



Mayfield Town General Plan





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Introduction

1.1 State Law and Mayfield Town's Plan

Mayfield Town recognizes the need for proactive community-level planning and land use management. Utah State Law (Title 10 Chapter 9a) requires local plans and development guidelines to address general health, safety, moral and welfare issues. The law also requires public participation in the planning process through adequate public notice and open public meetings.

This plan will serve as a framework for Mayfield's decision makers as they consider future land use, development, and other decisions. The plan is designed to provide a formal policy foundation for enhancing community relations, pursuing economic development activities, coordinating infrastructure planning, and fostering town and county/state cooperation.

1.2 Development of this Plan

The Mayfield Planning Commission and Town Council placed a high priority on public involvement in the development of this plan. Public participation strategies utilized in the formulation of this plan were provided in different ways:

- an extensive community survey with focus group meetings
- subject matter stakeholder interviews; and
- public open house events and public hearings.

The public participation occurring during the formulation of this plan was instrumental in shaping it's content and direction. (Further discussion of the development of this plan and public input results can be found in the Appendix).

1.3 Amending the General Plan

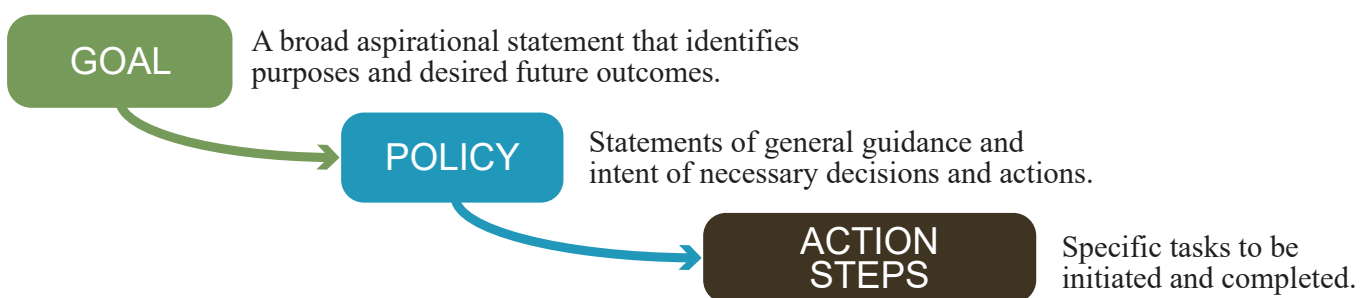
The Mayfield General Plan is not intended to be a static document. Rather, it is intended to be used on a regular basis to identify and direct where various activities will be located, the strategies of the town to encourage certain land uses and the requirements for their establishment, to identify priorities for town actions, and resource allocation decisions, and to identify the provisions of required services and their adopted standards.

To ensure the Mayfield General Plan functions to meet these needs, it will be reviewed and updated, at least annually, or more frequently as the need arises to provide responsible and well formulated public policy direction to town decisions.

It is anticipated that the plan will be updated and revised as circumstances change, new data becomes available, and new challenges and opportunities arise. The process for amending the plan, as outlined in Utah state law and town ordinances requires adequately noticed public hearings and formal action by the town planning commission and town council.

1.4 Implementation

Implementation of the General Plan by the Mayor, Town Council, and Planning Commission fulfills the Plan's purpose. Each element of the general plan provides background and context materials, as well as goals, policies, and implementation strategies that the Town will pursue to promote the achievement of the vision of this plan.



Community Context

2.1 Introduction

Vital to maintaining the positive qualities of a community while making improvements is a community vision statement. A community vision statement defines what is most important to leaders and citizens and acts as a guiding principle by which leaders can make decisions that will benefit the community. If a vision is not determined and followed, there is no telling what the community may become. If followed, though, eventually the community will become the vision. The General Plan and this Community Vision chapter are designed to help the town understand the long-term consequences of community decisions.

2.2 Historical Background

Mayfield, a beautiful and quiet town positioned along the Twelve Mile Creek on the southern end of Sanpete County, has a rich history. Until 1849, the Sanpitch Valley was territory of the Ute Tribe and a favorite hunting spot of Chief Walkara (later known as Walker). That summer, Walkara personally traveled to the Salt Lake Valley to welcome the Mormon prophet, Brigham Young, and the Mormon pioneer settlers who had arrived two years earlier. Hoping the Mormons would teach his people agricultural skills, Walkara invited Young to send settlers to the Sanpitch Valley, and Young obliged. Walkara and many other Utes were even baptized into the Mormon church, but their lifestyle of raids and slave trading proved hard to reconcile with Mormon practices. By the summer of 1853, the relationship between Walkara and the Mormons had soured and turned violent. About a dozen casualties occurred on both sides until Young and Walkara made a peace settlement a year later.

Chief Walkara died in January 1854, and was replaced by his brother, Arapeen. Desiring peace



and full fellowship with the Mormons, Chief Arapeen gave the deed to the entire Sanpitch Valley to Young and the Mormon Church. Arapeen would spend the rest of his life in the 12 Mile Creek Indian Reservation in what is now Mayfield. His tepee was placed on the brink of the hill, just behind where Mayfield's LDS Church building now stands. He died during a smallpox epidemic that swept the Ute Tribe in December 1860.

Tensions again began to rise, and in April 1865, a group of Mormons met with Arapeen's son and successor, Chief Jake Arapeen, in Manti to settle differences over fifteen killed cattle. Jake, however, desired restitution for the deaths caused by smallpox, including his father's. An ensuing argument led to a scuffle between Jake and his white interpreter, which became the starting point of the Black Hawk War. The first casualty of the War took place two days later in the meadow lying immediately north of Mayfield. The war would be most intense from 1865-67 but intermittent conflicts still took place until federal troops intervened in 1872 and Utes were permanently forced to the Uintah Reservation in Northeast Utah.

Mayfield saw its first white settlers in the spring of 1871. A handful of Mormon men from Gunnison traveled to 12 Mile Canyon intending to cut timber and found the valley that Chief Arapeen had made his home (and for whom the valley was named for at the time). Among these men were Mads P. Sorenson, Carl Olsen, and Simon Hansen. Upon witnessing the natural beauty and resources of Arapeen, the three men took it upon themselves to settle the land. After many months of hard work, including cutting half a mile's worth of solid rock to divert water from the 12 Mile Creek, the men brought their families to the area in the spring of 1873. Under the direction of the Gunnison bishopric, thirteen more families joined them. The settlement was named Mayfield for the unparalleled beauty it displays in the month of May. Twenty additional families moved to Mayfield from Manti in 1875.

In Mayfield's early years, citizens agreed to live by the rules of the United Order of Enoch, a form of communalism instituted by Brigham Young and practiced by at least 200 Mormon communities during the 1870's. The United Order was based on the Law of Consecration, a practice implemented

by original Mormon prophet, Joseph Smith, which required Church members to deed all of their property to the Church, which in turn would be redistributed among members according to need while all excess would remain in the care of Church leaders. Under the United Order, however, members would also share the cooperative's net income and could be paid wages for their work on the communal property. The Order lasted from 1874-1877, after which more standard economic practices were adopted.

Mayfield was incorporated in 1909. An electrical system was installed in 1911 as well as its first piped and pressurized water system in 1912. Early businesses in Mayfield included a sawmill, a flour mill, a small handful of blacksmith shops, as well as interchanging stores and mercantiles. Until the end of the 19th century, young students in Mayfield attended school in places such as the Mormon church building and a vacated furniture store. A two-story, four-room school was built in 1900 on the former site of Chief Arapeen's summer home and served pupils in the first eight grades. A newer school was built in 1921 and provided education for the first ten grades. It wasn't long though until a shortage of students necessitated eliminating the ninth and tenth grades from the school. By 1952, only elementary students attended, and the school eventually closed in 1954. Gunnison schools have taken in students from Mayfield ever since. The school was converted into the Mayfield Community Care Center in 1959 and served elderly and disabled individuals for fifty years until moving to a new facility in Centerfield.

While World War I raged from 1914-1918, thirteen young men from Mayfield enlisted to fight. One of them, Fred Lundgren, was killed in action while the other twelve returned safely. Mayfield made it through the Great Depression, even though many saw cuts in their salaries during that time. In 1935, Camp Mayfield of the Civilian Conservation Corp (CCC) opened south of where the Mayfield Cemetery lies. As part of President Franklin D. Roosevelt's New Deal, the CCC enlisted untrained





young men in need of jobs and placed them in camps where they could work in exchange for shelter, food, clothing, and a small wage (most of which was sent back home to their families). The recruits of Camp Mayfield greatly improved the 12 Mile Canyon roads and helped build Skyline Drive. When World War II brought an end to the CCC, the buildings were disassembled and used in the Topaz Japanese Internment Camp near Delta.

During World War II, many of Mayfield's young men enlisted or were drafted into the armed forces. Families would pay tribute by displaying flags in their windows with a star for each family serviceman. Today, Mayfield's veterans are honored with a Veteran's Honor Roll plaque in the cemetery, featuring the names of all Mayfield residents who served in the Black Hawk War, WWI, WWII, the Berlin Airlift, Korea, Vietnam, and the Persian Gulf War. Flags are also placed next to the graves of all deceased veterans every Memorial Day.

The Mayfield Lions Club has been a town staple for decades. Mayfield's first Lions Club was organized in 1951 and were renowned for the donations they made to the community such as a new 12 Mile Canyon road sign, new curtains for the Mayfield schoolhouse stage, and many improvements to the LDS Church building, including a sound system for the chapel and a drinking fountain. A new Lions Club was organized in 1994 and have made significant contributions to the town, most notably to Mayfield Park where an amphitheatre, a baseball diamond, new playground equipment, and new restrooms have all been donated by the Lions Club.

