

# Fairview City, Utah General Plan



**FAIRVIEW CITY**  
gateway to skyline drive

Adopted 2022



# Acknowledgements

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This plan was adopted in 2022



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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.” It is a community’s general guide for making land use decisions and reflects 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 policymaking.

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

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Workforce Services  
General Plan  
Writing Guide



## 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 open spaces and views. 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:

a **land use** element that:

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

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.

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

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**.

Note: Bold added



## Plan Background

Fairview last updated the general plan in 2001. 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.

Before 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. The Fairview Mayor and 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. 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.

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 the Utah State Code.

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, to best serve the evolving needs of the city and the residents that live within the city boundaries.



# Community Profile

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.

## Demographics

The 2020 census numbers provided information in the charts below. Additional information can be found here: <https://data.census.gov/cedsci/>. The 10 year redistricting census data indicates Fairview has a population of 1203, however the ACS 2019 Survey showed Fairview with a population of 1,410 and has a mean age of 43.3 years old. The current population is still significantly lower than its peak population of 2,143 in 1940. Figure 1 below shows the age distribution of Fairview.

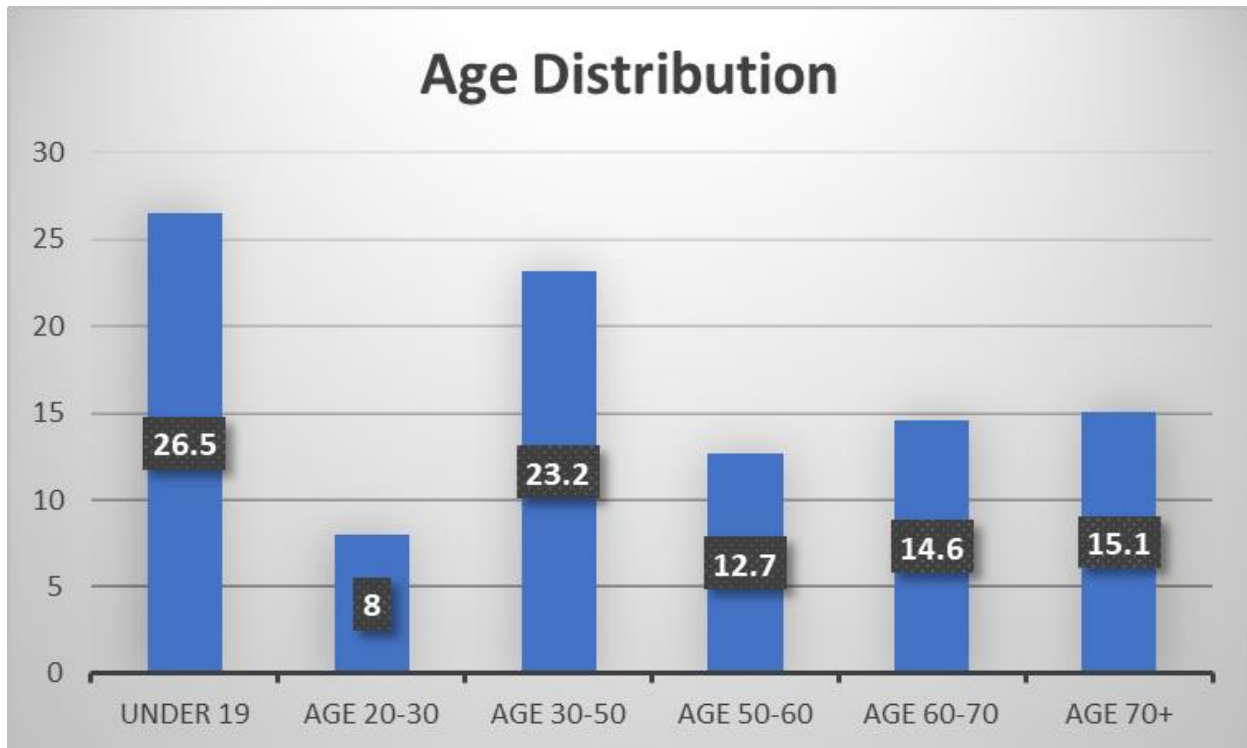


FIGURE 1 FAIRVIEW CITY AGE DISTRIBUTION



## Opportunities and Challenges

The arid climate of Fairview has always created water supply and water storage challenges that will continually need to be reviewed and addressed. Continued investment in water infrastructure will be critical to ensure the community is drought resilient. The City Council and Planning Commission hold influence over how water infrastructure is financed, built, and distributed throughout the city, specifically in times of drought. Water use restrictions should be followed at the direction of city leadership.

