

FAIRVIEW, UTAH GENERAL PLAN

ADOPTED

2021

FAIRVIEW

*Planning
Commission*

Fairview General Plan

ACKNOWLEDGEMENTS

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This plan was adopted
in 2021.

Fairview General Plan

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**PLAN
BACKGROUND**



Question

WHAT IS A GENERAL PLAN?

As stated in the Workforce Services General Plan Writing Guide:

“A GENERAL PLAN IS SOMETIMES REFERRED TO AS A “MASTER PLAN” OR “COMPREHENSIVE PLAN.”

*Workforce Services
General Plan
Writing Guide*

A General Plan is sometimes referred to as a “Master Plan” or “Comprehensive Plan.” It is a community’s general guide for making land use decisions and is a reflection of the community’s values.

At the large-scale level, the General Plan describes how the community wants to grow, i.e., where the community wishes various land uses to take place and what the community wants to look like. The Plan covers the area within the city limits as well as land anticipated to be annexed into the city in the future (planning area).

At a more detailed scale, the General Plan provides direction for the many detailed decisions made every week concerning specific street improvements, sidewalks, electric substations and building locations, etc. The cumulative effect of such decisions has a significant impact on the shape of the community and the residents’ quality of life.

In between large scale and small scale decisions, the General Plan is the document that coordinates with other city plans, such as the Transportation Master Plan, the Parks and Recreation Master Plan and Water and Sewer Plans and others. It is also a basic tool to guide zoning, budgeting, capital improvement decisions and policy-making.

ROLE OF THE GENERAL PLAN

The Fairview General Plan is designed to be used as a guide for the current and future decision making processes of the city. The general plan should remain flexible enough to allow decisions to be made that are in the best interest of the community. The general plan will also act as a general master/comprehensive plan for guiding the development of Fairview. It provides an officially adopted guide for current and future decisions for the City Council, Planning Commission, residents, and others interested in the current and future state of Fairview. All current and future land use decisions for Fairview should be considered within the general plan framework. Long-term strength of community will require a continuous effort by the city and residents to maintain and improve all elements of the city. The City of Fairview must take responsibility for maintaining the public infrastructure. Property owners and residents must take responsibility for maintaining their own property. Zoning regulations, infrastructure improvements, and any other approved future changes to the city are to support and protect the values of the residents of Fairview.

The more specific intent of Fairview's General Plan is to protect the rural atmosphere and ensure that the city can thrive economically. This plan should help ensure that Fairview has safe neighborhoods, traffic safety on side roads, and plenty of peace and quiet. This is designed to be a living document that will be reviewed, updated, and altered as conditions change in the community.

PLAN AUTHORITY

The Utah State Municipal Code states what is required for a General Plan:

Utah Municipal Code

10-9a-403. General plan preparation.

(1)(a) The planning commission shall provide notice, as provided in Section 10-9a-203, of its intent to make a recommendation to the municipal legislative body for a general plan or a comprehensive general plan amendment when the planning commission initiates the process of preparing its recommendation.

(b) The planning commission shall make and recommend to the legislative body a proposed general plan for the area within the municipality.

(c) The plan may include areas outside the boundaries of the municipality if, in the planning commission's judgment, those areas are related to the planning of the municipality's territory.

(d) Except as otherwise provided by law or with respect to a municipality's power of eminent domain, when the plan of a municipality involves territory outside the boundaries of the municipality, the municipality may not take action affecting that territory without the concurrence of the county or other municipalities affected.

(2)(a) At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements:

(i) a **land use** element that:

(A) designates the long-term goals and the proposed extent, general distribution, and location of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; and

(B) may include a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;

(ii) a **transportation** and traffic circulation element consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, mass transit, and any other modes of transportation that the planning commission considers appropriate, all correlated with the population projections and the proposed land use element of the general plan; and

(iii) for a municipality described in Subsection 10-9a-401(3)(b), a plan that provides a realistic opportunity to meet the need for additional **moderate income housing**.

PLAN BACKGROUND

The city of Fairview hasn't had an up-to-date general plan in the recent past. In fact, they haven't had an update to their general plan since 2001. Along with the above stated, and in addition, Utah state law requires that Fairview have a general plan. Not only will this general plan fulfill the requirements of the state, but it will also provide Fairview with a valuable resource to help guide current and future decisions.

Previous to this update, certain steps were taken to ensure that the adopted general plan will continue to hold the best interest of the citizens of Fairview. Fairview Mayor, Cliff Wheeler, and the Fairview City Council appointed a Planning Commission to begin the process of writing a general plan for Fairview City.

Fairview City has involved the residents of the city in creating the goals and visions that shaped this general plan. In order to establish the values of the residents of Fairview, a survey was sent through the mail and online to each household in Fairview, in June of 2021. The survey results have shaped the general plan to portray the great values of Fairview. Throughout this process, there were also multiple public hearings held as well. Any public input was then used to shape a series of goals and action steps, which reflect the direction chosen by city officials and residents. The created goals are end points, which are intended to be met through the specific steps provided in the action steps. Further, the city policies show how the action steps might take place in a fashion that will allow goals to be met. Finally, the general plan will be reviewed in a city council meeting to adopt the final draft of the Fairview General Plan. The goals and action steps provided in this general plan are general in nature, with the intention to allow flexibility in how the city of Fairview might achieve them.

Future Planning

UPDATE PROCESS

Utah State Code is clear on what is required in a general plan. It is expected that this general plan will not only meet those requirements, but will also be updated according to the correct processes laid out by Utah State Code.

FUTURE PLANNING UPDATES

It should be stated that this general plan should be updated when any significant condition, event, or situation alters the City of Fairview and or the residents that reside within the city. It is also to be understood that when without major changes, this general plan should still be updated every 5 to 10 years, in order to best serve the evolving needs of the city and the residents that live within the city boundaries.

COMMUNITY PROFILE

CITY HISTORY

Originally founded by Mormon Pioneers, a settlement first called "North Bend" was surveyed in October of 1859 by Albert Pettey. The name "Fairview" was adopted and legal recognition of the community came when the United States granted a post office in 1864. Fairview City was incorporated on 2 February 1872 by the Utah Territorial Legislature and the City's original charter was amended in 1886.

