development exactions.
- Seek-out state funds for recreation programs and facilities.
- Develop a parks and recreation master plan that includes a trail that follows the river.
- Create more hiking and ATV trails that build upon the established network in the area.
- Develop emergency preparedness and safety programs.
- Adopt flood zone inundation policies and standards.
- Adopt grading and drainage standards.
- Adopt the State Construction Building Code as per UCA 15a-1-204(8).
- Maintain a capital improvement program within a public facilities master plan with 1, 5, and 10 year projects.
- Develop a water management plan.
- Develop an impact fee plan and fee schedule.

Summary: Public Survey Results

Demographics:

- Median Age: 63
- Gender:
 - 60.2% male
 - 38.7% female
 - 1.1% no response.
- Average amount of people in home: 2.5
- Years lived in Mayfield:
 - 6% under 1 year
 - 13.6% 1-5 years
 - 11.4% 6-10 years
 - 19% 11-20 years
 - 50% over 20 years
- What part of Mayfield do you live in?
 - 21.3% The Order
 - 5.5% Mayfield Estates
 - 34% Mayfield Town Center
 - 12.2% Frog Hollow
 - 1.1% Outskirts of town
 - 21.3% Canyon Road
 - 4.5% Other
- Employment Status:
 - 50% retired
 - 2.2% unemployed
 - 4.5% work in Mayfield
 - 21.6% work 5-10 miles away
 - 11.3% work 11-30 miles away
 - 11.3% work more than 30 miles away
- Work Industries:
 - 9% agriculture, hunting, mining
 - 2.2% construction
 - 3.4% manufacturing
 - 3.4% wholesale or retail trade
 - 5.7% transportation, warehousing, utilities
 - 0% information
 - 0% finance, insurance, real estate
 - 2.2% professional, scientific, administrative services
 - 18.1% education, health care, social assistance
 - 1.1% arts, entertainment, recreation, food services
 - 2.2% public administration
 - 4.5% other
 - 47.7% N/A

Vision/Direction

- How do we sidestep the potential issue of losing our small town charm?
 - 59% did not answer the question.
 - Of those who answered, the general consensus is that growth should be limited. Common suggestions for limiting growth included not allowing new subdivisions, having larger building lot requirements, and allowing only locally owned businesses.
- What could we do to improve Mayfield in the next five years?
 - 10.2% did not answer the question.
 - 12.5% said to keep Mayfield the same or to keep growth limited.
 - 13.6% said to improve Mayfield's water system (sewer, irrigation, septic tank, etc.)

- 14.7% said to focus on beautification needs (i.e. cut weeds, remove unused vehicles, etc.)
 - 17% said to improve roads/sidewalks
- What could we do to improve Mayfield in the next 20 years?
 - 32.2% did not answer the question
 - 12.6% said to keep Mayfield the same or to keep growth limited.
 - 12.6% said to get a sewer system. 6.9% said to solve the water shortage.
 - 10.3% said to improve roads/sidewalks
 - 9.2% said to get more businesses (store, gas station, etc.)
 - 8% said to focus on beautification needs
- What makes Mayfield special?
 - 21.8% did not answer the question.
 - 38% said the location (scenery, off the beaten path, etc.)
 - 31% said the people/friendliness
 - 23% said the small size
 - 11.5% said the peace/quiet
- What should Mayfield be known for?
 - 24.1% did not answer the question
 - 32.1% said the good/friendly people
 - 21.8% said the small size
 - 20.6% said the peace/quiet
- Why did you choose to live in Mayfield?
 - 12.6% did not answer the question
 - 23.8% said the location
 - 21.8% said the small size
 - 18.4% said family/relatives
 - 6.9% said they grew up in Mayfield
- Where should growth happen first?
 - 24.1% did not answer the question
 - 11.5% said in the Estates
 - 11.5% said in the town center
 - 10.3% said not at all or outside of Mayfield (Gunnison, Sterling, etc.)
 - 9.2% said in vacant lots
 - 9.2% said to the north of Mayfield. 4.6% said to the south. 3.4% said to the west. 2.3% said to the east.
 - 6.9% said they did not know/care.
- What do you see as the biggest problem facing Mayfield if we were to grow by 200 people in 10 years?
 - 16.1% did not answer the question
 - 47.1% said water
 - 6.9% said the sewer system
 - 6.9% said traffic
- Please rank your top five goals for Mayfield’s future.
 - 26.7% ranked “Main Street beautification”
 - 28.7% ranked “Business revitalization”
 - 54% ranked “Pass regulations to clean up community: old building/homes, vacant lots, junky yards”
 - 67.8% ranked “Preserve the small town, friendly atmosphere with controlled growth measures”
 - 17.2% ranked “More economic development including jobs, diversified business industry”
 - 45.9% ranked “Street improvements including road connections, sidewalks, maintenance, repair, and cleaning”
 - 21.8% ranked “Parks and open spaces, including improved maintenance, playgrounds, picnic areas, pedestrian/biking trails, motorcycle areas”
 - 73.5% ranked “Plan and develop sufficient water supply measures”
 - 34.4% ranked “Plan and develop sufficient sewer system for future growth”
 - 13.8% ranked “Deal with traffic and safety concerns”
 - 19.5% ranked “Beautification of community entryways”
 - 16.1% ranked “More efforts to integrate all members of the community
 - 9.2% ranked “Other”
 - 1.1% gave no ranking
- Please select the top five things you dislike about living in Mayfield:
 - 45.9% ranked “No sewer system”
 - 28.7% ranked “Code enforcement”
 - 31% ranked “Growth rate”
 - 45.9% ranked “Empty homes and vacant lots”
 - 21.8% ranked “Difference in look and beautification between Mayfield Estates and Mayfield Town”
 - 18.4% ranked “Amount of community support/engagement”
 - 8% ranked “Community leadership”
 - 16.1% ranked “ATVs/access routes through town”

- 29.8% ranked “Amount of law enforcement”
- 42.5% ranked “Stray dogs”
- 18.4% ranked “Beautification needs for the town center”
- 14.9% ranked “Town zones”
- 1.1% ranked “Recreation access and use”
- 41.3% ranked “Agricultural water and irrigation management”
- 18.4% ranked “Other”
- 2.3% said they had no dislikes
- 6.9% gave no ranking
- Select the top three things you like most about living Mayfield:
 - 64.3% ranked “Small town feel”
 - 56.3% ranked “Country living”
 - 50.5% ranked “The scenery and close access of the mountains”
 - 24.1% ranked “Freedom to ride ATVs and use our resources
 - 5.7% ranked “Having a community store/restaurant”
 - 26.5% ranked “The people”
 - 14.9% ranked “The park”
 - 19.5% ranked “Freedom to have homes and yards as we like”
 - 13.8% ranked “Laid back atmosphere
 - 1.1% ranked “Other”
 - 2.3% gave no ranking
- 18.1% do not agree.
- 21.8% see it as a problem.
- 36.5% do not see it as problem.
- What type of minimal homecare (if any) do you think should be required in our town?
 - 23.8% gave no answer
 - 9% said none
 - 27% said yards should be clean and junk should be removed
 - 17% said weeds should be cut/pulled
 - 10.2% said lawns should be mowed
 - 5.6% said fire hazards should be taken care of
- Mayfield Estates has different beautification and building requirements for residents who choose to live in that subdivision. Do you think Mayfield should...
 - 5.6% gave no answer.
 - 4.5% said “find a way to adopt similar building and beautification measures so homes that come to our town center will ensure we grow and look similarly.”
 - 52.2 said “keep things how they are with the Estates doing the code enforcement they want and Mayfield Town doing the code enforcement that we are comfortable with.”
 - 37.5% said “take some measures for similarity but with concern for making sure we don’t create codes so extreme that it disadvantages someone from being able to build and care for their properties as they see fit.”

Beautification

- Would you support beautification code enforcement? If so, what sounds reasonable for this?
 - 33% gave no answer.
 - 45.9% said yes
 - Many included the stipulation that codes not be too strict
 - Common ideas for enforcement include removing fire hazards, cutting weeds/lawns, and removing unused vehicles.
 - 21.8% said no.
- Some might say the Mayfield Estates has a different type of town feel than Mayfield Town Center. Do you agree? Do you see this as a problem?
 - 17.2% gave no answer.
 - 62.5% agree that Estates feels different.