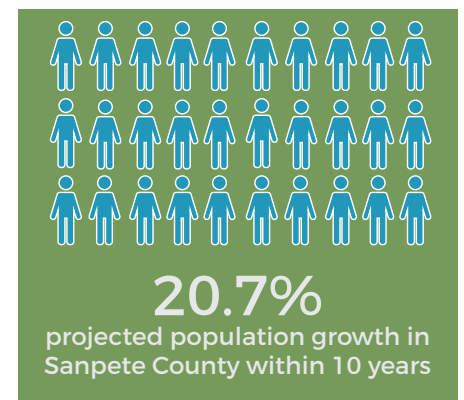
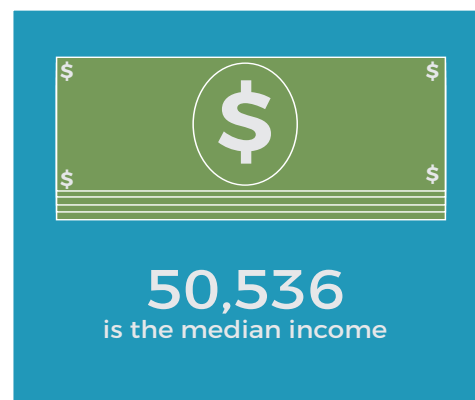
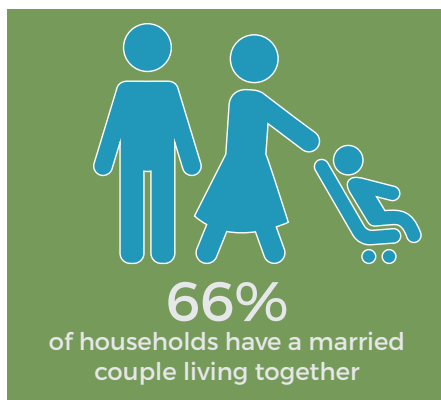
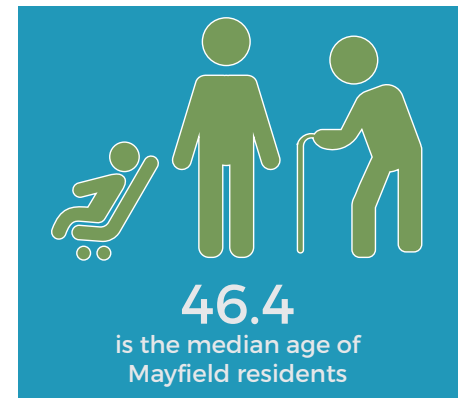
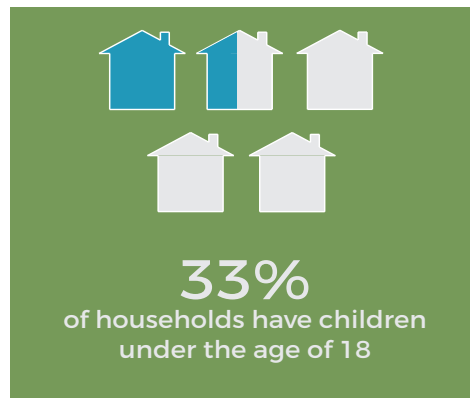
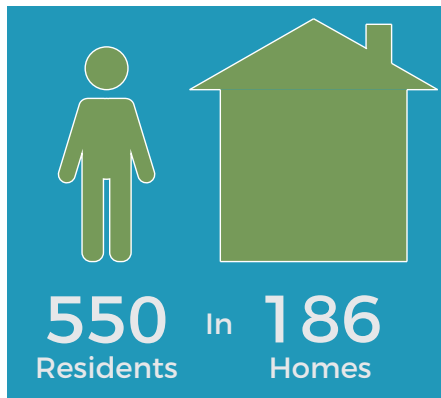
Today, Mayfield is a thriving, little community known for its small-town charm and luscious scenery. The people are hard-working and among the friendliest in the world. The gorgeous Twelve Mile Canyon provides ample opportunity for campers, hunters, and fishermen alike. Its rich history and heritage gives Mayfield ideals to strive for as it continues to improve and be a welcoming home for future generations.

2.3 Demographics

Like most Utah pioneer towns, Mayfield experienced much of its growth in the late 1800s and early 1900s. In fact, between the 1890 and 1900 censuses, Mayfield grew by 39.2%. Mayfield began to see a steady decline in population from the 1920s through the 60s. However, the 1980 census saw a great leap in population, rising by 48.7%. Since then, Mayfield has mostly been increasing in size.

In 2016, Mayfield had a population of 496 residents in 186 occupied homes. The average size of each household was 2.0 people. 33% of the households had children under the age of 18 living with them, 66% had a married couple living together, 6% had a female head of household with no husband present, and 25.3% were non-families. 24% of households were made up of individuals, while 14% had someone over the age of 65 living alone.

It is estimated that in 2016, 98.4% of Mayfield's population was white, 0.6% was Native American, 0.6% was Hispanic/Latino, and 0.4% was Asian.



2.3.1 Population Characteristics

According to the 2012-2016 American Community Survey, the median age in Mayfield was 46.4 years old. 22.6% were under the age 19, 9.3% were from 18 to 24, 16.6% from 25 to 44, 26.1% from 45 to 64, and 26.7% were over the age of 65 years. For every 100 females over the age of 18, there were 96.1 males.

The median income in Mayfield is \$50,536. For Mayfield residents over the age of 25, 97.1% earned a high school education or higher. 26.8% earned a bachelor's degree or higher. 8% earned a graduate or professional degree. 0.5% are unemployed.

For Mayfield residents over the age of 15, 71.9% are now married. 10.1% have never been married. 10.1% are divorced. 7.9% are widowed.

2.3.2 Population Projections

Data collected from past censuses helps provide estimates of how much growth is to be expected in an area. These projections are used by both the private and public sectors in many ways. The private sector uses projections to help identify the needs and locations for new industrial, commercial, and housing facilities. In the public sector, agencies use projections to determine service needs for water, sewer, power, and other infrastructure, along with public safety, park space, and other City services. They are also important for school districts in determining school boundaries and the need for new facilities. Anticipating these needs helps City officers and other public decision makers work toward ensuring an acceptable quality of life. It is important to remember that projections are susceptible to change based on certain unforeseeable events such as changes in the economy or natural or human-caused catastrophes.

Based on previous censuses, it is projected that Mayfield will continue to grow in population. Sanpete County is projected to grow by 20.7% of the current census every 10 years if trends continue, or about 2.0% per year.

2.4 Land Capacity Analysis

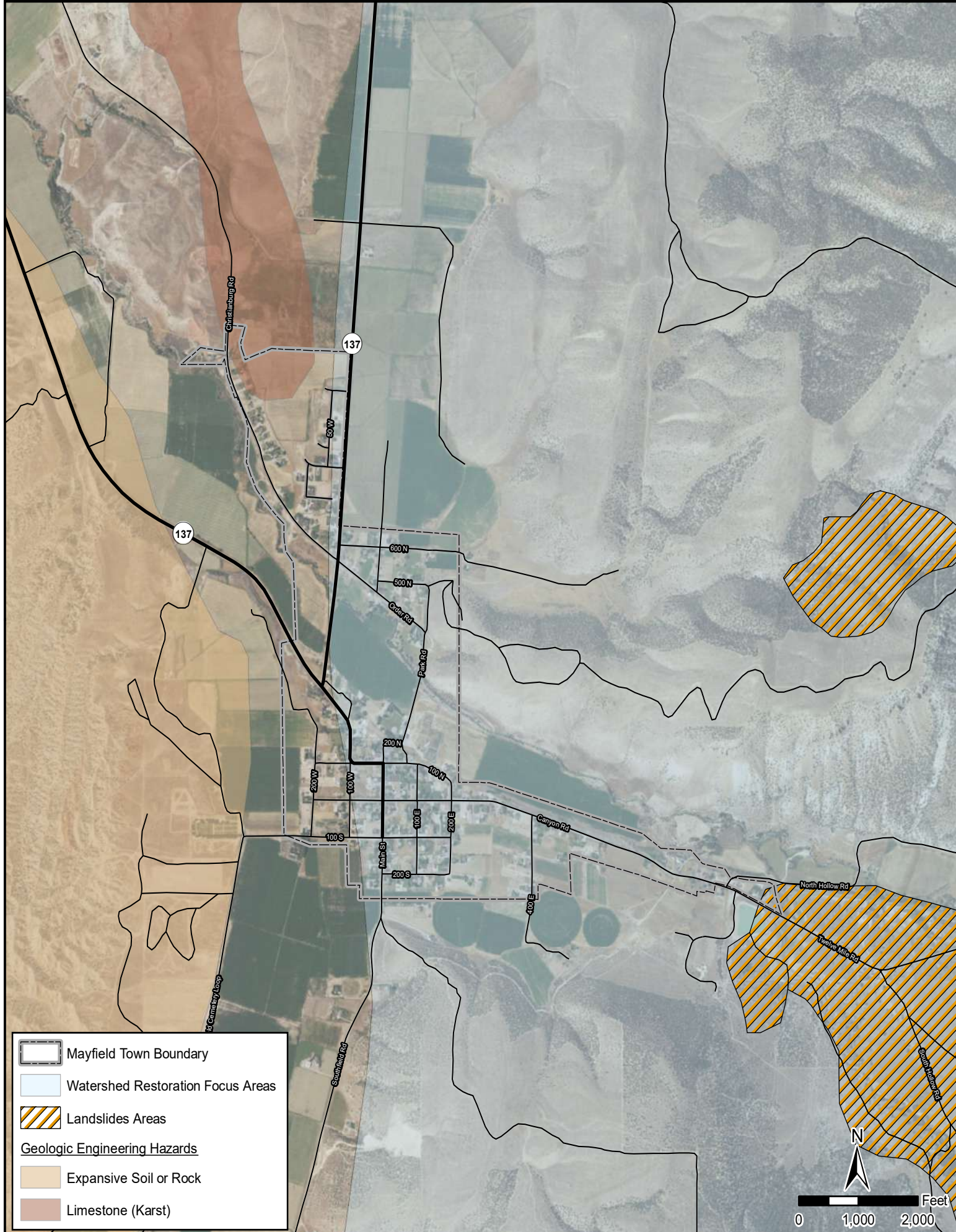
The health, safety, and welfare of citizens is the first priority of the town. The town feels that natural, open spaces and visual resources are valuable shared assets. Special consideration should be given to structures and infrastructure that is built in areas with potentially problematic slopes, soils, or drainage. Because someone can build on a parcel does not mean something should be built there.