Under approval granted by LDS Church President Brigham Young, James N. Jones was selected as the leader for the new settlement called Fairview. The first cooperative undertaking was the building of a fort which was commenced on 15 March 1860. Thirty men erected ten-foot-high walls which were made of rock hauled from a stone quarry just north of the City. Individual dwelling units were built inside the fort against the walls. Later, homes were built in the open spaces in the fort courtyard and outside, adjacent to the fort. Roadways "ran all around in front of the houses and from one gate to the other, also through the center from north to south". A monument was erected in 1909 in honor of those who built the Fort.

A large log schoolhouse which also served as a church and amusement hall was built "to the west of the center of the fort". This building was dedicated on 9 December 1860. A "Tithing House" was located in the southeastern part of the Fort and was dedicated by Bishop James N. Jones on 18 November 1860. In 1862 residents began building homes outside the fort. In April of 1868, Jordan Brady built the first picket fence and made "the first decent sidewalk in town". Each man who worked on the fort was given a city lot and 20 acres of land adjacent to the Platted City for farming purposes.

In February of 1862, the residents of Fairview began construction of a chapel. Lycurgus Wilson, Sr. was given the contract to construct the building which was subsequently completed and dedicated on 29 January 1871. This single-story structure was located across the street adjacent to and south of the Fort which was located on the west side of what is now State Street at First South. A new chapel was constructed on the same site in 1931. Recently renovated and enlarged, the present chapel reflects some features of the original chapel, which for many years was one of the oldest church buildings in use in Utah. Growth in the community was such that a second chapel was constructed and dedicated in 1913 at the northeast corner of First North and First East.

The early residents of Fairview were self-reliant and resourceful. In the spirit of togetherness and cooperation, they developed their new community in the face of emergencies and difficult problems. Nearly all their clothing, tools, and equipment were homemade. The early homes in Fairview were clean and comfortable in spite of the crudeness of the buildings and furnishings. It was noted that "a spirit of cheerfulness, helpfulness, and unity characterized the lives of the early residents of Fairview".

During the first four or five years after building the Fort, the citizens were successful in avoiding serious trouble with transient Indians. When the Blackhawk War escalated in 1866, the residents of Fairview moved to nearby Mt. Pleasant for fortification and protection for their livestock. Upon their return to Fairview, settlers built a stronger common corral to protect their livestock.

The main economic base in Fairview's early years was agriculture - sheep and cattle, dairying and cheese making. A limited amount of lumbering and coal mining provided some economic diversity as did light industry and commercial services.

Provisions of this General Plan are conceived and drafted with deference to the unique Pioneer heritage of Fairview City.

*2019 Census Data***DEMOGRAPHICS**

Label	Estimate	Percent
Population	1,410	
Male	638	45.20%
Female	772	54.80%
Under 5 years	84	6.00%
5 to 9 years	88	6.20%
10 to 14 years	120	8.50%
15 to 19 years	82	5.80%
20 to 24 years	49	3.50%
25 to 34 years	147	10.40%
35 to 44 years	173	12.30%
45 to 54 years	172	12.20%
55 to 59 years	77	5.50%
60 to 64 years	108	7.70%
65 to 74 years	174	12.30%
75 to 84 years	95	6.70%
85+ years	41	2.90%

1410*Population***43.3***Median age***97.2%***White***2.8%***Other race alone OR
Two or more races*

As of the 2019 Census data, Fairview was estimated to have a population of 1410. The population size hasn't been much larger than this. 97.2% of the population was estimated to be White, with 2% of the population listed as some other race alone, and 0.8% of the population listed as two or more races. The median age was estimated to be 43.3. The median household income in Fairview was estimated to be \$51,750 in 2019.

OPPORTUNITIES & CHALLENGES

Water supply and water storage have been concerns for Fairview in the past, and they still weigh as issues that deserve attention. Fairview has recently addressed water issues to prepare the city for future drought. It is no secret that Utah is a desert, and Fairview is no exception to drought throughout the state. It should be noted that the City Council and Planning Commission hold influence over how water should be distributed throughout the city, specifically in times of drought. Water use restrictions should come as no surprise to residents of Fairview when water levels are low, and should be followed at the direction of city leadership.

Many members of the community travel outside of Fairview for work or work from home. More job opportunities should be explored, while holding to the priority of maintaining the rural community feel. It should be noted that better job opportunities are something that might be beneficial to the city, while adding these should be done carefully in order to maintain the rural atmosphere of Fairview.

Opportunities for economic development through expansion are limited by a desire to maintain the rural atmosphere of Fairview. Economic development is something that may be an opportunity for the city, as other surrounding cities have adopted restaurants, places to stay, and other attractions for tourists of the area. The opportunity for economic development along Utah State Road 89 and Utah State Road 31 will be further explored in the “Community Development and Design” and “Economic Development” sections of this general plan. Expansion of tourist development should be carefully planned and approved through the correct processes, as too much of this or developing in the wrong place could cause the rural atmosphere to change even without a ton of expansion.

Lastly, the social and cultural aspects of Fairview need to be addressed, as they are a vital part of how the city has been, how it currently is, and how the city will be. Going forward, Fairview should encourage activities that allow for the social and cultural feel to remain consistent with the history of how it has been in Fairview. This might include the North Bend Entertainers, the sports park, the Fairview natural history museum, and the annual 24th of July celebration. Emphasis should ultimately be placed on those things that best align with the values, goals, and vision outlined in this general plan.

Who are we?

CHARACTERISTICS & VALUES

The listed values are those that Fairview would like to be emphasized. These core values serve as a list of priorities that the city should strive to represent.

Finally, the city values hold importance, as they are designed to help maintain the history of Fairview.

CORE VALUES

- 1- Family
- 2- Faith
- 3- Outdoor Recreation
- 4- Agriculture

Family, Faith, Outdoor Recreation, & Agriculture.

Fairview City is strong in their stance on holding to a priority of keeping the city a place where residents love to live. It is no secret that the city is relatively small and would like to maintain the current size. The old fashioned respect and common hard work ethic found in this community is what should be preserved. Fairview is a place with friendly neighbors who help each other out through the good and bad times. It is absolutely essential that this city maintains the importance of keeping the rural atmosphere and distinct character of the city. While this is a priority, providing must-have services for current and future residents is also of high importance.

COMMUNITY FUTURE

VISION STATEMENT

To preserve and maintain the rural atmosphere of Fairview and provide a well-planned, clean, safe, family oriented and friendly community.

GOALS

- 1- To preserve the rural atmosphere and lifestyle of Fairview.
- 2- To maintain a well-planned, clean, safe, family oriented, and friendly community in Fairview.