Business/Economy

- What and where do you consider our current town center?
 - 17% gave no answer.
 - 52.2% included the Town Hall.
 - 40.9% included the post office
 - 13.6% included the church.
 - 11.3% included the store/service station
- What would you think the ideal town center for Mayfield would include?
 - 35.2% gave no answer.
 - 30.6% said it should stay the same
 - 12.5% said a gas station
 - 9% said a restaurant

- 9% said better beautification (trees, sidewalks, benches, etc.)
- Do you favor encouraging growth within the town?
 - 9% gave no answer.
 - 25% said yes. These residents especially want small businesses such as a gas station or grocery store.
 - 37.5% said no. These residents want to keep Mayfield small. Even then, many who said “no” also said they wouldn’t mind small, local businesses.
 - 28.4% said neutral.
- Which (if any) types of commercial growth should occur?
 - 45.4% gave no answer.
 - 17% said a grocery/convenience store.
 - 13.6% said a gas station.
 - 7.9% said a restaurant.
 - 4.5% said none.
- Do you favor encouraging industrial growth within the town?
 - 10.2% gave no answer.
 - 9% said yes. Industrial growth could bring in jobs.
 - 55.6% said no. The main concern is again keeping Mayfield’s small town feel. People also want to keep Mayfield residential and free of pollution.
 - 25% said neutral. For many people, it depends on the amount of pollution and the amount of residential growth the business would bring.
- Which (if any) types of industrial growth should occur?
 - 64.7% gave no answer.
 - 14.7% said none.
 - Ideas include farming and anything kept on the outskirts of town.
- Please rank the issues you see relating to future growth in order of importance.
 - 10.2% gave no ranking.
 - 6.8% ranked “Increased industry”
 - 21.5% ranked “Town leadership”
 - 31.8% ranked “Improved sidewalks”
 - 28.4% ranked “Improved curb/gutter and roads”
 - 15.9% ranked “Accommodating an aging population and their housing needs”
- 44.3% ranked “Agricultural water use and conservation”
 - 20.4% ranked “Zoning”
 - 12.5% ranked “Expand recreational trails”
 - 20.4% ranked “Improve traffic enforcement”
 - 31.8% ranked “Potable water usage and conservation”
 - 19.3% ranked “Conservation and environment”
 - 0% ranked “Other”
- Do you think certain business should be restricted to certain areas in our town?
 - 6.8% did not answer.
 - 67% said yes. Smell, noise, and pollution are the biggest concerns.
 - 22.7% said no. These residents believe business owners should have the freedom to run the businesses they want.
 - 3.5% said they don’t know.
- Do you think any type of business should be restricted from town?
 - 20.4% did not answer.
 - 44.3% said yes. Common examples included group homes, non-family-friendly businesses, and business that pollute.
 - 34% said no.
- Where would you like to see businesses developed in Mayfield first?
 - 39.7% did not answer.
 - 14.7% said on the outskirts of town.
 - 10.2% said not to develop businesses at all.
 - 9% said the Town Center.
 - 5.6% said they do not know/care.
- What are your concerns for residential/home businesses in Mayfield?
 - 9% gave no selections
 - 18.1% selected “I don’t have any”
 - 57.9% selected “The business does not disrupt residents”
 - 40.9% selected “Traffic needs are controlled and adequate”
 - 52.2% selected “Animal mess/noise is kept low”
 - 39.7% selected “The septic system in use is adequate”
 - 46.5% selected “Power supply needs are up to code and risk of fire is low”

- 5.6% selected “Other” with most saying water use was the concern
- Where would you suggest at-home businesses be located in Mayfield?
 - 15.9% did not answer
 - 7.9% selected “Along the city main street and city center”
 - 5.6% selected “On the outskirts of town”
 - 70.6% selected “Anywhere the owner sees fit”
- Where would you suggest industries be located in Mayfield?
 - 6.8% did not answer.
 - 4.5% selected “Along the city main street and city center”
 - 71.5% selected “On the outskirts of town”
 - 17.2% selected “Anywhere the owner sees fit”
- Where would you suggest commercial businesses be located in Mayfield?
 - 11.3% did not answer.
 - 35.2% selected “Along the city main street and city center”
 - 25% selected “On the outskirts of town”
 - 28.5% selected “Anywhere the owner sees fit”
- In which location do you purchase a majority of the following goods and services?
 - Gasoline
 - 7.9%- no answer
 - 1.1% - Mayfield
 - 20.4% - Manti/Ephraim
 - 54.5% - Gunnison Valley
 - 1.1% - Northern Sanpete County
 - 14.7% - Wasatch Front/Outside Sanpete County
 - 0% - Internet
 - Groceries
 - 6.8% - No answer
 - 1.1% - Mayfield
 - 31.8% - Manti/Ephraim
 - 50% - Gunnison Valley
 - 1.1% - Northern Sanpete County
 - 9% - Wasatch Front/Outside Sanpete County
 - 0% - Internet
 - Hardware
 - 7.9% - No answer
 - 0% - Mayfield
 - 15.9% - Manti/Ephraim
 - 56.8% - Gunnison Valley
 - 2.2% - Northern Sanpete County
 - 17% - Wasatch Front/Outside Sanpete County
 - 0% - Internet
 - Dining Out
 - 22.7% - No answer
 - 0% - Mayfield
 - 27.2% - Manti/Ephraim
 - 20.4% - Gunnison Valley
 - 4.5% - Northern Sanpete County
 - 25% - Wasatch Front/Outside Sanpete County
 - 0% - Internet
 - Prescriptions
 - 6.8% - No answer
 - 1.1% - Mayfield
 - 15.9% - Manti/Ephraim
 - 62.5% - Gunnison Valley
 - 1.1% - Northern Sanpete County
 - 10.2% - Wasatch Front/Outside Sanpete County
 - 2.2% - Internet
 - Doctors
 - 4.5% - No answer
 - 1.1% - Mayfield
 - 5.6% - Manti/Ephraim
 - 71.5% - Gunnison Valley
 - 1.1% - Northern Sanpete County
 - 15.9% - Wasatch Front/Outside Sanpete County
 - 0% - Internet
 - Hospital
 - 4.5% - No answer
 - 1.1% - Mayfield
 - 3.4% - Manti/Ephraim
 - 69.3% - Gunnison Valley
 - 2.2% - Northern Sanpete County

- 19.3% - Wasatch Front/Outside Sanpete County
 - 0% - Internet
- Dental
 - 6.8% - No answer
 - 0% - Mayfield
 - 14.7% - Manti/Ephraim
 - 31.8% - Gunnison Valley
 - 1.1% - Northern Sanpete County
 - 44.3% - Wasatch Front/Outside Sanpete County
 - 0% - Internet
- Banking
 - 5.6% - No answer
 - 2.2% - Mayfield
 - 34% - Manti/Ephraim
 - 30.6% - Gunnison Valley
 - 3.4% - Northern Sanpete County
 - 18.1% - Wasatch Front/Outside Sanpete County
 - 5.6% - Internet
- Auto Repair
 - 11.3% - No answer
 - 15.9% - Mayfield
 - 17% - Manti/Ephraim
 - 27.2% - Gunnison Valley
 - 2.2% - Northern Sanpete County
 - 26.1% - Wasatch Front/Outside Sanpete County
 - 0% - Internet
- Automobiles
 - 11.3% - No answer
 - 0% - Mayfield
 - 13.6% - Manti/Ephraim
 - 18.1% - Gunnison Valley
 - 4.5% - Northern Sanpete County
 - 51.1% - Wasatch Front/Outside Sanpete County
 - 0% - Internet
- Appliances
 - 14.7% - No answer
 - 0% - Mayfield
- 11.3% - Manti/Ephraim
- 6.8% - Gunnison Valley
- 3.4% - Northern Sanpete County
- 63.6% - Wasatch Front/Outside Sanpete County
- 0% - Internet
- Clothing
 - 10.2% - No answer
 - 1.1% - Mayfield
 - 17% - Manti/Ephraim
 - 5.6% - Gunnison Valley
 - 2.2% - Northern Sanpete County
 - 54.5% - Wasatch Front/Outside Sanpete County
 - 9% - Internet
- Insurance
 - 9% - No answer
 - 0% - Mayfield
 - 9% - Manti/Ephraim
 - 45.4% - Gunnison Valley
 - 1.1% - Northern Sanpete County
 - 27.2% - Wasatch Front/Outside Sanpete County
 - 6.8% - Internet
- Furniture
 - 18.1% - No answer
 - 1.1% - Mayfield
 - 4.5% - Manti/Ephraim
 - 12.5% - Gunnison Valley
 - 2.2% - Northern Sanpete County
 - 60.2% - Wasatch Front/Outside Sanpete County
 - 1.1% - Internet
- Entertainment
 - 21.5% - No answer
 - 3.4% - Mayfield
 - 15.9% - Manti/Ephraim
 - 17% - Gunnison Valley
 - 1.1% - Northern Sanpete County
 - 34% - Wasatch Front/Outside Sanpete County
 - 5.6% - Internet