The state and county have identified much of the town area and hillsides to the east as a watershed restoration focus area. This designation will not preclude development, but also doesn't support it. There is a concern about potential landslides in the canyon east of town.

The properties near Twelve Mile Creek are designated with "Zone A" floodplain potential. This means that they have a 1% probability of flooding every year (also known as the "100-year floodplain"), and where predicted flood water elevations have not been established. Properties in Zone A are considered to be at high risk of flooding under the National Flood Insurance Program (NFIP), and could be required to meet additional development requirements.

The land directly adjacent to Mayfield is held privately, but the Bureau of Land Management controls hills to the west, and much of the hillsides east of town are state wildlife management areas.

There are no major utility corridors in the current town limits. State Route 137 passes in and out of the northwest area of Mayfield.




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|  | Mayfield Town Boundary |
|  | Watershed Restoration Focus Areas |
|  | Landslides Areas |
| Geologic Engineering Hazards | |
|  | Expansive Soil or Rock |
|  | Limestone (Karst) |

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| Mayfield Town | |
| General Plan Development Suitability Overview | |
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| Project Number: 1702-R17 | Drawn by: JEM 02-18 |
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2.5 Anticipated Changes

We expect growth to be inevitable in our area. However, a survey of the residents indicated that Mayfield is concerned with having slow, strategic growth keeping with the present culture of Mayfield. Water, sewer, and lifestyle are the drivers for this. We understand that it is a unique rural community offering many recreational opportunities. Often, this results in an increase of traffic for recreational use. We hope that more measures can be taken to keep the growth associated with the increased popularity become more strategic and controlled. Maintaining the idyllic serenity of our area must be prioritized with all current and future town policy. Enforcement of town policy will need to be a prioritization as the town grows. Services and infrastructure needs will also be concerns that must be addressed according to growth and use.

2.6 Community Vision, Culture, and Goals

Respondents to the 2017 community survey heavily emphasized throughout the survey that they desire Mayfield to remain small. 67.8% ranked “Preserving the small town, friendly atmosphere with controlled growth measures” as a top goal for Mayfield’s future. 64.3% ranked Mayfield’s “small town feel” as one of the top things they like about Mayfield, and 56.3% ranked “country living”. 23% said Mayfield’s small size is what makes it special and 21.8% said the small size is what Mayfield should be known for. Common suggestions for limiting growth within the town included not allowing new subdivisions, having larger building lot requirements, and allowing only locally owned businesses.

Water and a sewer system are the main concerns when it comes to growth in Mayfield. 73.5% ranked “planning and developing sufficient water supply measures” as a top goal for Mayfield’s future. 47.1% said water was the biggest problem facing Mayfield’s growth, and 6.9% said a sewer system. 34.4% ranked “planning and developing a sufficient sewer system for future growth” as a top goal. 45.9% ranked “no sewer system” as something they disliked about living in Mayfield. 41.3% ranked “agricultural water and irrigation management” as something they disliked.

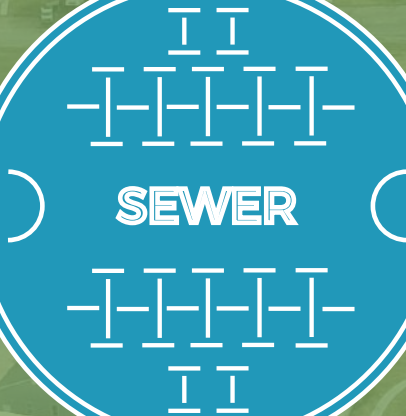


Top Resident Priorities

SMALL TOWN



SEWER



WATER



Community Design

3.1 Introduction

Well-planned community design improves both the visual and functional characteristics of the town. It can make the town more aesthetically pleasing while enhancing the flow of goods and people. While community design shapes, and is shaped by, other facets of planning, such as transportation, housing, and recreation, this chapter will focus on the visual appearance of the town as well as preserving Mayfield’s historical entities.

3.2 Beautification

Initial survey results found that many of Mayfield’s residents are concerned about beautification of the community. 63.5% of respondents to the initial town survey said that they agree or strongly agree that beautification, or a lack of code enforcement, is a problem in Mayfield.

45.9% of respondents said that they would support beautification code enforcement while 21.8% said they would not and 33% gave no answer. 27% said yards should be cleaned and junk should be removed. 17% said weeds should be cut or pulled, and 10.2% said lawns should be mowed.

Mayfield Estates was a divisive subject within the survey. 21.8% ranked “differences in look and beautification between Mayfield Estates and Mayfield Town” as something they disliked about living in Mayfield. 62.5% of respondents said they agree that the Estates have a different feel than the town, but 36.5% do not see this as a problem. Over half (52.2%) of respondents said that Mayfield should “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 to “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.” Only 5.5% of respondents live in Mayfield Estates.

3.3 Historic Preservation

Historic buildings and houses contribute to the small-town charm and cherished pioneer heritage of Mayfield. From the bonnet factory to the 19th-century homes, preservation of Mayfield's historic legacy and culture is a high priority of residents and the town council.

3.4 Community Design Goals

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.



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.

Land Use

4.1 Introduction

The Land Use Chapter of the plan is to be used in deciding when, where, and how development may take place within in the town. The chapter is modeled after the Community Vision and outlines how future growth is to be accommodated. The Planning Commission and Town Council should refer to this chapter when making decisions concerning land use.

4.2 Annexation

Annexation activity in and around Mayfield takes place, as requested, by individual private property owners. An appropriate annexation area is identified on the approved Land Use Map. Unless there are extremely unique circumstances, any annexation and accompanying development must finance the extension of necessary municipal services such as utilities, road and other improvements, and other capital improvements. Significant developments are expected to help provide increased services such as police and fire. Impact and connection fees will be established to provide for adequate expansion to city services.

All annexations will meet Mayfield, county, and state requirements. Unless there are extremely unique circumstances, any annexation and accompanying development must finance the extension of necessary municipal services such as utilities, road and other improvements, and other capital improvements as well as possess the necessary water rights for the designated land use.



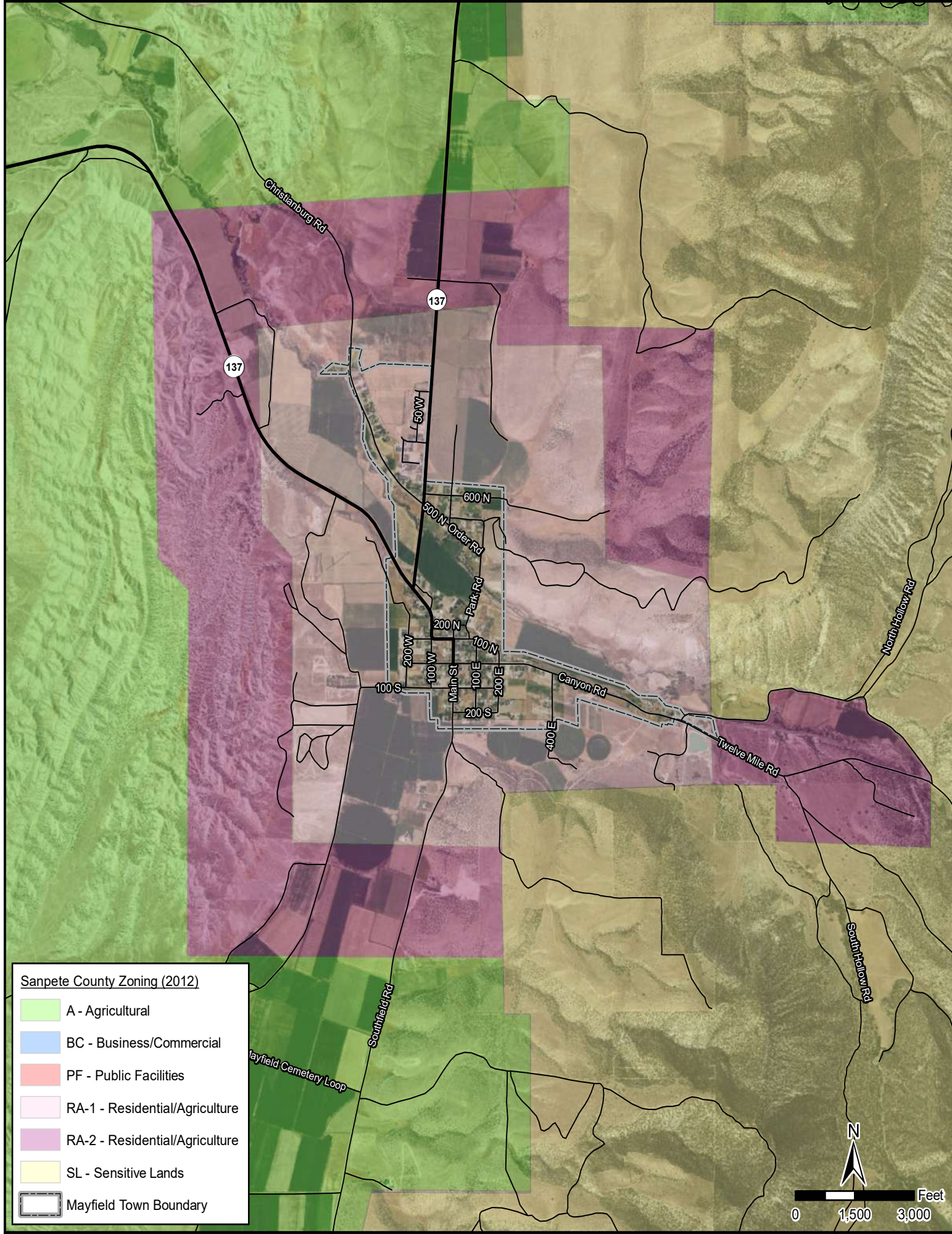
 Commercial Corridor
 Mayfield Town Boundary