The city is staffed by a small full-time workforce. As a result, the city relies heavily on volunteers for the Fire Department, sports leagues, Pioneer Days, and assisting with other events, commissions, and committees. It is becoming increasingly challenging to find and retain volunteers.

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. Increased job opportunities are potentially beneficial to the city. However, adding economic opportunities should be carefully considered to maintain the rural atmosphere of Fairview.

Opportunities for economic development 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 considered and planned, to ensure tourists enjoy the area without changing its character.

Lastly, the social and cultural aspects of Fairview need to be honored, 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 a social and cultural feel that honor the history of Fairview but are well adapted to the modern era. This includes future festivals, the North Bend Entertainers, outdoor recreation both motorized and non-motorized, the sports park, the Fairview Natural History Museum, and Pioneer Days. Emphasis should ultimately be placed on those things that best align with the values, goals, and vision outlined in this general plan.



## Characteristics and 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.

Fairview City's highest priority is keeping the city a place where residents love to live. Based on the survey sent to Fairview residents, the citizens would only like to see low to moderate growth but is supportive of businesses moving to the city. Fairview is a place with friendly neighbors who help each other out through the good and bad times. It is essential that the city maintains the rural atmosphere and distinct character of the city. While this is a priority, providing essential services for current and future residents is also of high importance.

### CORE VALUES

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



FAIRVIEW CITY- PHOTO COURTESY OF BROOKLYN BROADHEAD



# Community Future

## Vision Statement

Fairview City strives to preserve and maintain the rural atmosphere of Fairview, while providing opportunities for families to live, work and play.

## Goals

- 1-Preserve the rural atmosphere, values, and lifestyle of Fairview.
- 2-Provide economic opportunities for residents.
- 3-Plan for sustainable growth.

## Action Steps

- 1-Enforce existing nuisance and zoning ordinances to maintain a clean, healthy, and visually pleasing city.
- 2-Create long term plan for facilities and infrastructure.



# 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.

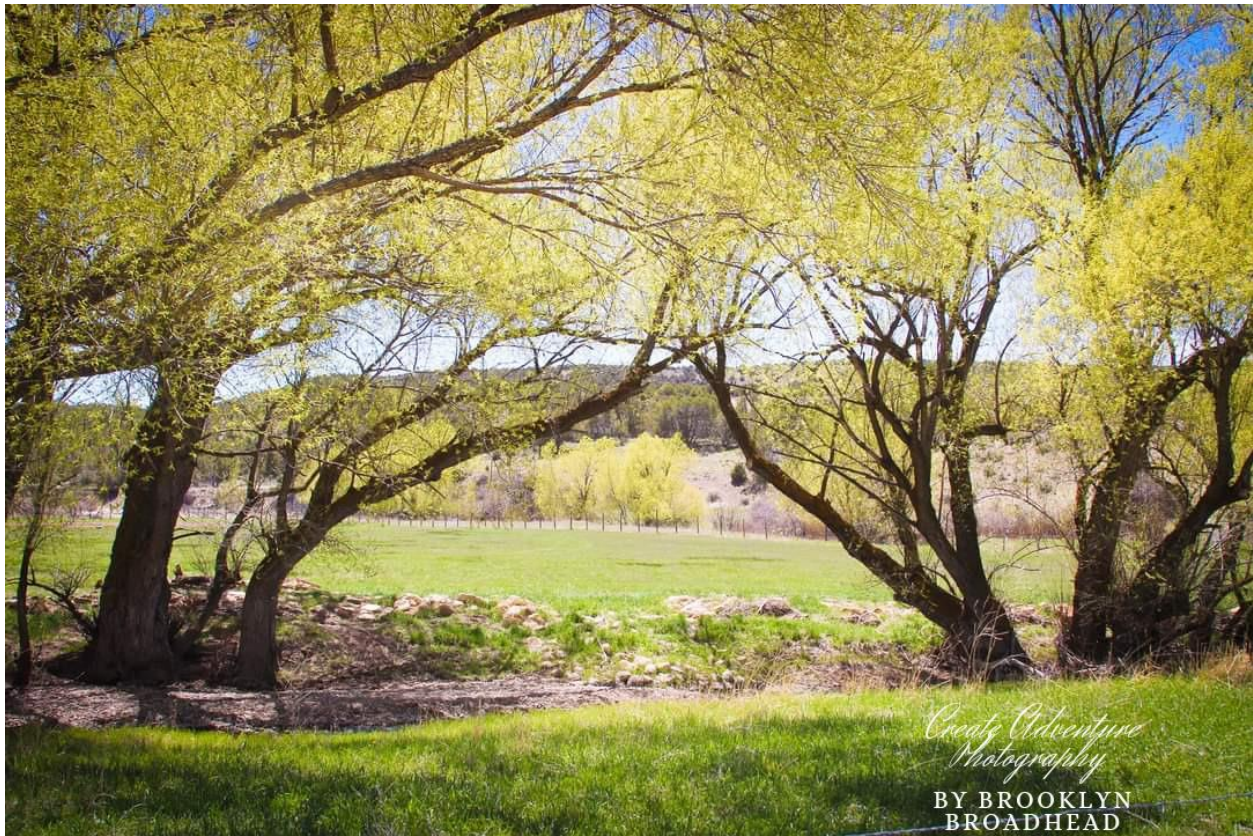
**Public Facilities (PF):** This zone provides recognition of the location and establishment of facilities which are maintained in public and quasi-public ownership, and which may utilize relatively large areas of land. Permitted uses in this zone include churches, public buildings, utility stations, 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 landslide, 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.