- Swimming Pool
 - 37.5% - No answer
 - 0% - Mayfield
 - 23.8% - Manti/Ephraim
 - 28.3% - Gunnison Valley
 - 2.2% - Northern Sanpete County
 - 7.9% - Wasatch Front/Outside Sanpete County
 - 0% - Internet
- Gifts
 - 18.1% - No answer
 - 0% - Mayfield
 - 23.8% - Manti/Ephraim
 - 9% - Gunnison Valley
 - 3.4% - Northern Sanpete County
 - 30.6% - Wasatch Front/Outside Sanpete County
 - 14.7% - Internet
- Lodging
 - 38.6% - No answer
 - 3.4% - Mayfield
 - 2.2% - Manti/Ephraim
 - 2.2% - Gunnison Valley
 - 0% - Northern Sanpete County
 - 50% - Wasatch Front/Outside Sanpete County
 - 3.4% - Internet
- Rec Center
 - 57.9% - No answer
 - 3.4% - Mayfield
 - 9% - Manti/Ephraim
 - 4.5% - Gunnison Valley
 - 0% - Northern Sanpete County
 - 23.8% - Wasatch Front/Outside Sanpete County
 - 1.1% - Internet
- Other
 - 88.6% - No answer
 - 0% - Manyfield
 - 1.1% - Manti/Ephraim
 - 0% - Gunnison Valley
 - 0% - Northern Sanpete County
 - 5.6% - Wasatch Front/Outside

Sanpete County

- 4.5% - Internet

Capital Improvements/Recreation/ Environment

- What are your top three favorite activities to do in Mayfield?
 - 5.6% gave no ranking
 - 14.7% ranked Hiking
 - 2.2% ranked Cultural Activities
 - 2.2% ranked Biking
 - 32.9% ranked Hunting
 - 30.6% ranked Walking
 - 30.6% ranked Observing Nature
 - 52.2% ranked Riding ATVs
 - 30.6% ranked Gardening
 - 5.6% ranked Horses
 - 10.2% ranked Reading
 - 4.5% ranked Art
 - 14.7% ranked Visiting Neighbors
 - 31.8% ranked Family Gatherings
 - 7.9% ranked Community Engagement
 - 2.2% ranked Other (stargazing and being left alone)
- What are three types of capital improvements you would support within the next 20 years, assuming tax increases or other funding measures are reasonable?
 - 11.3% gave no ranking
 - 38.6% ranked “Septic system replaced with sewer”
 - 27.2% ranked “Law enforcement”
 - 6.8% ranked “New hiking trails established”
 - 23.8% ranked “City center beautified/developed”
 - 18.1% ranked “Curb and gutter appeal of main streets”
 - 17% ranked “Street lights put in along Main Street”
 - 48.8% ranked “Agriculture water protection measures”
 - 21.5% ranked “Green energy development”
 - 14.7% ranked “Community center buildings/resources”
 - 7.9% ranked “Other”

- As the city grows, what are two types of land use/development policies you feel are the most important for Mayfield to focus on?
 - 5.6% gave no ranking
 - 29.5% ranked Residential
 - 1.1% ranked Transportation
 - 7.9% ranked Agriculture
 - 13.6% ranked Business
 - 12.5% ranked Law Enforcement
 - 6.8% ranked Recreation
 - 46.5% ranked Residential Water
 - 35.2% ranked Agriculture Water
 - 22.7% ranked Sewer
 - 6.8% ranked Other
- What do you think needs to be done to improve our town center in the next 20 years?
 - 9% gave no selection
 - 28.4% selected “Nothing, it is fine”
 - 31.8% selected “Sidewalks and manicured streets”
 - 29.5% selected “Trees planted by the main street roads”
 - 31.8% selected “Street lighting on the main town center roads”
 - 7.9% selected “Other”
- What are your top 3 recreation facilities that you feel are the most important to develop/maintain/improve within our town boundaries?
 - 10.2% gave no ranking
 - 47.7% ranked “Park playground & amphitheater”
 - 14.7% ranked “Park softball/baseball field”
 - 45.4% ranked “Park general areas”
 - 4.5% ranked “New skateboard/skating or bike paths”
 - 23.8% ranked “New bike/pedestrian walking paths”
 - 21.5% ranked “Bookmobile/summer reading programs”
 - 27.2% ranked “ATV town riding routes”
 - 6.8% ranked “Community gardening/greenhouse”
 - 29.5% ranked “Park pavilions/picnic areas”
 - 4.5% ranked “Park rental space for summer youth groups”
 - 7.9% ranked “New park by Mayfield Estates”

- 7.9% ranked “Other”

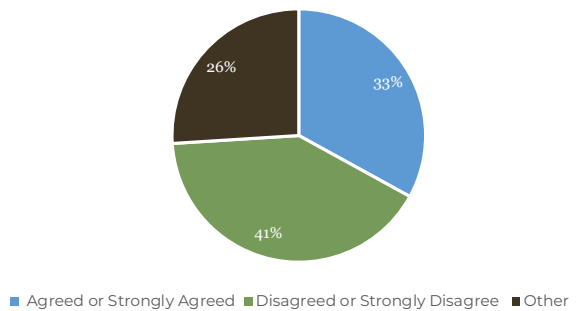
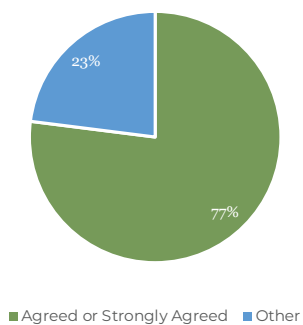
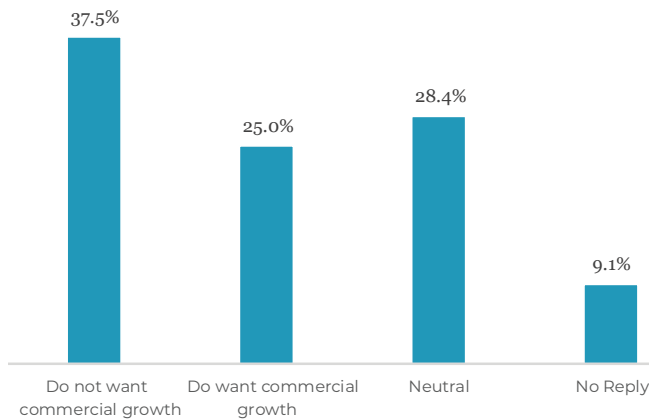
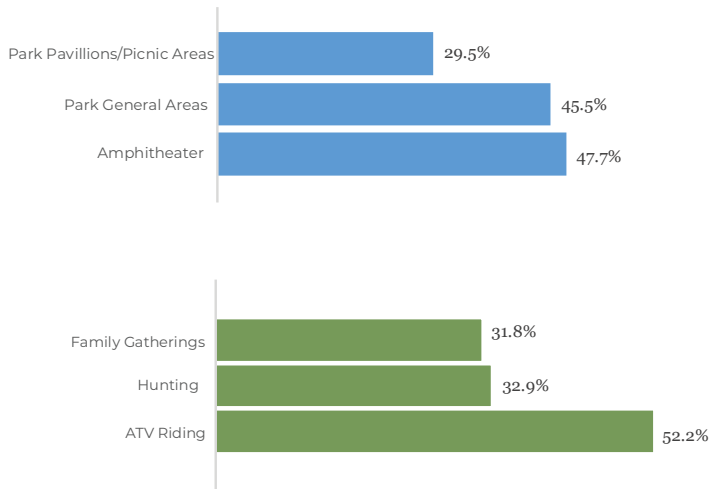
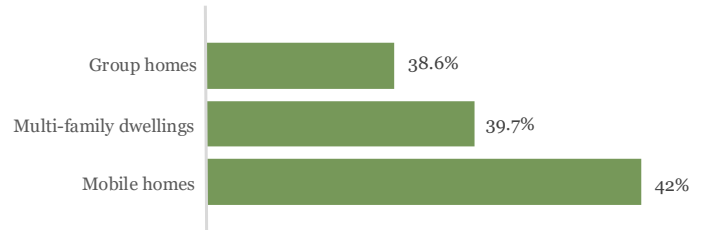
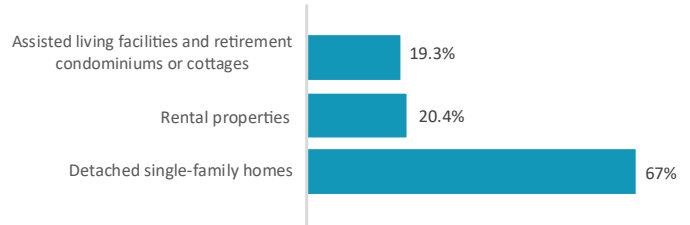
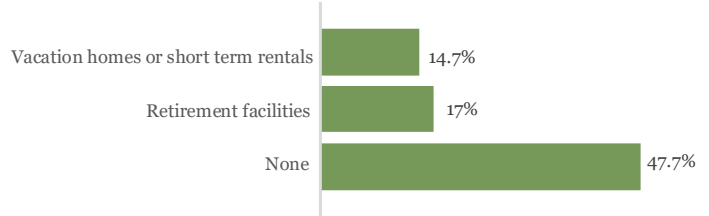
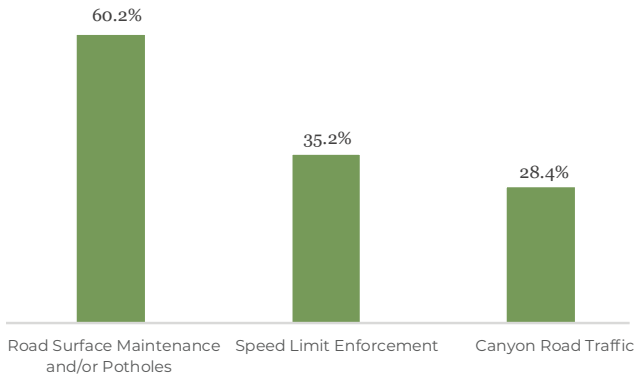
Roads/Transportations