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| Mayfield Town | |
| General Plan Amendment Zone Overlay | |
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- Sanpete County Zoning (2012)**
- A - Agricultural
 - BC - Business/Commercial
 - PF - Public Facilities
 - RA-1 - Residential/Agriculture
 - RA-2 - Residential/Agriculture
 - SL - Sensitive Lands
 - Mayfield Town Boundary




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| Mayfield Town | |
| General Plan Current County Zoning Overview | |
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4.3 Zoning

Zoning is designed to promote a predictable development pattern while balancing the rights of private property owners in doing with their property what they desire, as long as it does not infringe on the rights of others. Current zoning is deemed adequate while individual concerns are addressed by Planning Commission on an as-needed basis.

4.4 Land Use Classifications

Land Use is characterized as the way that city leaders would like to see the area develop and grow. The principal guide to this end is the Future Land Use Map. As zone changes are proposed and annexations are requested, this map should be utilized as a guide to Planning Commission and Town Council members on where these requests are appropriate and where they are not.

The foundational basis of the City's Zoning Districts can be found in the following list:

Agricultural

The purpose of this designation is to provide areas in which agricultural uses are prioritized. Agricultural areas are designed and intended to protect agricultural uses from the encroachment of development until such time as residential, commercial or industrial uses in such areas become necessary and desirable. Uses permitted in agricultural areas must be incidental thereto, and should not change the basic agricultural character of the zone. Conversion of agricultural zones to zones allowing urban uses should be accomplished in an orderly and progressive manner. Agricultural areas are characterized by large lots intermixed with single-family dwellings, and are typically zoned A-Agricultural.

Business / Commercial

The purpose of commercial areas are to provide suitable locations for the various types of commercial activity needed to serve the people and commerce of the community. These areas should provide for a wide range of facilities for the sale of retail goods and personal services. Residential units may be incorporated into commercial developments. Higher development standards are expected, in comparison to industrial areas. These areas are most appropriate along established traffic corridors and possibly in the community gateways. They are typically identified with the BC-Business/Commercial zone.

Rural Residential

The purposes of this designation is to allow residential uses with an average density of up to three (3) dwellings units per gross acre. This development is typified by single-family, detached homes with limited options for attached housing interspersed with agricultural lands. The clustering of homes is encouraged to help maintain agricultural areas and open lands. Rural Residential areas are typically zoned RA-1. These areas can also be used for public facilities as needed. Public facilities include, but are not limited to, education, civic, religious, and other uses.

Residential

The purpose of this designation is to allow residential uses with a slightly more dense arrangement of dwellings units per gross acre. This development is typified by single-family, detached homes with limited options for multi-family units. These units are typically closer to the city center and main transportation corridors and not at the towns fringes. Residential areas are typically zoned R-X, with the X being the minimum lot size in thousands of square feet. These areas can also be used for public facilities as needed. Public facilities include, but are not limited

Sensitive Lands

The purpose of this designation is to identify those areas that contain higher-than-normal risk potential. This includes floodplains and hillsides which are subject to a variety of natural hazards. To mitigate any potential damage to property, land uses are often restricted in this designation to agricultural uses. Other uses in this designation can include parks, trails, and open space.

4.5 Future Land Use Map

The Future Land Use Map serves as a guide to where and in what development patterns future growth should occur. The map guides decisions about proposed intensities of development, the locations of future development, and general transportation corridors. The map lays the foundation for making changes to zoning in the future, but it is not zoning or the zoning map.

4.6 Land Use Goals

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.

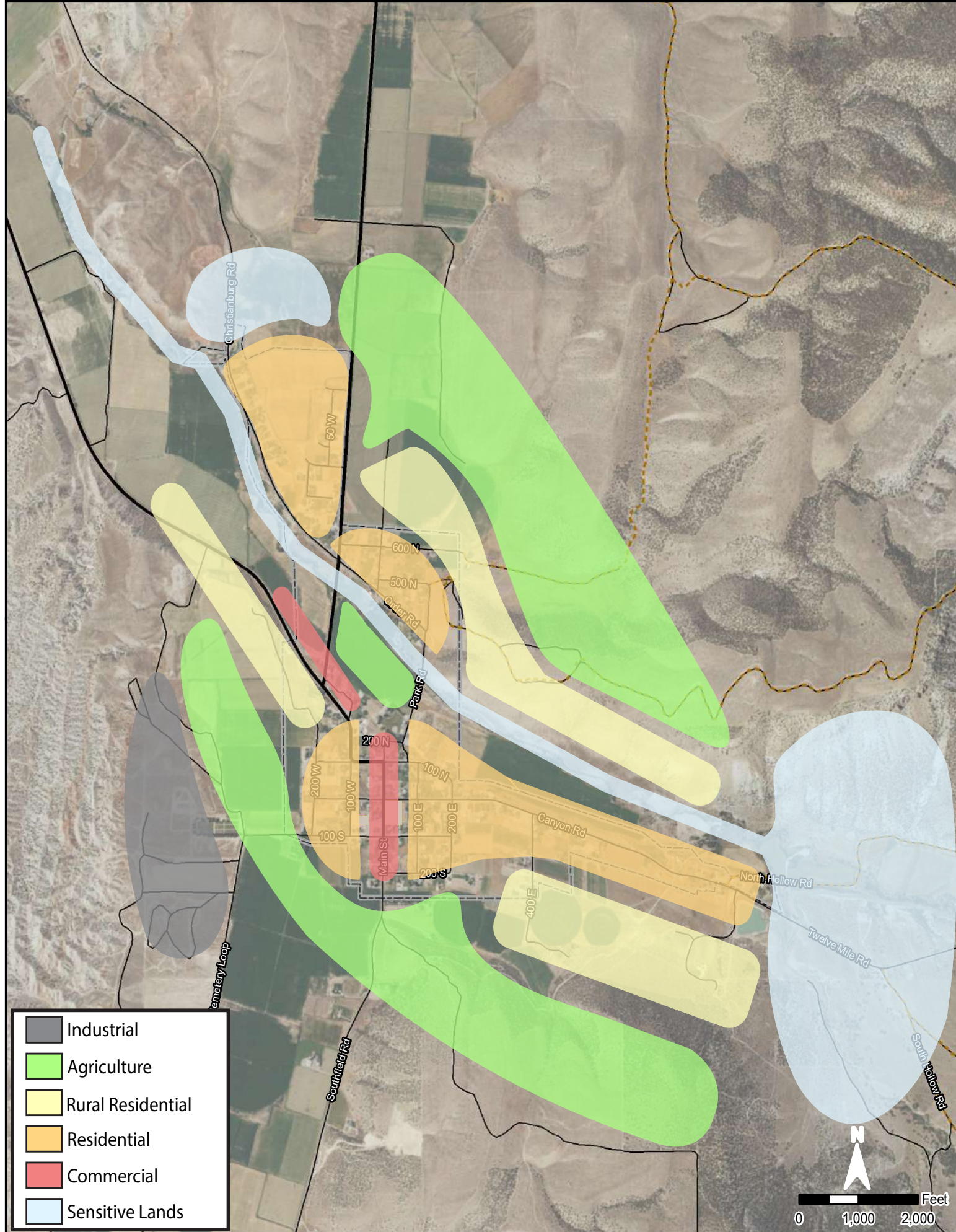
GOAL 2. Manage Growth

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.



- Industrial
- Agriculture
- Rural Residential
- Residential
- Commercial
- Sensitive Lands



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|-------------------------------------------------------------------------------------|--------------------------|
| Mayfield Town | |
| General Plan Future Land Use Map | |
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| Drawn by: JEM 02-18 | Last Edit: 02/20/2018 |

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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.

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.



POTENTIAL ACTION STEPS

- 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.

Economic Development

5.1 Introduction

Mayfield is renowned for its small-town charm. According to surveys, it is important to residents that the town remain small and that any growth be made slowly and steadily. A certain degree of economic growth, however, will provide employment opportunities and more public services while expanding the tax base. If well-planned, economic growth could help improve Mayfield while maintaining the small-town atmosphere.

Commercial and industrial development has not been a major emphasis in Mayfield's recent past development even though enhanced economic development will generate revenue for the town to be able to expand and enhance community services.

Mayfield leaders recognize that there are few things that the town has complete control over, there are other things they can influence, and other issues that they have no influence over. Unfortunately, Mayfield's relatively remote location, limited interstate access, and rural population will make it challenging to attract larger distribution and business centers. Lower population levels and continued sales leakage will result in less commercial acreage within the community. There might be an opportunity for the community to capitalize on the canyon amenity with expanded/specialized convenience store development.