**SENSITIVE LANDS LOCATED WEST OF FAIRVIEW.**



## Annexation

Annexation, or the incorporation of additional lands into Fairview, is currently expected soon. If annexation does take place, the boundaries of the city would be expanded primarily to the east toward Fairview Heights, and north of Canyon Road. 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 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 be a high priority. 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 landowner rights, including animal ownership rights, while also making sure to insist on doing what is best for the city. Ultimately, land preservation decisions should consider 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 San Pitch River, located on the west side of the city, is a region that could be unsuitable and unsafe for homes due to the high water-table. 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. Presently, Fairview requires lots sizes be larger than 10,000 sqft. 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 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. Water usage, and the protection of surface and ground water needs to be considered for any future land use.

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

- 1- Provide a stable and attractive environment throughout the city.
- 2- Provide a variety of recreational opportunities.
- 3- Preserve the grid system of streets existing within the city limits.
- 4- Preserve the rural character of Fairview.

## Action Steps

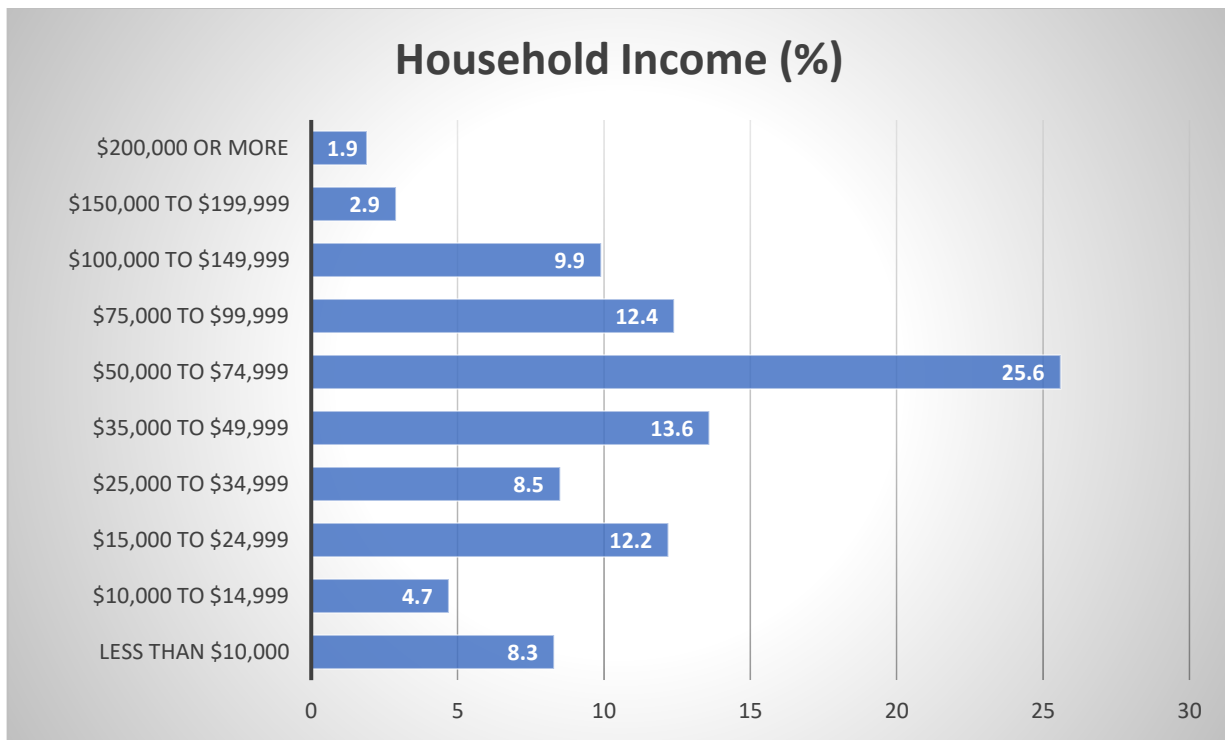
- 1- Identify and create areas for light industrial use.
  - 2- Create and maintain maps utilizing the new GIS system. Maps should, at a minimum, clearly identify zoning types, critical lands, and public facilities.
  - 3- Review the zoning ordinances to ensure all ordinances are consistent with the general plan.
  - 4- Update the city webpage to better serve the city as a reliable source of information as it pertains to zoning and land use.
  - 5- Develop a plan for the expansion of the city sewer collection system to areas not currently being served.
- Incorporate the water master plan into the city's zoning ordinances.



# Housing

Fairview has 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. Additional housing developments should be carefully considered and be consistent with the water resources available.