ACTION STEPS

- 1- Keep the majority of outside traffic on state street and Utah State Road 31, rather than side roads.
- 2- Enforce city speed limits.
- 3- Protect agricultural zoned property and the right to own animals.
- 4- Enforce order and safety in neighborhoods.
- 5- Find better funding for roads and city equipment.
- 6- Allow development only if it allows for continuation of proper services for current residents.
- 7- Encourage friendly activities in the city that align with the city goals.
- 8- Ensure that the parks continue to be well maintained and funded for proper upkeep and expansion.

LAND USE

CURRENT LAND USE

When Fairview was originally settled in its current location, it was mainly an agricultural community, and agriculture related land uses remain a part of the community today. The Land Use element of the Fairview General Plan encourages the orderly and efficient distribution of land uses in the city. The range and mix of land uses includes residential, commercial, public use, and agricultural areas within the city. The City of Fairview currently requires 10,000+ SQ FT acre lot size. Below are the five current land use zones that have been implemented in Fairview.

Residential Agricultural (RA): Conventional Single-Family or Two-Family Dwelling Units. Unconventional homes, which would include, but not be limited to a dome home, an a-frame, a home built on stilts, an earthen home, a straw home, shall not be allowed in Fairview City

Residential Multi-Family (RMF): Three or Four Dwelling Units per structure. The development of contiguous multi-family units is limited to 4 units per building.

Business - Commercial (BC): This zone is established to provide land within Fairview City primarily for the accommodation of business and commercial uses. Land parcels in this zone are, and should be, adjacent, contiguous or proximate to major arterial roadways within Fairview City and to existing commercial areas. Provisions herein are intended to encourage greater integrity and aesthetic improvements as business and commercial area are redeveloped, expanded, and improved. Integrates and coordinated building design, landscaping, parking ingress, and signing are encouraged through the use of project plan approval procedures. Permitted uses characteristic of this zone include a wide range of professional offices, light manufacturing, retail and services stores, restaurants and shops. Mobil home and travel trailers parks are covered in other sections of this ordinance.

Public Facilities (PF): This zone provides recognition of the location and establishment of facilities which are maintained in public and quasi-public ownership and which may utilize relatively large areas of land. Permitted uses in this zone include churches, public buildings, utility stations, parks, schools, shops and city equipment storage areas. At the discretion of the Planning Commission and approval of the City Council, conditional uses in the Public Facilities Zone in Fairview City shall be considered according to the principal public good or benefit derived from the use, or proposed conditional use thereof.

Sensitive lands (SL): This zone is established to protect and to regulate existing or proposed uses of environmentally sensitive lands within and adjacent to Fairview City. Notwithstanding any other provision of this Chapter, it shall be unlawful to grade, fill, or excavate any land in any manner, which presents an unreasonable risk of erosion, flooding, landslide, or any other unsafe condition. It shall also be unlawful to erect any structure which will not be reasonably safe for use as a human habitation or animal shelter because of surface water, ground waters, or a high-water table, expansive or collapsible soils, proximity to a potential or actual landside, proximity to steep slopes, to primary or secondary fault areas, or to any other unsafe condition. All land uses within this zone deemed environmentally sensitive or hazardous by the Planning Commission shall be considered on a conditional basis only, and only in accordance with stringent standards specified in this Chapter and Fairview City General Plan.

Please refer to Fairview Municipal Code for further details on zone descriptions and regulations.

ANNEXATION

Annexation, or the incorporation of additional lands into Fairview, isn't currently expected in the near future. If annexation does take place, the boundaries of the city would be expanded. Those living on land that might be annexed into Fairview can expect to enjoy the benefits of being in a city, while they can also expect to contribute to the community through property tax.

Future annexation will be considered on a case by case basis. Annexation proposals must go through the correct processes in order to be considered for annexation by the proper authorities, which include the Mayor, the City Council, and the Planning Commission. Every annexation proposal submitted to the city will be evaluated based on its own qualifications and considerations. Local areas that are already using city resources may be potential candidates for annexation in the future. Annexation shouldn't create islands or peninsulas, but should maintain the contiguous flow of the current city boundaries. As a final note, all annexation processes should follow Utah State Code. Please refer to Fairview's Annexation Policy Plan for further guidance on annexation.

LAND PRESERVATION

As a note of redundancy and to further the point of maintaining a rural atmosphere in Fairview, land preservation must also be highly considered. When considering annexation, or simply when considering changes to land already within the community, it is vital that any changes align with the vision and goals that have been described in this general plan. Fairview must be prepared to maintain individual land owner rights, including animal rights, while also making sure to insist on doing what is best for the city as a whole. Ultimately, land preservation decisions should take into account the vision, goals, and action steps reviewed in this general plan.

CRITICAL/SENSITIVE LANDS

Critical lands are those that are deemed unsafe or unsuitable for further development. The Hazard Mitigation Plan for Fairview should be considered when involving any critical lands areas. The Sand Pitch river (West side of town) is a region that could be unsuitable and unsafe for homes. The City Council and the Planning Commission will continue to monitor the city for areas that aren't safe to live, develop, or occupy. Future decisions on critical lands will ultimately be decided by the Mayor, the City Council, and the Planning Commission. When considering applications for development within potential critical lands areas, the City Council and Planning Commission must take the necessary precautions to ensure that the city and its residents are safe and with minimal risk. If an individual or group is to attempt to develop critical lands, they must take all necessary precautions to ensure their own safety and the safety of others. These requirements are not exclusive in determining such situations, but are only in addition to any other relevant regulations that may already exist in the area.

FUTURE LAND USE

Fairview will focus on continuing to build upon a healthy balance of land uses that supports the community. Lot sizes are preferred to stay half acre in size for the building of residential structures. Future decisions regarding land use, zoning, and growth in Fairview will be guided by the values of the community. Regions that are potentially being considered for future annexation are East of Fairview near Fairview Heights which is included in the future land use map. Future decisions about land use, zoning, and growth will ultimately be guided by Utah State Code and the vision, goals, and values that have been expressed in this general plan. For further information on future land use, please refer to city ordinance and or the city annexation policy plan for mapping of zones and an official zone map.

Current Maps, *See appendix A

LAND USE GOALS

GOALS

1- Provide a stable and attractive environment throughout the City.