5.2 Current Conditions + Community Preference Survey

Very few goods and services are purchased within Mayfield. Mayfield's biggest business appears to be auto repair with 15.9% of respondents saying they have their vehicles repaired in Mayfield. Gunnison Valley is the most popular location for Mayfield residents to purchase goods and services, with Ephraim/Manti and Wasatch Front/Outside Sanpete County also ranking high.

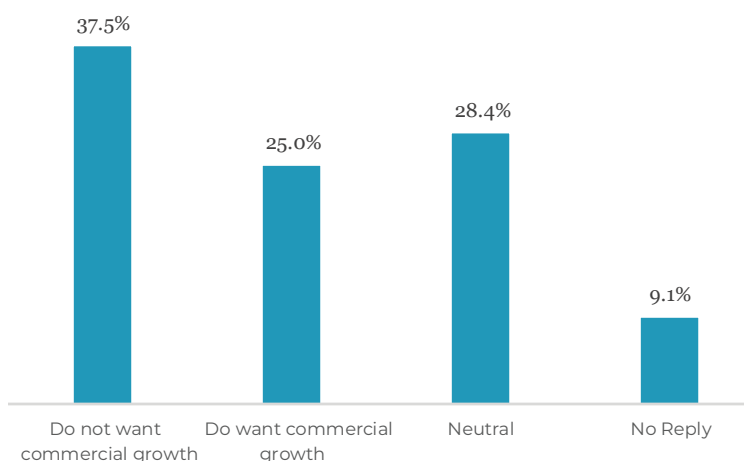
In the initial town survey, respondents were asked if they believe that commercial land-uses don't belong in Mayfield. 49.5% said they disagreed or strongly disagreed. 18% remained neutral.

On the second survey, over half (52.2%) of respondents say that Mayfield's town center includes Town Hall, and 40.9% included the post office while 13.6% included the LDS Church building. 30.6% of respondents said that the town center should remain the same. 25% said that they favor encouraging commercial growth within the town, while 37.5% said that they do not. However, many of these respondents said that they wouldn't mind small, local businesses, especially a gas station or restaurant. 28.4% are neutral about growth.

When it comes to industrial growth within Mayfield, 55.6% of respondents said that they do not favor encouraging it. Common concerns were pollution and that Mayfield should remain a residential town. 67% agreed that certain kinds of business should be restricted to certain areas of the town, especially if they bring noise, smells, and pollution. 44.3% agreed that certain businesses should be restricted from the town, including group homes and non-family-friendly businesses.

The top three issues respondents saw relating to future growth in order of importance "agricultural water use and conservation" (44.3%), "potable water usage and conservation" (31.8%), and "improved sidewalks" (31.8%). The top three concerns for residential/home businesses in Mayfield were "the business does not disrupt residents" (57.9%), "animal mess/noise is kept low" (52.2%), and "power supply needs are up to code and risk of fire is low" (46.5%).

When asked where businesses should first be developed in Mayfield, 39.7% gave no answer, and 10.2% said no businesses should be developed at all. However, 70.6% of respondents think at-home businesses should be located anywhere the owner sees fit and 71.5% think industries should be located on the outskirts of town. Respondents were split on where commercial businesses should be located as 35.2% said along the city main street and city center, 28.5% said anywhere the owner sees fit, and 25% said on the outskirts of town.



5.3 Economic Development Goals

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.

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.

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.

POTENTIAL ACTION STEPS

- 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.



Transportation

6.1 Introduction

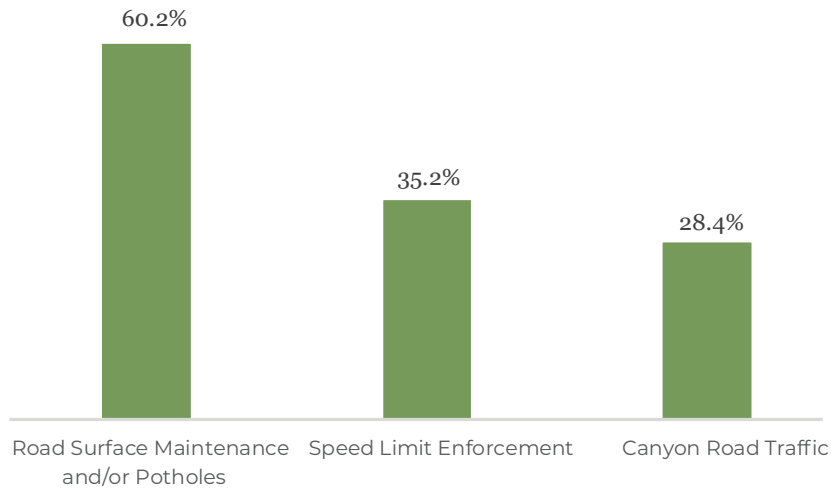
To accommodate the transportation needs of current and future residents, visitors, and employees, Mayfield must maintain and protect its existing transportation system. The town must be able to service movement of motorized and non-motorized means while being mindful of the existing infrastructure, town aesthetics, and the natural environment. In addition transportation corridors should facilitate the need for future utility placement and maintenance.

Any expansion of the existing transportation system must be within the town's fiscal capacity. The cost of expanding the transportation network should mainly be placed on those entities seeking the expansion such as to not place an undue burden on town residents and officials. New transportation facilities shall follow the transportation master plan map or seek to amend to responsibly change this map such that the new facilities adapt to existing neighborhoods and the larger community in order to protect the character of the town. New transportation facilities should be sustainably designed in order to maximize durability, facilitate future needs, and minimize maintenance costs.

6.2 Community Preference + Survey Results

According to the main survey, the top three types of transportation policies respondents would like to see Mayfield focus on are road surface maintenance and/or potholes (60.2%), speed limit enforcement in city parameters (35.2%), and Canyon Road traffic (28.4%). When asked specifically if Canyon Road traffic presented issues or opportunities, most (61.3%) did not respond. 27.2% did say there is an issue because there isn't much law enforcement, and the road needs to be maintained. 6.8% saw an opportunity, especially for a gas station or convenience store, and 7.9% saw no issue whatsoever.

The top three improvements respondents would like to see in Mayfield’s roadway infrastructure are walking lanes or sidewalks along major traffic areas (47.7%), traffic management for 12 Mile Canyon access (31.8%), beautification of community entryways and ATV lanes/designated town access routes (both 22.7%).



6.3 Roadway Networks

Mayfield’s streets and roads form a network designed to create safe and logical passage of people, goods, and utilities through the town. Because every segment, or facility, of the roadway network is dependent on other segments, it is critical to examine each development and facility proposal based on how it will affect the larger whole. New growth outside the existing road network must follow the roadway master plan map. Changes to this map should be carefully considered prior to making amendments. When a facility is being planned or constructed, its effect on the transportation system must be considered carefully. When a proposed facility is found to have a negative impact on the system as a whole, the applicant must attend to the problem by making changes to mitigate the identified concerns. This mitigation may include upgrading existing facilities.

The main roadways into and through Mayfield is a State Road, SR 137. This road is owned and maintained by UDOT. Any changes within the right of way of this roadway corridor require coordination with UDOT. As needs to modify and maintain this corridor or corridor elements arise UDOT may assist with funding, design, and construction of these needs.

6.3.1 Roadway Maintenance

Mayfield Town is committed to maintaining the motorized surfaced roadways to the highest feasibly responsible condition by following the guidelines in the “Town of Mayfield Maintenance Plan for Roads”. Maintenance of SR-137 is UDOT’s responsibility. As maintenance needs arise UDOT should be contacted and coordinated with so repairs may be addressed.