- The Canyon Road can be pretty busy. Do you see an issue with this or an opportunity with this?
 - 61.3% did not answer
 - 27.2% see an issue with this. There isn’t much law enforcement and the roads need to be maintained.
 - 6.8% see an opportunity. Travelers could bring business, especially with a gas station.
 - 7.9% don’t see an issue.
- What three types of transportation policies would you like the town to focus on?
 - 7.9% gave no ranking
 - 28.4% ranked “Canyon Road traffic”
 - 6.8% ranked “Residential roads with business use”
 - 35.2% ranked “Speed limits enforcement in city parameters”
 - 23.8% ranked “ATV traffic and other ATV concerns”
 - 27.2% ranked “Sidewalks”
 - 11.3% ranked “Road traffic flow development”
 - 60.2% ranked “Road surface maintenance and/or potholes”
 - 26.1% ranked “Safe walking/biking paths along our roadways”
 - 17% ranked “Beautification of community entryways”
 - 7.9% ranked “Other”
- What improvements would you like to see in the roadway infrastructure?
 - 12.5% gave no ranking
 - 22.7% selected “ATV lanes/designated town access routes”
 - 10.2% selected “Bike lanes”
 - 11.3% selected “Speed limit changes”
 - 18.1% selected “On-street parking restrictions”
 - 22.7% selected “Beautification of community entryways”
 - 31.8% selected “Traffic management for 12 mile canyon access”
 - 47.7% selected “Walking lanes or sidewalks along major traffic areas”
 - 5.6% selected “Other”

Housing

- When you think about growth, which of the following would you like to see developed in our town?
 - 10.2% gave no selection
 - 3.4% selected “Multiple family units/apartments”
 - 10.2% selected “Home lots sold without water shares”
 - 14.7% selected “Vacation homes or short term rentals”
 - 1.1% selected “Trailer park”
 - 17% selected “Retirement facilities”
 - 7.9% selected “Smaller lot sizes”
 - 47.7% selected “None”
 - 7.9% selected “Other”
- Which types of new housing do you feel should be allowed in Mayfield?
 - 13.6% gave no selection
 - 67% selected “Detached single-family homes”
 - 14.7% selected “Semi-detached dwellings (duplexes)”
 - 5.6% selected “Multi-family dwellings (apartments and condominiums)”
 - 19.3% selected “Retirement condominiums or cottages”
 - 2.2% selected “Single room occupancy (SRO)”
 - 19.3% selected “Assisted living facilities”
 - 2.2% selected “Group homes”
 - 6.8% selected “Mobile homes”
 - 20.4% selected “Rental properties”
 - 7.9% selected “Other”
- If the following housing choices were to be allowed in Mayfield, which (if any) should be restricted to certain zones within the city?
 - 30.6% gave no selection
 - 39.7% selected “Multi family dwellings (apartments, duplexes, and condominiums)”
 - 35.2% selected “Retirement condominiums or cottages”
 - 20.4% selected “Single room occupancy (SRO)”
 - 32.9% selected “Assisted living facilities”
 - 38.6% selected “Group homes”
 - 42% selected “Mobile homes”
 - 12.5% selected “Rental properties”
 - 7.9% selected “Other”

MAYFIELD SURVEY SUMMARY



First Survey Results

The first survey conducted prior to creation of the Town General Plan had sixty-one respondents. 44% of respondents identified as male while 42% identified as female. 14% did not disclose their gender. The median age of respondents was 65.

From this first survey, it was learned that maintaining Mayfield’s small-town charm is of utmost importance to its residents. Many desire to keep growth minimal and would prefer that Mayfield not cater to industrial businesses. An enforced beautification code is also thought to be necessary by many survey respondents. In addition, Mayfield residents are resistant to being taxed, especially for more law enforcement and emergency services. However are more willing to pay taxes for a sewer system and improved water quantity protection. Below are the complete results from the survey.

Survey Question	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Didn't answer
Lot size requirements for single family homes in Mayfield makes sense.	21%	26%	25%	13%	8%	5%
Single family homes should require irrigation water shares.	29.5%	29.5%	20%	8%	11.5%	1.5%
Beautification, or a lack of code enforcement, is a problem in Mayfield.	34%	29.5%	20.5%	8%	5%	3%
Commercial land-uses don't belong in Mayfield.	11.5%	18%	18%	28.5%	21%	3%
Industrial land-uses don't belong in Mayfield.	28%	20%	23%	16%	11.5%	1.5%
Mayfield provides adequate law enforcement.	20%	28%	26%	11.5%	13%	1.5%
Mayfield provides adequate fire services and fire prevention measures.	13%	38.5%	16.5%	21%	8%	3%
Mayfield provides adequate sewer services.	10%	23%	20%	13%	28%	5%
Mayfield provides adequate water quality and quantity protection.	20%	57%	11.5%	6.5%	0%	3%
I would support raised taxes or fees for improved law enforcement.	8%	15%	21%	25%	29.5%	1.5%
I would support raised taxes or fees for improved fire services and fire prevention measures.	6.5%	16%	31%	21%	23%	1.5%
I would support raised taxes or fees for improved sewer services.	20%	22.5%	18%	20%	18%	1.5%
I would support raised taxes or fees for improved water quality and quantity protection.	10%	29.5%	28%	15%	15%	1.5%

- When asked what they loved the most about living in Mayfield, 43% of respondents said the low population and/or small-town atmosphere. 18% said the friendly people. 16% said the peace and quiet. 16% also listed the location/scenic nature of Mayfield. 29.5% skipped the question.
- When asked what their greatest concern about Mayfield is, 39% said growth and/or development. 15% said the messy, unkempt look of the town. 25% skipped the question.
- When asked what should stay the same about Mayfield, 21% said the quiet small-town atmosphere. 11.5% said they wish for everything or most things to remain the same. 43% skipped the question.
- When asked what should change about Mayfield, 21% said beautification standards. 10% said Mayfield needed a sewer system. 8% mentioned irrigation and/or water shares. 7% said more law enforcement is needed. 33% skipped the question.