ACTION STEPS

1- Implement, maintain, and enforce the requirements of the zones of the city: Residential Agricultural & Residential Multi-Family, Business-Commercial, Public Facilities, and Sensitive Lands

2- Update and maintain all official maps of the city.

3- Follow the city vision, goals, and values when considering land use and zoning decisions.

4- Frequently review and keep all ordinances up-to-date and in alignment with the city goals, values, and vision.

TRANSPORTATION

TRANSPORTATION

Utah State Road 89 and Utah State Road 31 run through Fairview and are considered to be the main streets in Fairview. The city street system based around main street is for the most part set up in a grid system. There is no public transit system, as residents primarily rely on individual forms of transportation. Outside of main street, the majority of other roads in the city of Fairview are paved, but lack a sidewalk and gutter. There is much room for improvement of roads throughout the city, though funding may need to be found through grant programs or other sources. Traffic through the city needs to be mostly kept to Utah State Road 89 and Utah State Road 31 if possible. Improvements of the aesthetics of Utah State Road 89 and Utah State Road 31 may add value to the perception of the city. Better maintenance of side streets in the city may help residents be more pleased with the road conditions. In addition, solutions to maintain safety on all streets of the city should be explored. Once again, better funding sources must be found in order to increase road upkeep and conditions. Future planning for maintenance and the traffic flow of Utah State Road 31 may be needed if Utah State Road 31 continues to see increases in traffic.

TRANSPORTATION GOALS

GOALS

- 1- To develop and enforce a traffic flow system that is safe and compatible with a rural residential nature, agricultural practices, and an orderly and efficient traffic flow.
- 2- Develop more side roads on the existing easements to continue the block system throughout the city.

ACTION STEPS

- 1- Improve road conditions throughout the city.
- 2- Add in and maintain street lighting, signage, street markings, and sidewalks where needed.
- 3- Coordinate maintenance efforts of Utah State Road 89 with UDOT.
- 4- Coordinate maintenance of county roads with the proper county officials.
- 5- Separate pedestrian traffic from vehicle traffic as much as possible.
- 6- Keep traffic slow enough to allow a comfortable, safe, and rural atmosphere.
- 7- Keep traffic noises at an acceptable level.
- 8- Keep the streets free of debris.
- 9- Keep the main streets of city attractive and scenic.
- 10- Limit and restrict billboards to commercial areas.
- 11- Maintain traffic volume at a level consistent with a residential area.
- 12- Keep streets wide enough to accommodate oversized farm machinery.
- 13- Review issues with the main city intersection and brainstorm safety solutions.

HOUSING

HOUSING

Fairview does have some potential threats to housing, as the “Critical Lands” section of this general plan discussed handling of those by the Mayor, City Council, and the Planning Commission. The City would like for the housing of the city to stay consistent in maintaining the goal of preserving the rural atmosphere that Fairview has had for years now. The low and moderate income percentage from 2011-2015 ACS data was 41.21%. Bringing in more affordable housing options may be something that could be beneficial to the current residents that are in need of updated housing, while it should also be considered how this could affect the current aesthetic and rural atmosphere of the city.

Homes that are condemned or unfit to be occupied should be removed if found to be a safety hazard. All of these decisions of removal and or livability should ultimately be decided by the Mayor, City Council, and Planning Commission, with proper advisement.

Further, bringing in nice residential developments is something that should also be considered, but should always be reviewed before approval to align with the general plan vision, goals, and values. Ultimately, all new types of housing decisions should be considered by the Mayor, City Council, and Planning Commission. New housing types brought into Fairview should be consistent with the values, goals, and vision set up in this general plan. All housing decisions should also align with city ordinances and Utah State Code.

HOUSING GOALS

GOALS

1- Maintain and protect the current feel of the city, while also ensuring the future aesthetic and condition of the city housing to be well for residents.

ACTION STEPS

1- Limit substantial development and expansion to what is necessary to support current residents.

2- Limit the building of city homes, but allow for some affordable housing, as the average income level isn't extremely high in Fairview.

3- Ensure that expansion and development can be supported with local resources and services.

**PUBLIC
SERVICES**

PUBLIC SERVICES

Public facilities and services are aspects of Fairview that really end up representing a large portion of the purpose behind why the city is recognized as a city. They are needed to support the physical operations of the city. Public services in Fairview include culinary water, sewer, power, a cemetery, and street maintenance. It is absolutely essential that these services are provided for the community so that there is a give and take between the residents and the city. The issues that currently hold the most weight are likely water and roads. Water has been previously addressed, but it is important to stress that the preservation and handling of water should always be a priority in Fairview. Also, roads have been addressed previously as well, but once again, it is important that they are stressed as important. Funding cycles for roads aren't working in favor of the city, and new funding sources should be explored and fought for. It should also be mentioned that Fairview has had some issues with power, and those should be properly addressed. While there may be some issues with public services, Fairview hopes to be able to capitalize on revenues coming from utilities. Lastly, other additional services may be added in the future, as it is seen as appropriate.

PUBLIC SERVICES GOALS

GOALS

- 1- Preserve and maintain current water sources.
- 2- Develop new water resources and storage capacity.
- 3- Find better funding sources for the city roads.

ACTION STEPS

- 1- Limit substantial development and expansion to what is necessary to support current residents.
- 2- Allow for some affordable housing, as there needs to be appropriate housing for all that reside in Fairview.
- 3- Ensure that expansion and development can be supported with local resources and services.

COMMUNITY DESIGN

COMMUNITY DESIGN

The City of Fairview needs to be sure that the design they choose to ultimately be implemented will align with their position along Utah State Road 89 and Utah State Road 31. The city should focus their attention on maintaining this road and its viewpoints, in order for those passing through to maintain a good impression of the city. Adding better signage and decoration along this road and at the city entry points could help to expand on current opportunities. While the design of the area surrounding Utah State Road 89 and Utah State Road 31 are vital to how the city is viewed by outsiders, it is also of the utmost importance that the residents feel taken care of and are pleased with the aesthetics of the rest of the city as well. Opportunities that may improve the design and physical appearance of the city should be considered, as long as they continue to align with the ultimate goal of maintaining the rural atmosphere of Fairview.

COMMUNITY DESIGN GOALS

GOALS

- 1- Ensure that the main street is pleasing to the eye for all.
- 2- Ensure that the side roads are satisfactory for the residents.
- 3- Promote the natural beauty of the area.

ACTION STEPS

- 1- Install and maintain sidewalks, curb and gutter on streets that have commercial uses.
- 2- Install higher quality asphalt on side streets.
- 3- Consistently clean and maintain city roads, buildings, and equipment.

ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPMENT

This section of the general plan is one of utmost importance, as it is intended to help nearly all other aspects of the community. Economic development in Fairview doesn't have to include large expansion, but can simply include things that might help maintain and ensure a proper future for the residents of the city. As discussed in the "Community development and design" section of this plan, it is important to maintain the road that most outsiders pass through on. While there isn't a ton of property tax money coming in to improve and maintain the city, there are opportunities for economic growth. These opportunities could potentially make Fairview an even better place to live, while also keeping that great small city feel that the residents love.

First comes the development of attractions that might bring positive attention to the city. This can be as simple as improving current land and structures, or as complex as adding in restaurants and places to stay for tourists. Second comes the attraction or positive impression on those passing through. This should naturally come with improvements of local views and structures, and could come even more with the expansion of attractions. This might be taken further to include a website that directs tourists to attractions around the city. Third comes the implementation of funds from the improvements and added attractions. Really, bringing in more money for the people of the city will likely improve quality of life, though careful steps must be taken throughout the process.

If the residents and leadership of Fairview truly don't believe that they can maintain the atmosphere that they love with the addition of new attractions, then perhaps that isn't the correct path to take. While economic development opportunity is available, that doesn't mean that it should always be taken advantage of. Consequences of adding in attractions will occur, and that is something that needs to be weighed by the residents, the Mayor, City Council, and the Planning Commission. Lastly, and once again, ultimately the decisions made for economic development need to align with the goals and values that have been established in this general plan.

ECONOMIC DEVELOPMENT GOALS

GOALS

1- Encourage appropriate development to better the life of those who live in Fairview.

ACTION STEPS

- 1- Develop the main street of the city to be aesthetically pleasing to the eye.
- 2- Allow for development of small businesses that will hold to the values of the city.
- 3- Utilize funds in a productive manner to better the city and the life of the residents.