6.3.2 Non-Motorized Transportation

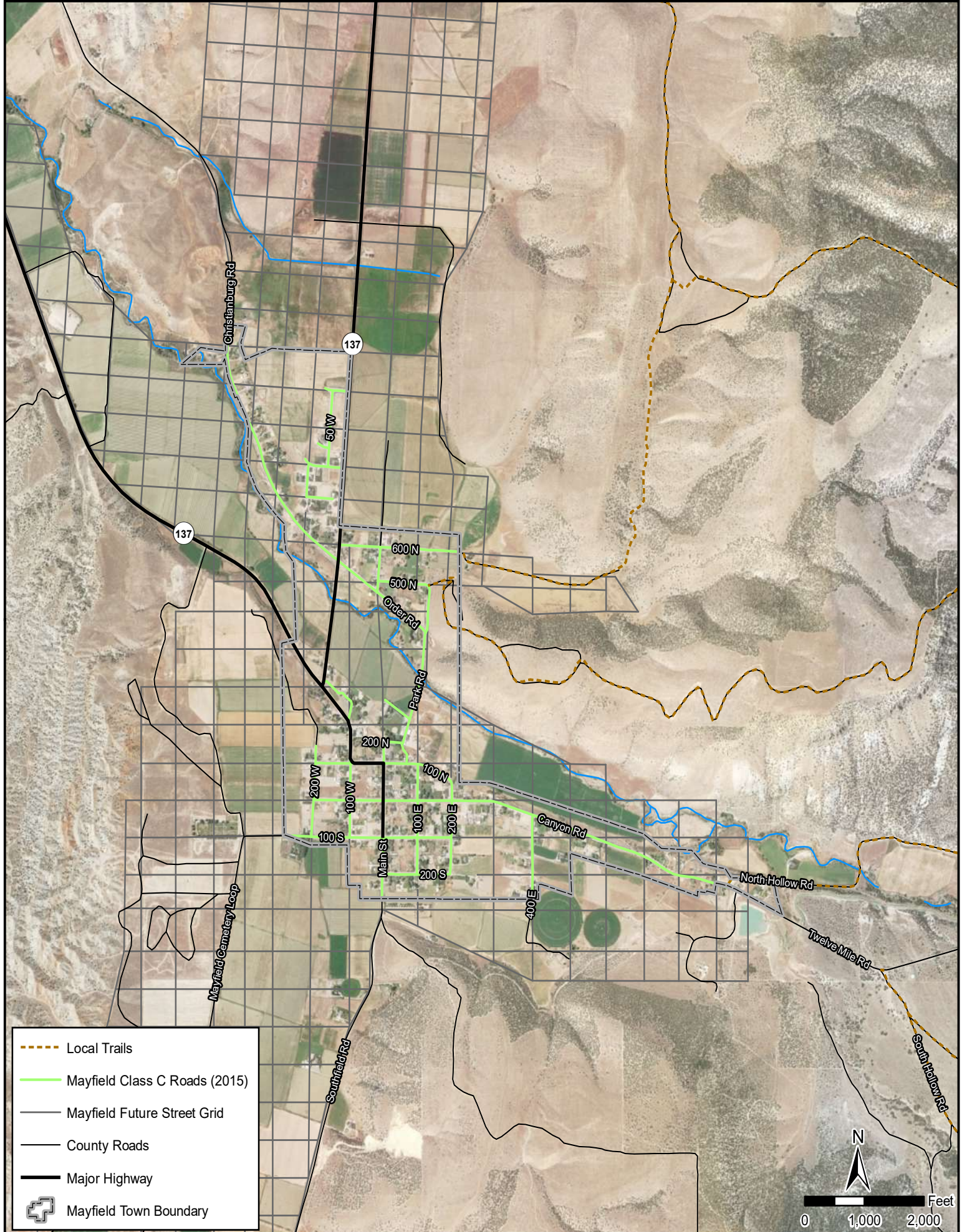
Also important to the facilities which move people and goods by means of motorized transportation are the non-motorized transportation systems of the town, including residential streets, sidewalks and the unpaved area within the right of way. The majority of town is residential area where the paved roadway services most all forms of travel. Where heavy truck traffic and high motorized use are occurring, expected, or planned consideration should be made to construct separate facilities to accommodate motorized and non-motorized means of travel in the form of sidewalks, trails, paths etc.

6.4 ATV/OHV

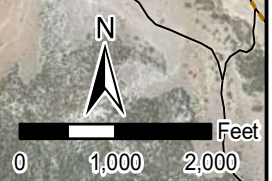

All Mayfield Town owned streets are open to ATV/OHV use. In areas where higher ATV/OHV use is anticipated or occurring speed limit signs directed at ATV/OHV operators may be of use in an effort to increase safety and reduce noise in order to maintain the peaceful character of the Town.

6.5 Right of Way (ROW)

To protect the safety of the public and accommodate future growth maintaining existing right of way corridors and requiring sufficiently wide future right of way corridors are essential. Areas outside of the motorized traveled way is critical for motorized users to see and avoid accidents. Maintaining sight distance by removing trees, vegetation, and other obstructions addressed in the maintenance section is critical to public safety. These areas also allow non-motorized and ATV/OHV users to move a safely away from moving or passing vehicles. Allowing narrow roads or encroachment on existing and future planned right of ways is discouraged. In addition these open areas are critical utility corridors need to facilitate future and maintain existing utilities.



- - - - - Local Trails
- Mayfield Class C Roads (2015)
- Mayfield Future Street Grid
- County Roads
- Major Highway
- + Mayfield Town Boundary

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| Mayfield Town | | Sanpete County |
| General Plan Transportation Overview | | Scale: 1" = 2,000' |
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| Project Number: 1702-R17 | Drawn by: JEM 02-18 | Last Edit: 5/15/2018 |

6.6 Transportation Goals

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.

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.

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.

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.

POTENTIAL ACTION STEPS

- 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.



Housing

7.1 Introduction

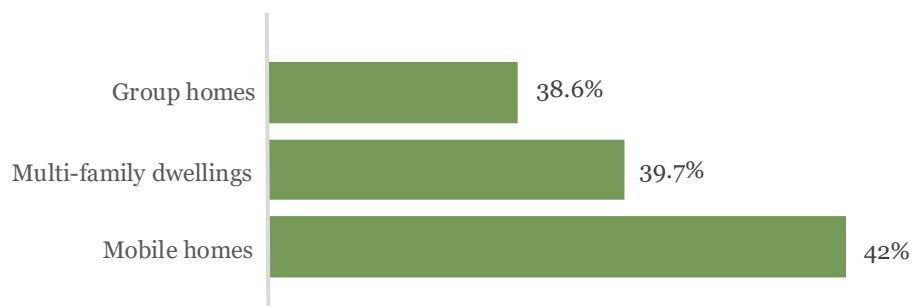
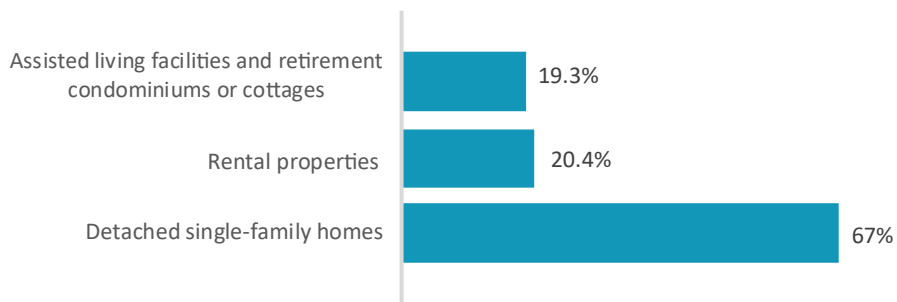
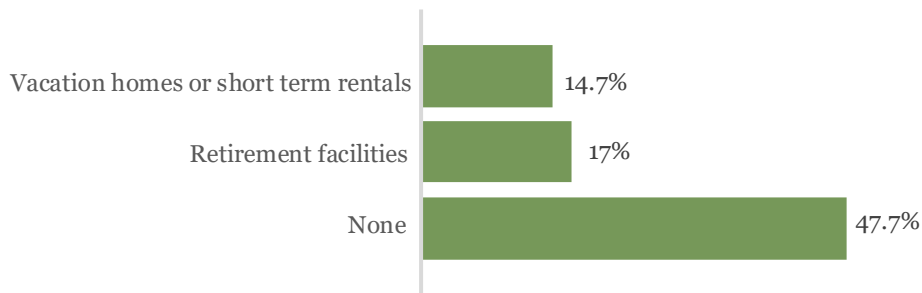
Mayfield is home to houses both historic and modern. Homes built by pioneers give the town a sense of legacy while new homes welcome incoming residents.

- Total housing units: 212, 169 occupied housing units, 43 vacant housing units
- 71 homes were built before 1939, and according to the ACS the greatest surge in homes built was 2000-2009 when 46 housing units were constructed.
- According to ACS there are no multi-family units in Mayfield, only single-family detached housing units, and a few mobile home units.
- According to ACS 20% of homes in Mayfield are renter occupied, and 80% are owner occupied. In Sanpete County 26.5% of homes are renter occupied, and 73.5% of homes are owner occupied, this may be influenced by the presence of some student housing in Ephraim.
- The median value of an owner occupied home is \$160,000 in Mayfield, in Sanpete County \$164,700.
- The median selected monthly owner costs are \$1,217 for units with a mortgage in Mayfield, and \$1,167 in Sanpete County as a whole.

2012-2016 American Community Survey 5-Year Estimates

7.2 Community Preference Survey Results of Residential Zoning

According to the main survey, when thinking about growth, the top three developments respondents would like to see in Mayfield are none (47.7%), retirement facilities (17%), and vacation homes or short term rentals (14.7%). The top three types of new housing respondents feel should be allowed are detached single-family homes (67%), rental properties (20.4%), and assisted living facilities and retirement condominiums or cottages (both 19.3%). Should any housing choices be allowed in Mayfield but restricted to certain zones of the city, the top three choices to be restricted were mobile homes (42%), multi-family dwellings (39.7%), and group homes (38.6%). Residents may wish to restrict group home placement but federal law protects individuals who would be placed in group homes from discrimination, so Mayfield must take care when discussing them in the future.



7.3 Housing Stock

Mayfield is a predominantly single family residential community and is a desirable place to live because residents take pride in the community and are concerned about its character and appearance. The city encourages the good upkeep and appearance of residential properties.

The city will maintain current patterns of residential development in terms of lot size and density when new housing projects are proposed. The city pursues housing policies that promote the existing character of the community, while expanding the availability of housing for families with moderate incomes.

There are no known multi-family housing developments in Mayfield. There are an estimated nine mobile home units, according to the American Community Survey (2016).

7.4 Moderate Income Housing

The current median household income in the town is \$50,536, per year, making the current moderate household income \$40,428 (80% of median income). Mayfield has approximately 212 housing units of which approximately 76 are within the range of a moderate income household. This plan concludes that approximately 35.8% the town's housing stock qualifies as moderate income housing. This demonstrates that the town's current efforts to preserve the moderate income housing stock are effective.

It should also be noted that there are many more elements that involve the housing market beyond the town. These elements include inflation, interest rates, unemployment, and similar things. These elements may negatively affect moderate income housing opportunities notwithstanding all the efforts made by the town to encourage the same. The town is only a small part of a greater whole in the housing market.



7.5 Housing Goals + Implementation Strategies

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.

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.



POTENTIAL ACTION STEPS

- 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.