Town Meeting

An open-to-the-public town meeting was held on May 4th, 2017 at Town Hall for two primary reasons. First, a SWOO (Strengths, Weaknesses, Opportunities, Obstacles) analysis was performed in preparation for the creation of the Town General Plan. Second, the town was divided by neighborhoods, and neighborhood representatives were chosen to hold neighborhood meetings where questions gathered from the SWOO analysis could be discussed.

To complete the SWOO analysis, residents who attended the meeting were invited to separate into groups and determine what they believed to be Mayfield’s strengths, weaknesses, opportunities, and obstacles. Following are some results from the SWOO exercise:

Strengths:

- Small population
- Small town atmosphere
- Close-knit community
- Rich history
- Quiet/peaceful
- No ever-present law enforcement
- Recreational opportunities
- The Lions Club
- Expanded freedoms

Weaknesses:

- No sewer system
- Declining water supply
- Unkempt yards
- Small to non-existent tax base
- Business regulation
- Not enough law enforcement

Opportunities:

- Mayfield University (?)
- Growth as wanted
- Capture more irrigation water
- Develop small-town businesses
- Expand recreational opportunities
- Develop greater interest in local

history/geology

- Create more town unity

Obstacles:

- Irrigation water (storage, staying with properties, etc.)
- Business revenue/money generation
- Water adequacy/sustainability/regulation
- Sewer
- Out-of-date zoning laws
- Quality growth
- RV and trailer parks need control
- New construction needs to address issues in Mayfield DWSP plan
- Internet

After the SWOO analysis, neighborhood boundaries were determined, and representatives for each neighborhood were chosen. The following were chosen as neighborhood areas and representatives:

1. Frog Hollow: Doug Bjerregaard

Everything on 1 st West to the cemetery

2. Mayfield Estates: Eric Peterson & Alisa Liddiard

Everything within the actual estates boundaries

3. Christianburg Rd. : (Aaron)

North of State from Elaine’s and old Bonnet Factory to Ace Roberts house or the town boundaries on the map, both sides of the road

4. Mayfield Town Center: Richard & Sharron Bjerregaard and Grant Hansen

Everything East of 1 st West (Frog Hollow) to 2nd East and the park

5. South Fields and outliers: Garrick Willden

Anyone outside the map boundaries that participates in Mayfield events, culture, religion, etc. (i.e. include David Madsen)

6. Mayfield Canyon Road: Bill and Karen

Everything on 2nd East and up the canyon road

7. The Order: Aaron Peterson and Gary Graham

Everyone from the two bridges north

After boundaries and representatives were chosen, a list of prospective questions to be asked at neighborhood meetings was compiled. Meeting attendees were invited to vote on which questions were the most important. From these, a Potential Town Questionnaire was made to assist in guiding neighborhood discussions. The questionnaire is as follows:

Police, Sewer, Emergency Responders, Community Resources, and Taxes

1. What are you willing to pay for with tax increases?
2. What is your feeling regarding police force in Mayfield?
3. What is your feeling regarding a sewer system in Mayfield?
4. What are your ideas for emergency response capability needs in Mayfield?

Business and Community Resources

1. What businesses do you want to see in Mayfield and where would you want them to go?
2. What community resources would you like to see developed in our city center?

Growth and Beautification

1. What do you want to see with empty lots and vacant buildings?
2. What is reasonable for beautification?
3. What kind of growth do you want to see in Mayfield?

Water

1. What limitations do you see water playing in Mayfield's growth?
2. What issues do you see with our culinary water?
3. What issues do you see with our agricultural water?

Neighborhood Meeting Results

The neighborhood meetings seemed to confirm the results of the first town survey. Maintaining Mayfield's small town feel is of vital importance to locals. Most residents are very resistant to growth and tax increases. The cost of a sewer system prevents many residents from supporting the building of one. Police and emergency services are not viewed as a priority. Residents prefer small, locally owned businesses that do not detract from the small town charm.

Below are the written results from each town meeting. Most meetings used the Potential Town Questionnaire as a survey for all participants to complete. Others had a more conversational structure with a designated scribe penning thoughts from participants.

Frog Hollow:

Police, Sewer, & Emergency

1. Tax increases? Willing to pay more but with limits. Think about how much more- not sure, measured and with needs first. Limited income families. Be careful with it being needed.
2. Sewer system in Mayfield: #1 concern is cost. Some don't want it. It was rejected once with the town. Not a big priority. Money issue- too much individual cost. Completely new infrastructure. Some have experience with grant money availability when growth happens. Some reactionary tendencies with town leadership (future planning within 20 years- not 5 years). Get it done sooner rather than later.
3. Police force in Mayfield: Someone who was a regular visitor could be good. Have had problems in the past. Presence and knowledge they might be here can change game. When we need them is a concern possibly. Neighborhood watch as a possibility? In the past it didn't work out. Trouble with kids getting tickets and getting in trouble. Lots more city people now. Enforcement presence with ORVs so fast on some streets. Possible need for cars and trucks. Traffic study to show speed? Enforce speed limit: sticky situation; some want it, others are worried about it. Traffic study could help show where we can impact the speed. State fix road to Gunnison, then it could be better. Shoulder is scary.

Businesses

1. Cafe & gas station is a need. Convenience store right where it is at. No business in residential area. Businesses like automotive don't belong in residential areas. Traffic flow is a concern. Other types of impact with them could be a concern. Develop an industrial park in south side of cemetery. Retail on Main Street. Nice and presentable. Ordinance for what & how it should look.

2. Community resources: Community classes. Bike & walking trails around town or along river. Some say library and some think bookmobile is fine. Security cameras at park and other places around town.

Growth & Beautification

1. Up to owners? Vacant lots need to be kept up. Fire hazard, eye sore. Houses aren't livable? Pass inspection within certain amount of time. Vacation home or summer home makes beautification harder. Trailers & broken equipment behind a fence. No homeowners association like Estates. Support group to help others make it okay.

2. Street lights on Canyon Road. More flashing light signs. Sidewalks in all streets throughout town. Clean up with sides of street/more gravel? Create a standard that is basic zoning admin. To have some teeth with it.

3. Growth in Mayfield: No one wants it to grow but we know it will grow. Only grant water connections to those in city limits. Mayfield Estates showed culinary water as a concern. Annexed sites only approved with infrastructure support and ag water support. Those developers would need to pay for it. Impact fees water situation for now can be precarious. How much is used and needed?

Mayfield Estates:

Police, Sewer, Emergency

1. What are you willing to pay for with tax increases?

- 3 of 9 said sewers. 1 says with help of grants only.
- 1 of 9 said police
- 3 of 9 said emergency responders. 1 said a fire truck only.
- 2 of 9 said none of the above. 2 said water improvements. 1 said sidewalks, a bike path, hiking trails, and beautification.

2. What is your feeling regarding police force in Mayfield?

- 1 of 9 is strongly in favor
- 0 of 9 are somewhat in favor
- 1 of 9 is neutral
- 2 of 9 are somewhat opposed
- 5 of 9 are strongly opposed

3. What is your feeling regarding a sewer system in Mayfield?

- 3 of 9 are strongly in favor
- 0 of 9 are somewhat in favor
- 1 of 9 is neutral
- 3 of 9 are somewhat opposed
- 2 of 9 are strongly opposed

4. What are your ideas for emergency response capability needs in Mayfield?

- Ambulance, volunteers, first responders
- Keep the highly trained medical people living in Mayfield on call for emergency situations to render aid quickly until an ambulance arrives
- Not needed

Business & Community Resources

1. What businesses do you want to see in Mayfield and where would you want them to go?

- Store/gas/restaurant- open again
- Eating & convenience store
- Centracom to the Estates, cell phones other than Verizon, convenience store, restaurant, car wash
- Save the merc!
- None

2. What community resources would you like to see developed in our city center?

- Mental health services
- KOA
- Splash pad
- More sidewalks, hiking trails, Riverside walking path to the park, open the north entrance to the Estates for safety

Growth & Beautification

1. What do you want to see done with empty lots and vacant buildings?

- Clean yards
- Some could use a little junk cleanup and weed control. Both are fire hazards and unhealthy.
- Locate owners and fine them if not taken care of
- No opinion. If I don't own it, I see it as the owner's issue.
- Tear down the buildings. Keep lots clear of weeds
- Service projects to help improve houses that need help.
- Enforce the city codes and make people aware of them.