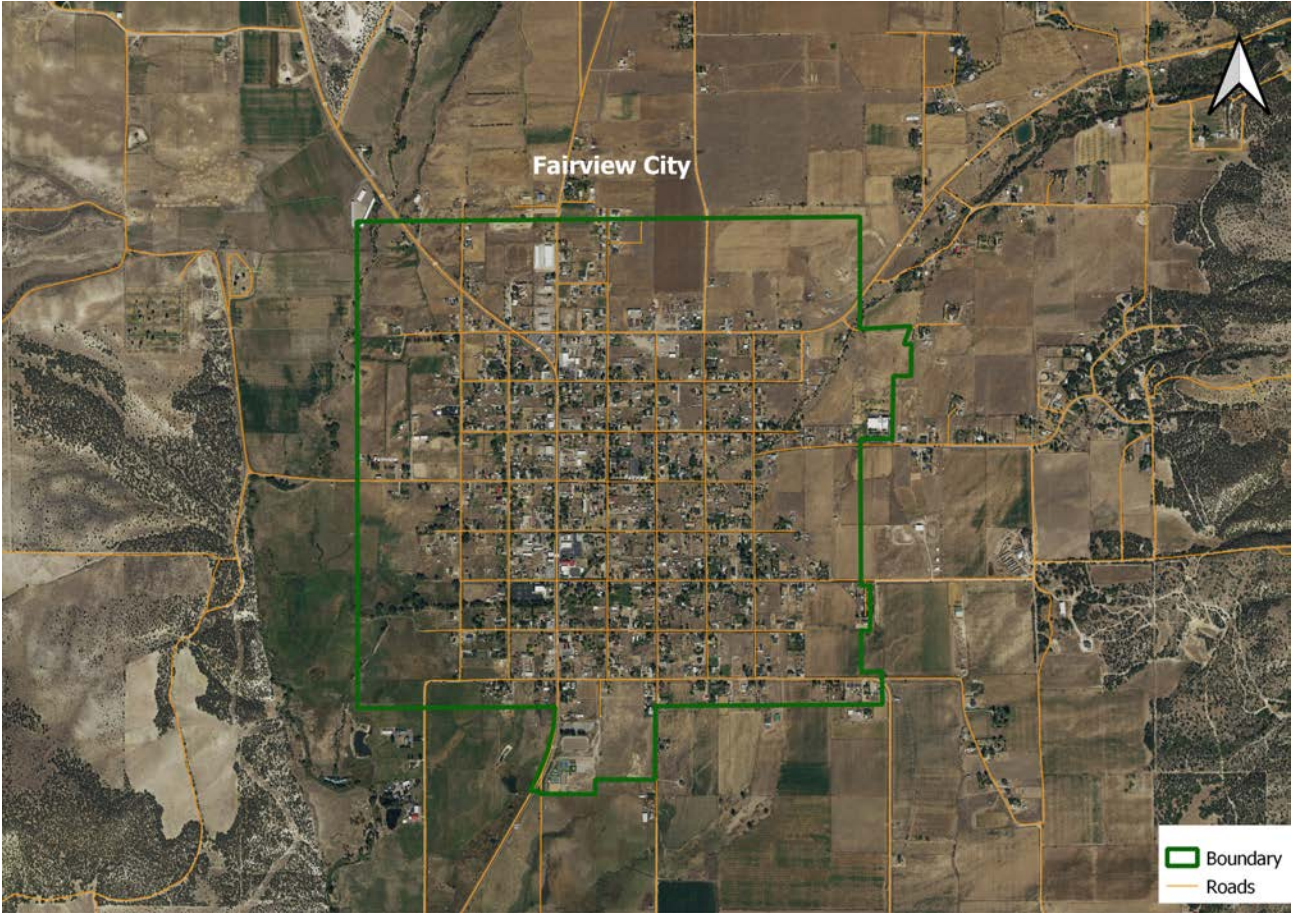


APPENDICES



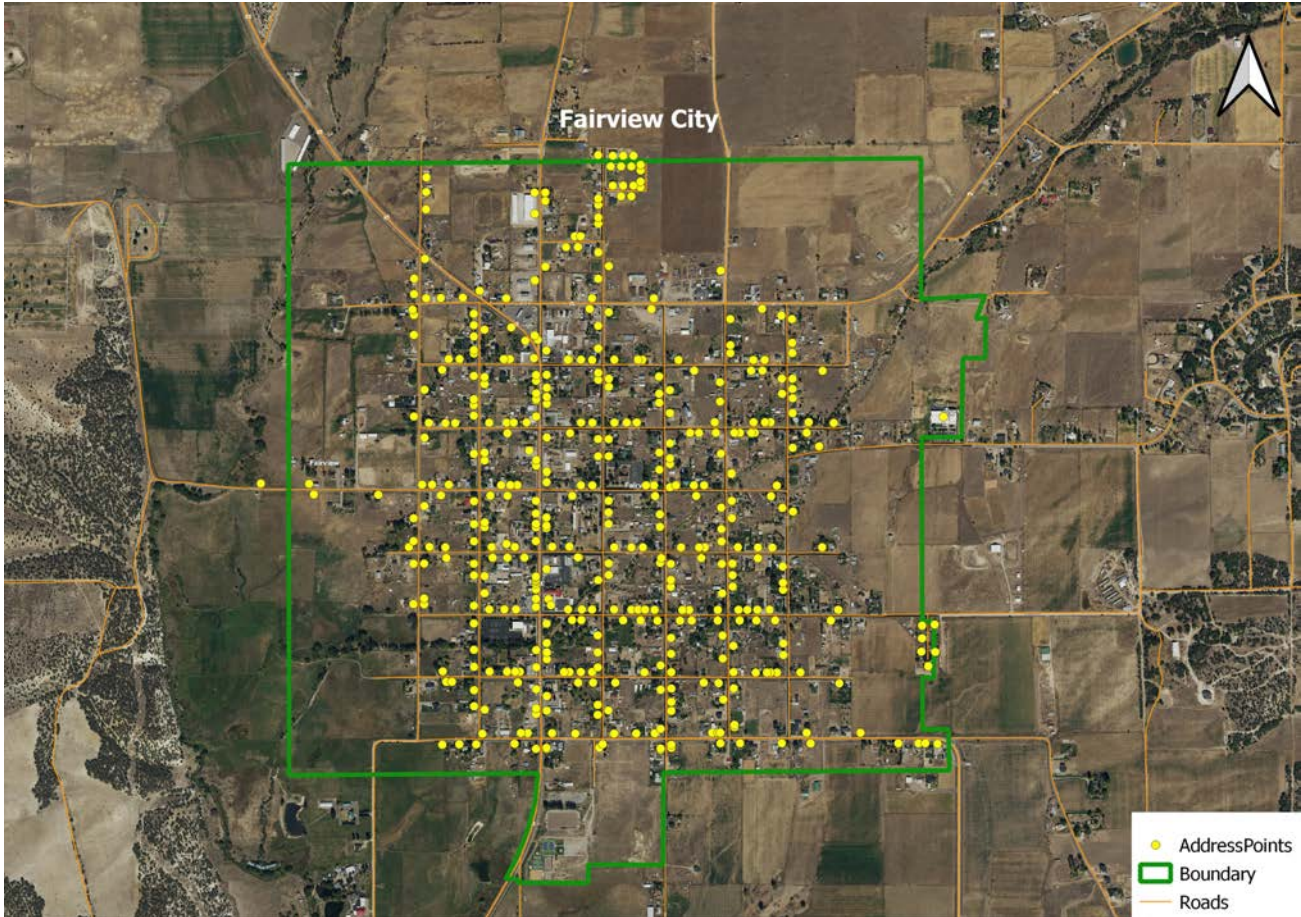
Current Map of Fairview

APPENDIX A



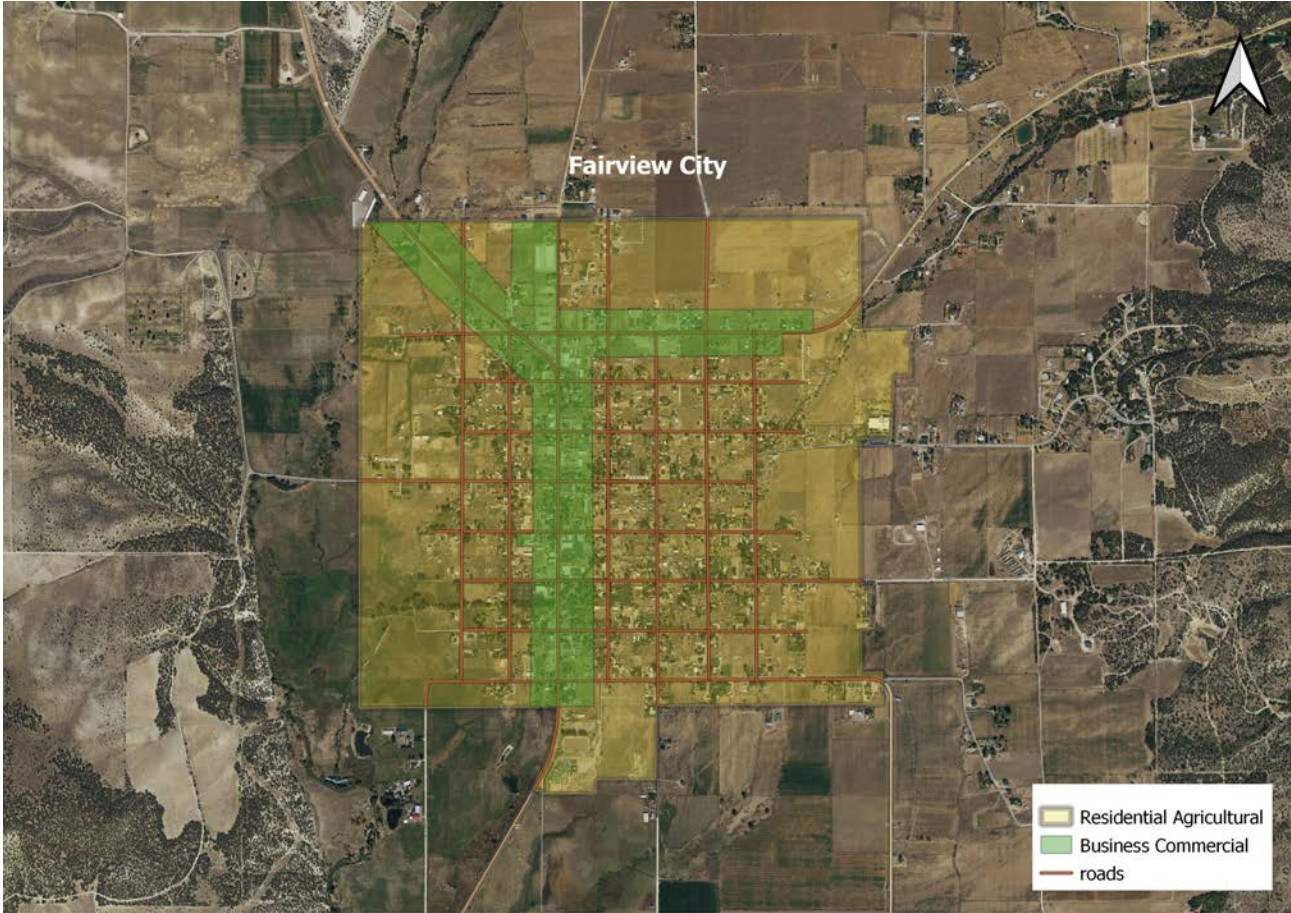
Address Map of Fairview

APPENDIX A



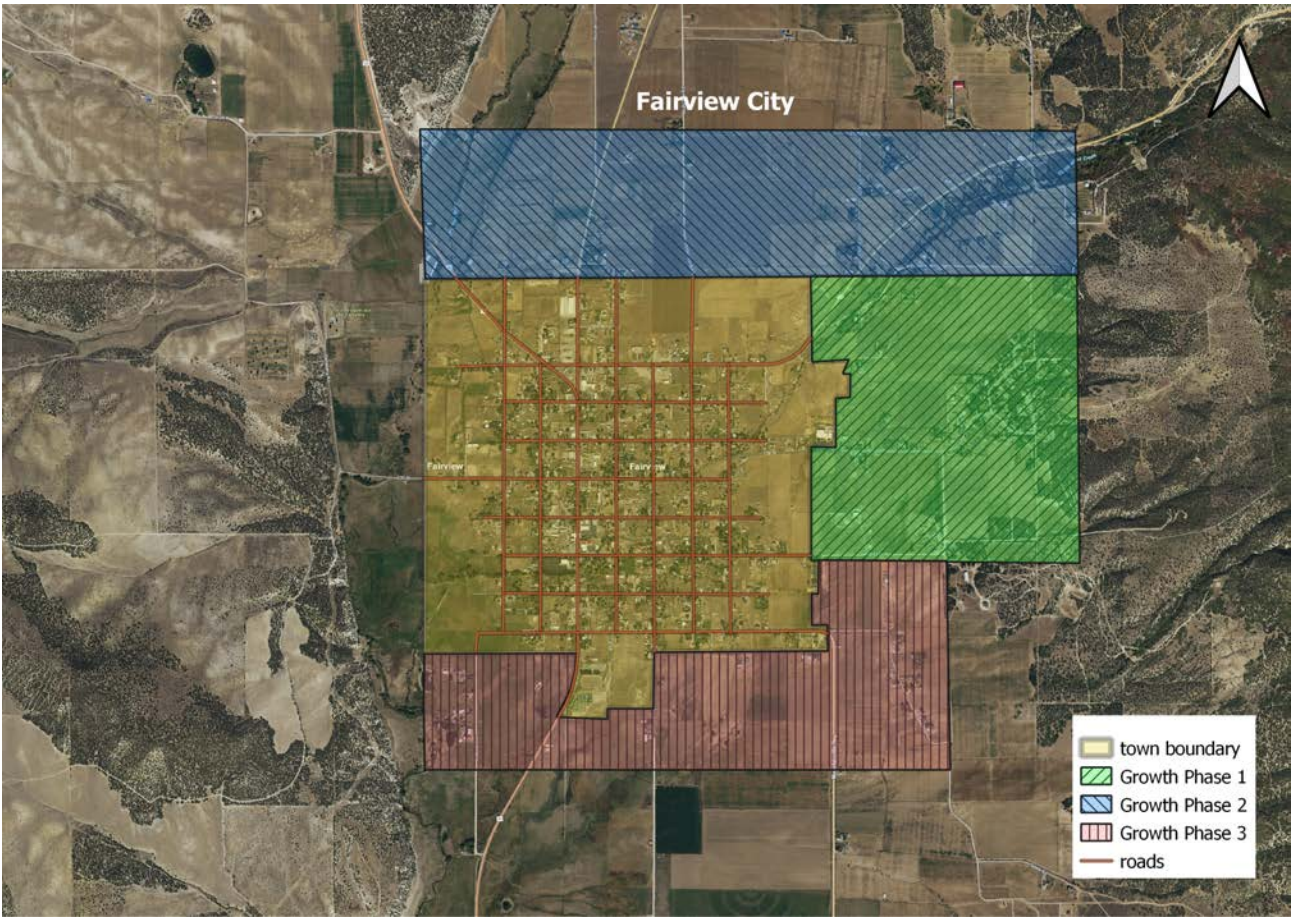
Zone Map of Fairview

APPENDIX A



Growth Map of Fairview

APPENDIX A



The survey sent to Fairview residents

APPENDIX B

Thanks for taking a minute to complete this survey. It will help the City council and planning and zoning commission understand what you would like to have happen as we look at, and potentially update the general plan.

The general plan is the long-term growth plan that informs the Fairview city government of what the long-term priorities of the city are and helps with making decisions. Your participation is vital.

*Note, all answers will remain confidential.

How would you describe the general feel of Fairview? (When you think of Fairview, how would you describe what you feel about the city.)

In your opinion, what type of development would you like to see in Fairview?

- Mostly Homes
- Homes and Small Home-based Businesses
- Homes and Smaller Stores and Businesses
- Homes, Small and Larger Businesses

Would you be supportive of smaller lot sizes to accommodate growth?

- Yes
- No

Would you be supportive of population growth in Fairview?

- Yes
- No

The survey sent to Fairview residents

APPENDIX B

On a scale of one to ten, with one being not at all supportive and 10 being extremely supportive, please rank the following:

Would you be supportive of businesses moving to Fairview?

1 2 3 4 5 6 7 8 9 10

Would you be supportive of the development of trails, bike paths, sidewalks, and other non-motorized surface transportation in and/or through Fairview?

1 2 3 4 5 6 7 8 9 10

Would you be supportive of planning for the encouragement of tourism?

1 2 3 4 5 6 7 8 9 10

Would you be supportive of planning for the development of more attainable housing (like starter homes)?

Yes

No

Which of the following topics should the community consider planning for?