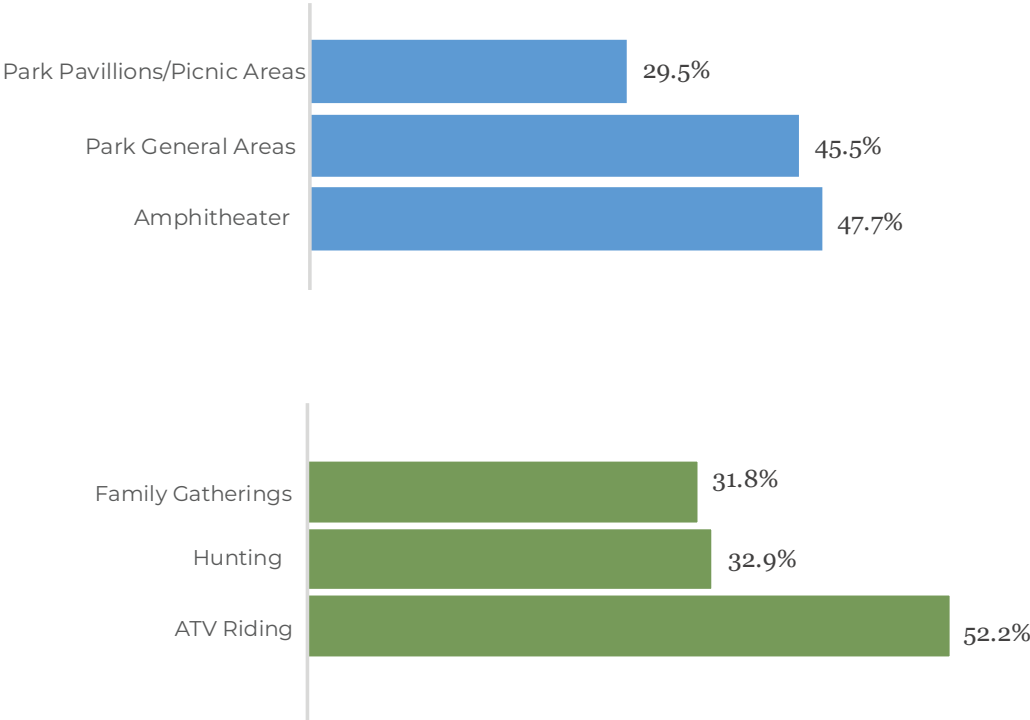
Parks and Recreation

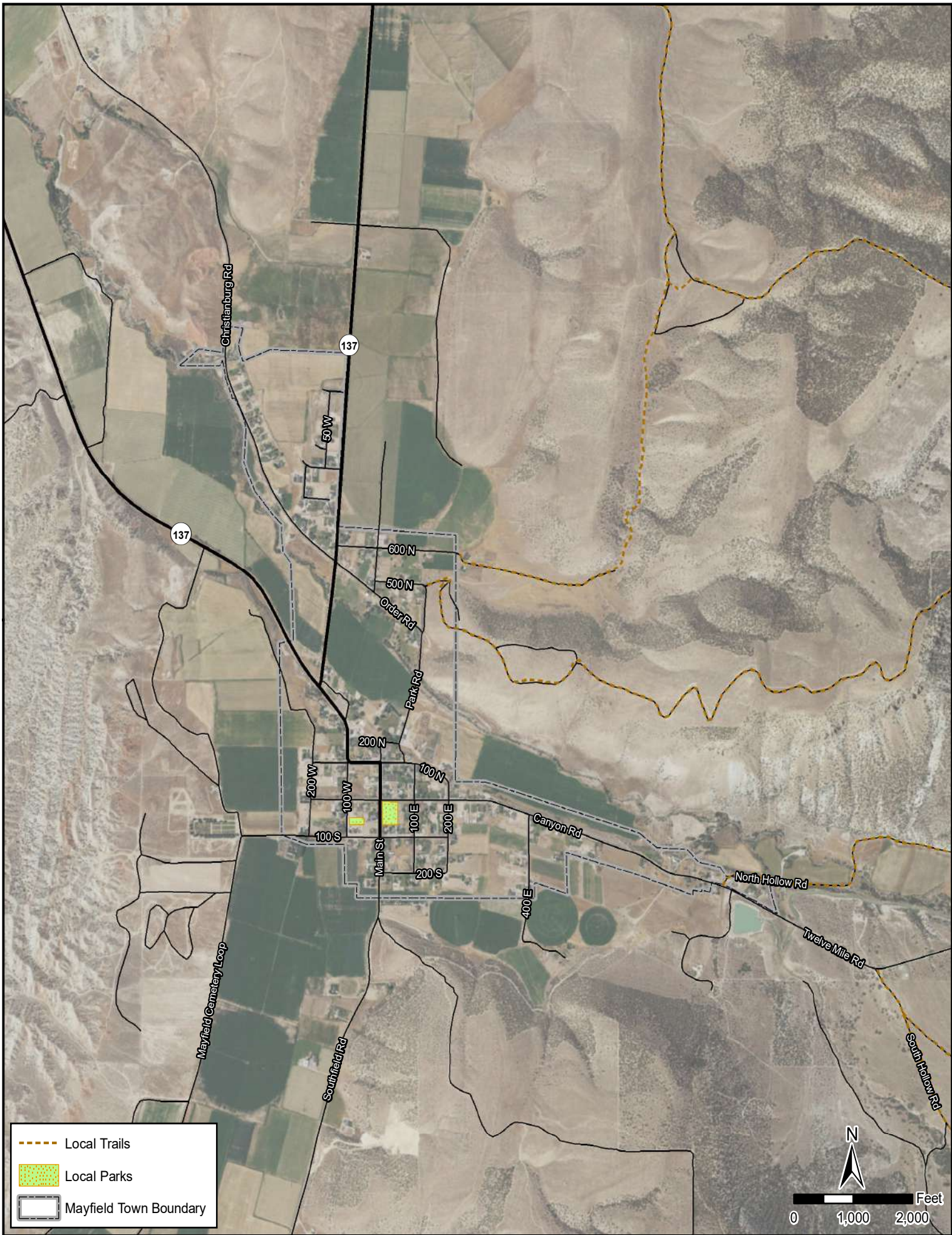

8.1 Introduction

Quality parks and recreation services and facilities help improve the quality of live for Mayfield residents. Mayfield desires to maintain and cultivate recreational opportunities that serve the interests of both residents and visitors.

8.2 Community Preference Survey Results

The main survey found that the top three activities residents enjoy doing in Mayfield are riding ATVs (52.2%), hunting (32.9%), and family gatherings (31.8%). The top three recreation facilities residents feel are most important to develop, maintain, and improve are the park playground and amphitheater (47.7%), park general areas (45.5%), and park pavilions/picnic areas (29.5%).



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|--------------------------------------------------------------------------------------|---------------------|-----------------------|
| Mayfield Town | | |
| General Plan Parks and Recreation Overview | | |
| Map Name: H:\JDI\Proj\RCC 1702-R17\Design\GIS\Maps\Parks_and_Recreation_Overview.mxd | | |
| Project Number: 1702-R17 | Drawn by: JEM 02-18 | Last Edit: 02/20/2018 |

Sanpete County

Scale: 1" = 2,000'

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8.3 Facilities

Mayfield's current town park includes a playground and pavilions available for rent. It is a popular location for family reunions. The Mayfield Lions Club has donated much to the facilities including an amphitheatre, a baseball diamond, restrooms, and a cement walkway around the entire park.

8.4 Recreation Opportunities

Hiking trails in the canyon showcase Mayfield's beautiful, natural scenery. ATV trails also provide thrills for residents and visitors alike. Beautification of these facilities is an ongoing priority. Expansion of these facilities can be determined by future planning efforts of the city. Recreation opportunities like hunting and ATV riding can bolster the economy and improve the quality of residents lives.

8.5 Parks and Recreation Goals

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.

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.

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.



POTENTIAL ACTION STEPS

- 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.





Public Services

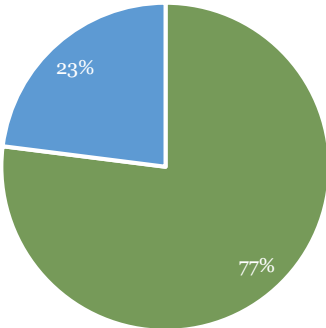
9.1 Introduction

The Public Services chapter is to explain the various public facilities and services within the town, such as water, sewage, electrical and gas services. Such services represent the public’s investment in the development and operation of Mayfield. The Public Services chapter should be reviewed periodically and updated as necessary in order to meet the evolving needs of the town.

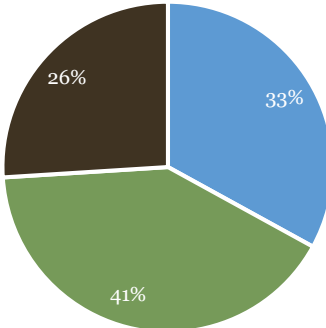
9.2 Community Preference Survey Results

In the initial town survey, respondents were asked if Mayfield provides adequate water quality and quantity protection. 77% agreed or strongly agreed.

Respondents were also asked if Mayfield provides adequate sewer services. 33% agreed or strongly agreed while 41% disagreed or strongly disagreed.



■ Agreed or Strongly Agreed ■ Other



■ Agreed or Strongly Agreed ■ Disagreed or Strongly Disagree ■ Other

9.3 Culinary Water

Mayfield's culinary water system is fed by a combination of wells and springs. Preferably the springs are used as the primary source with the wells used to supplement during times of high demand or when spring flows are not sufficient. The spring water flows by gravity into tanks located above town that store water for use in the pressurized pipe distribution system. There are currently two wells one is located in town a few blocks from the city hall, this is called the Town Well and the other is called the Park Well as it is located in the park. Both wells require power to pump the water up into the storage tanks, and therefore are not used until needed.