3. What kind of growth do you want to see in Mayfield?

- None (six of nine respondents wrote this answer)
- Maybe wider roads
- Steady

2. What is reasonable for beautification? What do you want to do to make the town prettier?

- Trash cleanup three times a year. Residents plant trees, flowers.
- Removal of trash. Enforce city codes! Weed cutting along roadways. Hire for park & cemetery.
- Just have people take care of personal property.
- It's perfect already.
- Mowing on sides of roads in Mayfield city. Hire someone to help with upkeep of park.
- Flowers and trees

Water

1. What limitations do you see water playing in Mayfield's growth?

- Limits growth
- Limited resources
- What are the possibility of more water storage?
- As few as possible
- Fight to get more
- Big limitations if we don't do something
- We need to limit growth. It's a problem
- Some limitation

3. What issues do you see with our agricultural water?

- Waste needs to be monitored
- Water turned off to small shareholders while large shareholders continue to use water. Not fair. Discrimination?
- We all need to conserve
- If we need more, we should plan to buy more
- No storage
- Runs out too soon

2. What issues do you see with our culinary water?

- I want proper water testing
- Storage
- Safety & purity
- None (five of nine respondents wrote this answer)
- We need a master plan of location of all pipes

Town Central:

Police, Sewer, Emergency

1. What is your feeling regarding a police force in Mayfield?

- Would like to see them more often. What about speed bumps on Main Street, Canyon Road, and the Cemetary Road? Just one or two per road.
- Need to have sheriff come more in the week and weekend.
- No. County needs to provide better service.
- We don't need it.
- Limited. Maybe more time from county.
- Need more info on cost and what we get for the price
- Not necessary, the cost is too high for the population
- How about a community watch?
- Use the sheriff's office more

3. What are your ideas for emergency response capability in Mayfield?

- I think it would be nice to have in Mayfield
- Good if we had better fire and ambulance and first responders
- More EMTs in town or small fire truck
- A cellphone tower? Volunteer firefighters. Grants?
- I think it's good, better than most cities.
- Voluntary basis
- Volunteer fire department.

2. What is your feeling regarding a sewer system in Mayfield?

- It would be nice, but wondering how we would pay for it.
- We don't need it.
- Need water to have sewer system
- Absolutely
- When it is feasible for everyone
- We need it sooner than later. We really need to raise taxes.
- Need more info on cost
- Cost of the study alone is too high
- Possibly
- No

4. If it were necessary, would you be willing to reasonably increase taxes to address these issues?

- Yes if it is reasonable.
- Yes to a certain degree.
- Depends on the increase
- Living on bare necessities now
- I already pay taxes
- If needed
- Yes (multiple answers like this)
- No

Business & Community Resources

1. What businesses/industry do you want to see in Mayfield?

- I don't know, but it would be nice to have some but not too big to take away from the quiet and small town community.
- Some small, kind businesses
- No background checks
- A convenience store and gas station (multiple answers like this)
- Limited small businesses
- Light, non-polluting industry
- Any legally operated business
- Need water
- Store/cafe to reopen
- Possibly a bar

3. What are your ideas for emergency response capability in Mayfield?

- I think it would be nice to have in Mayfield
- Good if we had better fire and ambulance and first responders
- More EMTs in town or small fire truck
- A cellphone tower? Volunteer firefighters. Grants?
- I think it's good, better than most cities.
- Voluntary basis
- Volunteer fire department.

2. If additional businesses and/or industries were to be opened in Mayfield, where should they be located?

- Depends on what kind of business they are
- East of park would be a good business park (old dairy)
- Homes are a good start, then where it's okay
- Edge of town, outskirts areas, out by the cemetery
- Not mixed in quiet residential
- Edges of town
- Need water
- Home operated or in a business location. But no BCI unless required by state law.
- Outside of town
- North toward Sterling

Growth & Beautification

1. What do you think should be done with empty lots and buildings?

- The owners should be issued a fine if they don't keep yard clean of weeds and junk (multiple answers like this)
- Have the owners clean them or fine them and make them pay to clean them up (multiple answers like this)
- Cleaned up (multiple answers like this)
- Mow/cut weeds
- Need water
- Make zoning ordinance to fill in center of town without annexation
- Lots for houses if already bordered by houses. Maybe small businesses if not.

3. What is reasonable enforcement for beautification?

- Fine the owners if they don't clean them in a timely manner (multiple answers like this)
- Notification. Then if that doesn't work, fine them. (multiple answers like this)
- Help your neighbors
- Enforce current ordinances
- A letter from the town. A visit from town personnel.
- Letter to everyone- no picking and choosing- fines to those that won't.

2. What is reasonable for beautification? What do you want to do to make the town prettier?

- Have all junk and overgrown weeds cleaned up (multiple answers like this)
- 6" or less on weeds. No excess junk/cars. If a car isn't driven within 6 months... it's junk.
- Dandelions sprayed
- Clean up and retard fire hazard.
- Who is going to enforce this and who sets the standards?
- Some kind of effort to start
- No trash or extra, wrecked vehicles. Weeds kept at a minimum.
- Look nice

4. What kind of growth do you want to see in Mayfield?

- Slow (multiple answers like this)
- Minimal. There is no water to support growth.
- Little and controlled.
- Let it grow
- I want to see the town grow. But keep old cars out.
- Old houses occupied

Water

1. What limitations do you see water playing in Mayfield's growth?

- Need more storage for summer water
- Have a better control on the waste that farmers use and a better storage pond

3. What issues do you see with our agricultural water?

- The farmers starting too early watering. Maybe start first thing to only water 3-4 days a week and town 2 days a week so maybe we would have water longer
- Have a control on all water uses. This is for farmers to have for when they can use their water. Need a better pond to hold back more water.

2. What issues do you see with our culinary water?

- None, with growth we should be thinking about getting a water tank.
- It's fairly good for now

Canyon Road:

Police, Sewer, Emergency

1. What are you willing to pay for with tax increases?

- Road repair, sewer if it is needed

3. What is your feeling regarding a sewer system in Mayfield?

- If it should be implemented in town, Canyon Road residents should be included

2. What is your feeling regarding police force in Mayfield?

- No, not at this time

4. What are your ideas for emergency response capability needs in Mayfield?

- At some point we may need to have our own fire truck.

Business & Community Resources

1. What businesses do you want to see in Mayfield and where would you want them to locate?

- Support existing store, gas station, cafe!
Cottage home business

2. What community resources would you like to see developed in our city center?

- Not answered

Growth & Beautification

1. What do you want to see done with empty lots and vacant buildings?

- Absentee owners of houses and lot should be held accountable for maintenance or fined- some can be a fire hazard.

2. What is reasonable for beautification?

- Add a light to the Mayfield Town Rock canopy. Ornamental street lights and hanging flowers around town. Owners take care of their own property as they like. Mow weeds and grass along Canyon Road!

3. What kind of growth do you want to see in Mayfield?

- Growth okay as long as within planning and zoning laws. Hope to keep our “small town” atmosphere. Don’t want large growth.

Water

1. What limitations do you see water playing in Mayfield’s growth?

- There needs to be enough water to supply future projected growth

2. What issues do you see with our culinary water?

- -See #1

3. What issues do you see with our agricultural water?

- Too many lots have no water available to them. No pressure at top of line. Too many leaks which result in wasted water. Is it fair to turn off town water in order to water fields? Everyone with a water right should be able to use it.

The Order:

Sewer

- No system. Instead get bid every 4 years or so for town pump. Community insurance for septic services.
- Research cost of new septic opposed to sewer per house.
- Not now but be proactive in planning for the future.

Growth & Beautification

- Keep yards fire hazard free. Limit # of vehicles (unused).
- Incentive for old homes to be dealt with. Correct addresses.
- Fine for lots or yards that create hazards. Town needs to be prepared for growth by having irrigation rights for homeowners.

Water

- Xeriscaping.
- Storage capacity (irrigation water). More Ponds.
- More pond storage for irrigation water.

Police & Fire

- No! Everyone responsible for their own hazards.
- Willing for “small” fire department volunteer. Not willing for police tax increase!
- Yes to have our own fire truck No police.

Businesses

- Neighborhood friendly. Gas station.
- Gas station. Zoning plan in place.
- Gas station. Businesses be away from homes.

Community resources

- Pickleball court. Drinking fountain @ park.