- Annexation,
- Hazard Mitigation/Flood Control,
- Agriculture,
- Short Term Rentals,
- Animals,
- Fencing of property,
- Other (please indicate):

The survey sent to Fairview residents

APPENDIX B

Are there other areas that you would be interested in the City council or planning and zoning commission looking at?

What topics would you like to look at?

What are your top five favorite things about Fairview?

- 1.) _____
- 2.) _____
- 3.) _____
- 4.) _____
- 5.) _____

What are five things you wish you could improve in Fairview?

- 1.) _____
- 2.) _____
- 3.) _____
- 4.) _____
- 5.) _____

What do you want to have happen in the sports park? What other recreational aspects do you want to see in Fairview?

What would you like to see happen with the old baseball fields if there are new ones built at the sports park?

Are there any other comments that you would like the City to know?

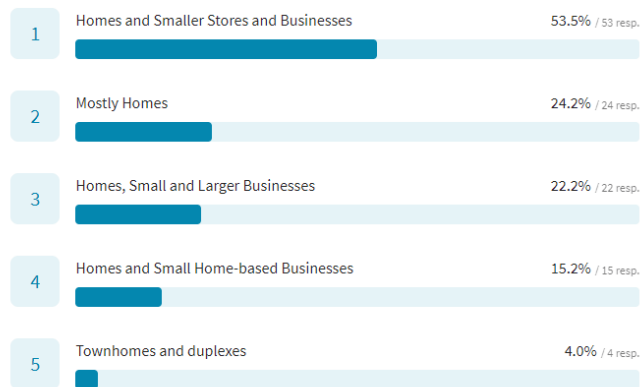
If you are interested in participating in the process further, please include your name and email address, otherwise just leave blank. As a reminder, all of your comments will remain confidential.

Results of the online survey sent to Fairview residents

APPENDIX C

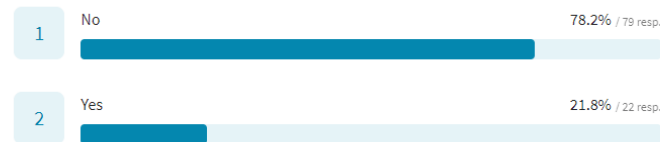
In your opinion, what type of development would you like to see in Fairview?

99 out of 101 answered



Would you be supportive of smaller lot sizes to accommodate growth?

101 out of 101 answered



Would you be supportive of population growth in Fairview?

100 out of 101 answered



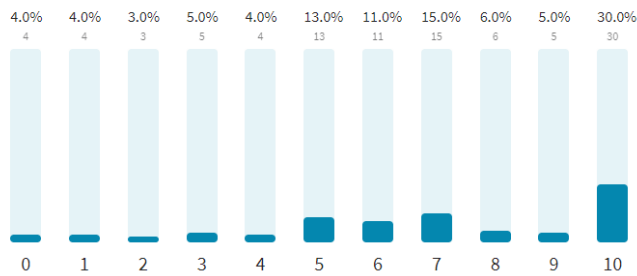
Results of the online survey sent to Fairview residents

APPENDIX C

Would you be supportive of businesses moving to Fairview?

100 out of 101 answered

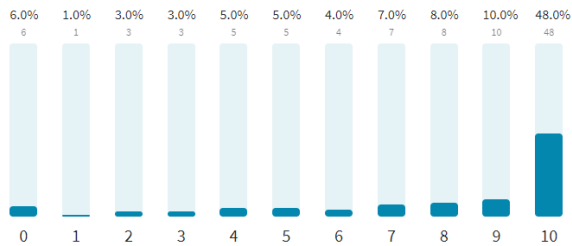
6.7 Average rating



Would you be supportive of the development of trails, bike paths, sidewalks, and other non-motorized surface transportation in and/or through Fairview?

100 out of 101 answered

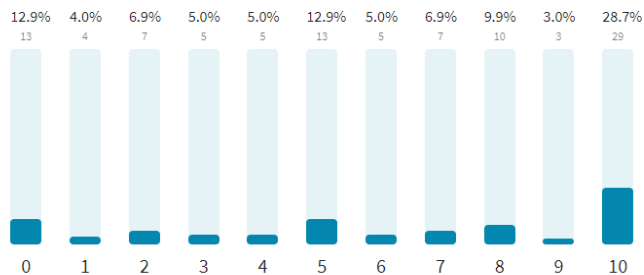
7.7 Average rating



Would you be supportive of planning for the encouragement of tourism?

101 out of 101 answered

5.9 Average rating

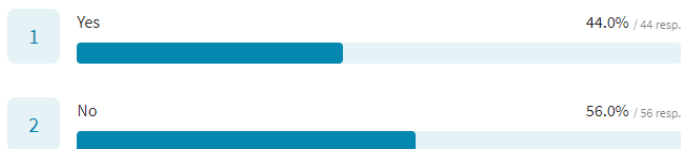


Results of the online survey sent to Fairview residents

APPENDIX C

Would you be supportive of planning for the development of more obtainable housing (like starter homes)?

100 out of 101 answered



Annexation

100 out of 101 answered



Hazard Mitigation/Flood Control

101 out of 101 answered

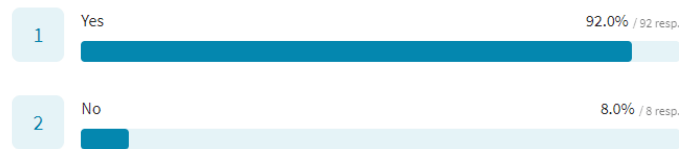


Results of the online survey sent to Fairview residents

APPENDIX C

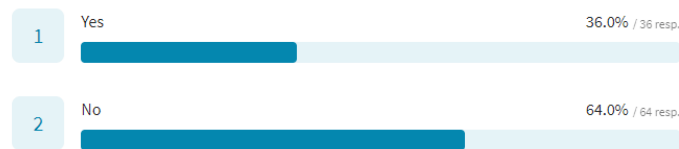
Agriculture

100 out of 101 answered



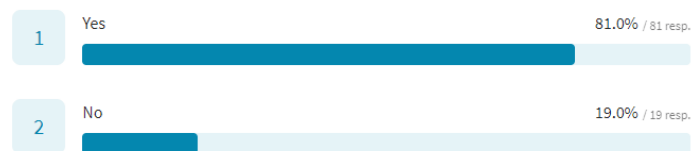
Short Term Rentals

100 out of 101 answered



Animals

100 out of 101 answered



Fencing of property

101 out of 101 answered