SUPPLY

The town is supplied water by underground aquifers. Spring water flows from aquifers underlying the upstream foothills. Well water is taken from valley aquifers underlying the town. Spring flow and well water depth readings would be helpful in evaluating trends to forecast spring flows during drought weather conditions and the availability of water within the aquifers where the wells are located. Periodically the water rights of the town should be reviewed to make sure they are adequate and represent the water sources being used.

WATER QUALITY

Water from the springs and the Town Well is able to meet State standards while the Park Well is required to be treated due to the concentration of nitrates. The Park Well water is treated using a treatment plant that is shared with Centerfield City and located north of town. The water quality of the Town Well is sufficient, but with no sewer collection system and active septic tanks surrounding the well water quality is of concern. The town's drinking water source protection plan (DWSPP) should be used as a guide to help protect these valuable resources. In addition, residents may be encouraged to have their septic tanks pumped approximately every 5 years to aid in preventing contamination of the source aquifers for these wells.

GROWTH

As the town grows it is important to evaluate the effect of new connections on the system. These effects include evaluating the amount of water available for future connections and how the additional connections affect the overall system. This review may include evaluation of water rights as well as the actual quantity of water that is available from the sources. It may require the applicant to model the entire distribution system to show the ability of the system with the new connections to meet current standards. If unable to meet the required standards system improvements may be necessary. The cost of these improvements as well as the establishment

of future connections should not place a hardship on the existing town residents or officials but should be mainly the burden of those requesting the connections.

OUTLOOK

As the town evaluates the need to increase the supply or find a higher quality water source careful consideration should be taken to study the local hydrogeology to increase the likelihood of finding an acceptable source of water that can economically be constructed and tied into the existing system.

9.4 Secondary Water

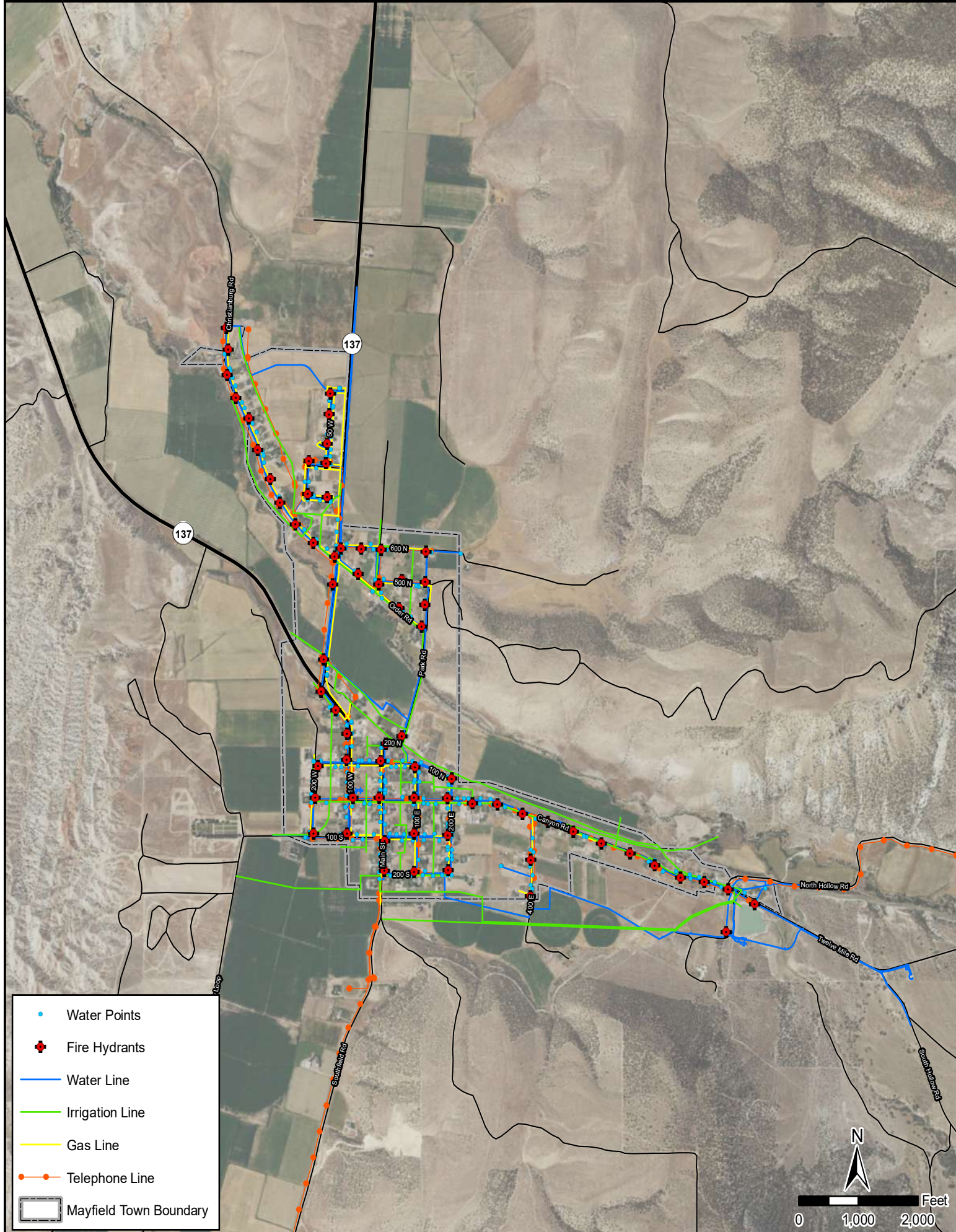
The Mayfield Irrigation Company manages and regulates the secondary water and water system within Mayfield Town. Although secondary water is available to many of the lots in town it is the lot owners responsibility to purchase, install, and maintain their secondary water and water system. The town is not responsible for making arrangements or improvements to provide residents with secondary water. Residents with rights to the use of secondary water are encouraged to use their allotted secondary water in order to conserve the town's culinary water.

9.5 Wastewater

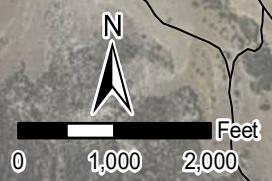
The town does not provide a wastewater collection system. Residents are required to install and maintain on-site wastewater and collection systems in the form of septic tanks or other state approved methods. Residents may be encouraged to have their septic tanks pumped approximately every 5 years to aid in preventing contamination of the underlying aquifers which are the source of water for the towns culinary water wells. As economically feasible the town may consider options to provide the town with a wastewater collection system. This collection system would provide added protection against contamination of the town's culinary water sources. Thought should be taken in considering the location and elevation of future and proposed homes in order to facilitate connections into a possible future gravity flow collection system.

9.6 Stormwater Drainage and Flood Zones

Stormwater drainage is critical to prevent flooding and greatly reduce road maintenance efforts and costs. Most of the storm drainage throughout town is facilitated in the shallow borrow ditches paralleling the town streets. There are a few locations where ditches which were once used to mainly carry secondary water are now mainly used as stormwater drainage pathways. These ditches are critical and should be maintained to facilitate this drainage. Piping or the placement






- Water Points
- + Fire Hydrants
- Water Line
- Irrigation Line
- Gas Line
- Telephone Line
- Mayfield Town Boundary





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 Mayfield Town Boundary
Floodplain Zones
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Mayfield Town
General Plan
Floodplain Overview

Map Name: H:\UD\Proj\RCC 1702-R17\Design\GIS\Maps\Floodplain_Overview.mxd
 Project Number: 1702-R17 Drawn by: JEM 02-18 Last Edit: 02/20/2018

Sanpete County
 Scale: 1" = 2,000'
1

of culverts in these ditches should be required to be sized such that adequate drainage may be maintained. Filling in of the borrow ditches, culvert inlets, and other drainage pathways should be discouraged. Periodically these borrow ditches and drainage pathways should be reviewed (See Town of Mayfield Maintenance Plan for Roads).

Flood zones as described by FEMA are currently present within the town boundary. Residents owning or buying lots in these zones should be aware of the hazards that may be present and the regulations applicable to their property and residence. It is not the responsibility of the town to inform property owners within these zones of the flood zone area, hazards or regulations.

9.7 Natural Gas, Power, and Communication Services

Natural gas, power, and communication services are located within and throughout Mayfield Town. It is the responsibility of the resident or person seeking the use of these services to coordinate with these entities to provide service to their property. The town allows these utilities to use or gain, upon approval, access to town property and town rights of way to service residents. The location of these utilities should limit disturbance, limit visual impact, and not cause hardship to residents and town officials. The town should carefully consider requiring utility companies to sign a franchise agreement which may state that if the town desires the relocation of any element of their utility within city owned property or rights of way that the utility company will pay for the relocation costs.

9.8 Town Buildings

The town currently has a town hall building, several maintenance buildings, and a town cabin. The town hall is adequate and provides the necessary space for the town office, town council meeting, town events and can be rented for small private gatherings. The town maintenance buildings are reaching capacity and additional space is needed to house maintenance equipment. The town cabin is owned and maintained by the town and is available to rent for private use. The town may consider constructing a town emergency building to house a small fire truck to have the ability to react more quickly to fires within or near town.

9.9 Religious and Community Services

All religious facilities in Mayfield are serviced by the Church of Jesus Christ of Latter-Day Saints. The Church provides much community service as well as activities for the community.

The Mayfield Lions Club provides community service opportunities and activities to support and assist the town and the local community.

9.10 Public Services Goals

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.

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.

GOAL 3. Groundwater Resources and Stormwater Management

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 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.