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Implementation Recommendations

IDEA #1 - Improve Plan/Budget Integration

Budget is policy, and making a plan without investing in its implementation is largely a waste of everyone's time. City leaders need to first develop a baseline of what their strategic priorities are, and then deliberately update this vision over time.

Host an annual pre-budget retreat with the council and administration. The Town Council and Planning Commission should meet for a joint session before any budget requests are considered. The purpose of this meeting would be to review the city's long-range goals.

Conduct a biannual "Discovery" event. An outside party could facilitate a "discovery" discussion for existing and prospective Town Council members (and anyone else in the public that is interested). The intent of this event would be to increase awareness of how cities actually work by describing systems, explaining rules, and sharing best practices. If done near the deadline for candidates to file in the summer, then the outcome of this event would be a more informed election in the fall. It can be assumed that an investment in "taking the long view" like this will result in better policy and budgets ongoing.

IDEA #2 - Planning Commission Agenda Alignment

Although every city is different in the details of how it operates, the one thing they have in common is a council whose decisions affect the whole enterprise. Because they have to deal with a number of short-term issues, it is easy for them to lose focus on any kind of long-term strategy.

Cities need a way to standardize the implementation of their long-term goals. It seems like the way to do this is to keep the goals in front of everyone (especially the council) when they are facing decisions.

Incorporate the long-term goals into their regular meetings. Format the agenda so that each discussion item is categorized under one strategic priority. Those issues/items that don't help the city achieve a priority goal are moved to the bottom.

Create a request form for items to be put on the council's agenda. Require that all council agenda items are submitted using a form that asks which priority the proposed issue helps the city achieve. Doing this helps applicants (including council members) maintain focus on their goals.

Formally establish an "implementation champion". Assign someone on the Town Council or Planning Commission to monitor the implementation of the plan's goals and strategies. Require a public report to be created quarterly.

PLANNING COMMISSION AGENDA REQUEST FORM (EXAMPLE)

Thank you for your interest in making Mayfield a great place!
Please submit the following in order to have your idea or issue placed on their agenda.

Which goal does this issue apply to?

1. Foster a stronger sense of community.
2. Improve the climate for local businesses.
3. Expand and improve the trails system.
4. Maintain operating costs to current levels.
5. My issue does not apply to any of these goals.

Describe the recommended agenda item.

IDEA #3 - Establish a Plan Amendment Process

A community’s plan can be considered successful if it serves as a living document that adjusts to changing circumstances at the same time that it provides a reasonable expectation for potential investors. If the city isn’t careful, these can become mutually exclusive.

Establish a formal process to update the general plan. The Town could schedule annual meetings dedicated to amending the general plan. This could also be done in conjunction with the state-required biannual update of the housing element. Residents and developers could submit suggested changes to the plan on a standardized form which the Planning Commission would review as they are received.

IDEA #4 - Capital Improvements Program

Mayfield’s capital improvements program is essentially the investment plan for the community. State law requires all major investments to be first justified by the general plan before the investment is considered (UCA 10-9a-406). The capital improvements program is reviewed and updated annually as part of the city’s budget process.

Typical capital program development processes involve a ranking of potential investments based on how long the project has been requested or funding availability. A more strategic process is one that sorts requests by their effect on the community’s larger, stated goals.

GOAL 1:			
PRIORITY	PROJECT DESCRIPTION	ESTIMATED COST	EXPECTED FUNDING SOURCE(S)
1			
2			
3			
4			
5			

GOAL 2:			
PRIORITY	PROJECT DESCRIPTION	ESTIMATED COST	EXPECTED FUNDING SOURCE(S)
1			
2			
3			
4			
5			

IDEA #5 - Impact Fees and Financing of Capital Facilities

Mayfield’s current zoning ordinance authorizes impact fees (Chapter 15.16), but it is unclear whether the Town has conducted an impact fee study to justify its fees in recent years.

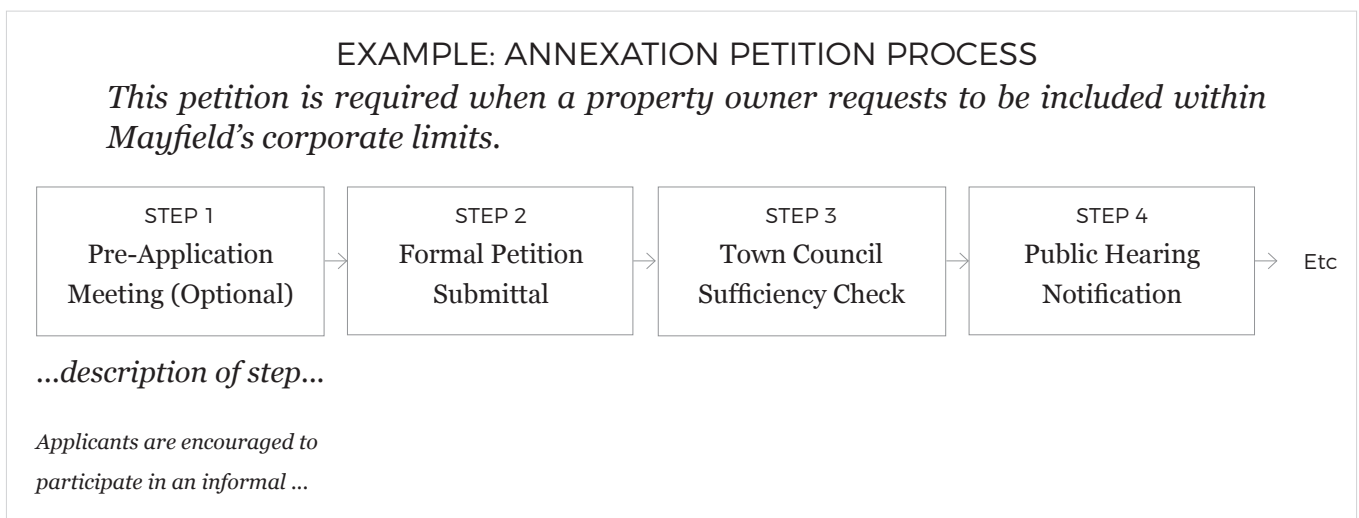
Background: The financial implications of new growth have led many communities to adopt impact fees and other taxing and regulatory financing systems. Impact fees are a regulatory police power mechanism whereby the capital cost of a city’s need to support new development is funded on a prorated basis by such development.

Courts have judicially approved the concept of impact fees as long as various legal and constitutional requirements are met. Those requirements included procedural due process, substantive due process, equal protection and “earmarking”. The later requirement insures that money collected from the payment of impact fees will be segregated from other City funds and used only for the purpose for which has been collected. The constitutional standard for impact fees has generally been described as the “rational nexus” test. The test has two parts: (1) that the need for the public facility or public facility expansion is the direction result of the proposed new development; and (2) that the proposed new development will benefit from the provision of the public facility.

IDEA #6 - Development Process Flowchart

A clearly-defined approval process will facilitate better understanding of the Town’s requirements for development approvals. This will help applicants understand what is expected of them, and might even help the Town ensure due process.

These flowcharts could be incorporated into brochures and development applications. Caution should be given to ensure that the process is also formally incorporated into the land use ordinance.



IDEA #7 - Adequate Public Facilities (Concurrence)

The adequacy and availability of public facilities and services to support growth and development has become a key issue in most areas, both because of the financial implications as well as the effect on the timing of development.

A concurrence system requires that prior to the issuance of a land development permit, the applicant must demonstrate that all necessary public facilities and services are available and adequate at a specified level of service (LOC) standards.

The “adequacy” requirements provides that, for a development project to be approved, infrastructure must be conform to level-of-service standards in the General Plan.

The availability requirement establishes where needed public facilities or public facility capacity is indeed available for use by the proposed development. Unlike other resources which are sometimes used to ensure carry capacity, infrastructure capacity is not static. It is increased as new capital improvements are added, and, it is decreased as other development comes on-line. Development approvals can be denied deferred or recommended for phasing in order to keep infrastructure capacity and utilization in proper balance.

A key component of any concurrence management system is the determination of which public facilities are included and where they should be applied to all types of development.

IDEA #8 - Community Clean-Up Initiative Enforcement

Update the land use code to outline a clear process for enforcing clean-up efforts:

- establish a clear definition of what needs to be cleaned-up
- review Town staff capacities, including enforcement personnel and attorney staff time
- outline roles and responsibilities in responding to citizen complaints
- create a method to document violations
- establish deadlines for clean-up
- establish a cost recovery system for Town-initiated efforts on properties in violation

IDEA #9 - Mayfield Maintenance Plan for Roads

The General Plan reflects the need for continued maintenance and repair of local roads. The following represents Mayfield's maintenance intent that will be implemented as resources allow.

Preservation Objective

Mayfield follows feasible industry best practices in order to maintain its roads in a good and sufficient condition. Routine maintenance and regulation of future alterations and improvements of designated roads shall be performed to preserve the highest possible maintenance of our roads.

Routine Road Maintenance

Required maintenance activities shall include removal of dead, diseased, or permanently damaged trees and branches within the right-of-way; trimming of the trees branches that encroached on the traveled portion of the roadway below the height required for the school buses and emergency vehicles to pass; correction of any drainage problems; drainage maintenance to prevent ponding next to road surface; spraying of weeds; and retreatment and repair of existing roadway surfaces,.

Scheduled Maintenance Activities

Annual inspection to identify routine maintenance items listed above.

As feasible, address items from maintenance inspection.

As funds allow, about every three years, cracks in roads should be crack sealed.

As funds allow a routine chip sealing schedule should be developed such that every five to ten years all roads in town are chip sealed.

Maintenance on an As-Needed Basis

These shall include: pothole repairs, ponding next to road surfacing, wheel rutting, flooding issues, snow plowing, and natural disasters, etc.

Normal Operating Procedures

Scheduled and non-scheduled activities will be accomplished on a priority basis once a need has been identified. Mayfield is committed to keeping its roads in the highest feasible condition.

Natural Disasters

If a natural disaster causes a road or become unsafe or impassable, Mayfield Town is committed to emergency repairs to restore the road or portion thereof to its pre-emergency condition.

IDEA #11 - Municipal Code and Zoning Ordinance Update

It has been estimated that there have been almost **forty** significant changes to the Utah Land Use Development and Management Act since the mid-1990s. At the time of the development of the general plan, the majority of the Mayfield zoning ordinance was compiled in 2010, but there were policies that seem to have been in place for much longer than that. The brief review of the zoning ordinances that was done as part of this project led to the recommendation that **Mayfield should undertake a comprehensive rewrite of its ordinances** based on the following principles:

Municipalities are political subdivisions of the state. Therefore, any ordinance revision should include COMPLIANCE ISSUES where the Town is not supported by state statute.

The general plan serves as the rationale for any ordinance or capital investment a community wants to implement. Ordinance revision should include ALIGNMENT ISSUES related to an internal inconsistency or a lack of justification between the general plan and ordinances.

One of the most significant statutory impacts to local planning was the recent “PLAIN LANGUAGE” bill (UCA 10-9a-306). Among other things, this requires local codes to be simplified. One thing that stands-out in Mayfield’s ordinances is that it refers to obsolete state code in a number of places. Any ordinance revision efforts should develop “plain language” by simplifying references, rewriting complicated explanations, and incorporating graphics where possible.

Until that time when the Town can undertake a comprehensive revision, the following issues should be considered:

** Multiple Locations, Multiple Issues - Remove language that is outdated or irrelevant to Mayfield.

The current ordinance refers to things like Library personnel wages, bowling alley locations, and the commitment for the Council to provide a jail (2.48.010). Also, the website lists different rates to rent the Town’s cabins than it does in Chapter 2.52).

** Multiple Locations - Update Statutory References

Our review found very few statutory references that were current. We suggest that any ordinance revisions should result in sections that include: 1) the title, 2) rule content written in plain language, 3) date of adoption, 4) previous section it repeals, and 5) reference to the relevant state statute.

** Zoning Map

The zones described in Chapter 18 refer to areas generally, but a zoning map that identifies all parcels needs to accompany the ordinance. This map needs to be kept current with any changes in zoning designations and annexation intentions.

** Definitions (Multiple Locations)

The Town may wish to ensure all definitions in this chapter are actually used in the ordinance. Further, it is important to make sure the definitions have the meanings the Town intends. It appears that many definitions in this chapter are either copied from other codes or may not be precisely what Mayfield has in mind.

** Noticing Requirements (Section 2.02.090 and in multiple locations)

The current code treats noticing requirements inconsistently. At a minimum, noticing requirements need to reference the relevant state statute. Also, recommend that any noticing ordinance reference the role of the Town's website (which is typically used).

** Signs (General Comment)

The Supreme Court case *Reed v. Town of Gilbert (2015)* created new legal framework for sign regulations. The city might want to review its sign ordinance to make sure it is consistent with this new legal framework. The most apparent mention of signs in Mayfield's ordinance is in definitions (18.08.020), but there isn't a specific sign code.

Chapter 2.04 - Establishment of Town

Section 2.04.030 and 2.04.040 reference the town limits with antiquated state citations. This section needs to be updated with the adoption of the annexation policy. The annexation map should also be referenced.

Chapter 15.08 - Building Codes and Permits; and Chapter 15.12 Additional Building Codes

Repeal the current building, electrical, and plumbing codes in the Mayfield ordinance, and then adopt and reference the State Construction Building Code as per UCA 15a-1-204(8).

Chapter 15.16 - Impact Fees

Suggestion: To be more consistent with the direction in the proposed general plan, this section could be amended to include language such as, “To require new subdivisions of land to be located where existing adequate public services and facilities are in place to serve the subdivision (transportation, utilities, etc.)”

Section 18.12.020 - Adoption of Comprehensive plan - Effect of adoption

The code says that the town may adopt a comprehensive plan, but state statute requires it (UCA 10-9a-401 (1)). Recommend elimination of the first paragraph.

Section 18.12.030 - Adoption and Implementation of Official Map

The code says that the town may adopt an official map of streets, but state statute requires it (UCA 10-9a-403(2)(ii)). Recommend elimination of obsolete references, and recognizing the future land use map and transportation maps in the currently-adopted general plan as Mayfield’s official maps.

Section 18.12.140 - Board of Appeals

State statute regarding appeals changed in 2017 (UCA 10-9a-701). One of the intents of the legislation was to provide a more unbiased opportunity for applicants (and to dictate a very specific process to conduct an appeal). Recommend eliminating the Board and simplifying the town code to align it with state intent. If nothing else, eliminate the clause requiring Planning Commission participation on the board (this is strictly prohibited by 10-9a-701(3)(b)).

Chapter 18.24 - A-1 Agricultural Zone

Might want to consider allowing a single-family residence in the A-1 zone, not just “caretaker dwellings”.

Section 18.32.030(D) - Residential Facilities for Persons with Disabilities

The state prohibits the regulation of residential facilities for the elderly or persons with disabilities by cities (UCA 10-9a-516). Mayfield should eliminate conditional use references in its relevant zoning designations.

Section 18.32.030(E) - Schools as Conditional Use

The state prohibits the regulation of public or charter schools by cities (UCA 10-9a-305). Mayfield should eliminate conditional use references in its relevant zoning designations.

Chapter 18.40.020 - R&C-1 Residential and Commercial (Mixed Use) Zone, Permitted Uses

Mayfield's code currently permits "one-family and two-family dwellings" with the implication that the lack of a sewer system will prevent higher-density. This section might function the same, but appear less exclusionary if it was written as something like, "Single-family and multi-family dwellings that can satisfy utility requirements, defined in 18.48.260". (Note, if this is done, "utility requirements" need to be defined ore clearly).

Section 18.40.100 - Special Provisions

There is no longer state law authorization for a municipality to offer "special exceptions." The town may want to remove special exceptions from the Code. (Likely located in other places in the ordinance).

Section 18.44.060 - I-1 Zone

If Mayfield's annexation policy includes industrial areas, the Planning Commission Council should also carefully review the details of its I-1 zone.

18.44.020 - I-1 Zone Permitted Uses

Cities can't prohibit adult-oriented businesses, but they can regulate them if they are careful (see *Young v. American Mini-Theaters, 427 US 50 (1980)*). The ordinance doesn't currently seem to deal with them, so there's nothing Mayfield could do to stop one from developing in its commercial zone. Consider allowing them as a conditional use in the I-1 zone.

18.48.260 - Connection to Utility Services Required

The current statute states that "all dwellings and habitable structures shall be connected to the city's sewer systems". Recommend rewording that section until Mayfield actually does have that system.