Home Tenure in the 2019 ACS 5-Year Estimate indicates housing tenure is 88.8% owner occupied, and 11.2% renter-occupied. In 2021 the Fairview area, which includes the buffer zone outside the city boundary experienced significant growth uncommon in Fairview. Home prices are estimated to have gone up 21.5% in Fairview in 2021. Household income in Fairview is modest, as 47% of residents earn less than \$50,000/year (Figure 2). Fairview may experience a housing affordability problem in the future that could threaten its rural character.



**FIGURE 2 HOUSEHOLD INCOME DISTRIBUTION**

The City has numerous homes that are in poor condition or are vacant. These homes contribute to poor aesthetics and in extreme cases, can be a health or safety hazard. These homes will need to be assessed and as needed; nuisance order tickets be given. The city-wide cleanup efforts in the past have been helpful, but more work is needed to help those homeowners that have properties in poor condition.



There has been significant growth within the buffer zone around Fairview, and within the county but near Fairview. These homes while not part of the city, do utilize much of the city offered services. Many of these residents also consider themselves are part of the Fairview community.

## Housing Goals

1- Maintain and protect the current feel of the city, while also ensuring a pleasant aesthetic associated with homes within the city.

## Action Steps

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

Incorporate the water master plan with zoning and housing ordinances if necessary.

2- Review the current city planning and zoning ordinances to ensure that they uphold the goals of preserving the character of the city.



# Transportation

Utah State Road 89 and Utah State Road 31 run through Fairview and are 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, few roads in the city of Fairview have a sidewalk and gutter. Traffic through should be directed to Utah State Road 89 and Utah State Road 31 if possible. Aesthetic improvements of Utah State Roads 89 and 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. Future planning for maintenance and the traffic flow of Utah State Road 31 may be needed it continues to see increases in traffic.

As the sports park/Keller Arena is developed, additional roads accessing that area may be necessary to help with the flow of traffic to and from events.

Utah State Road 31 from Fairview has been nicknamed “The Gateway to Skyline Drive”, and during 2020, saw a record number of trips per day according to UDOT (Figure 3). State Road 31 has been identified as a commercially zoned area, and will need a long term plan to ensure it is developed in a manner consistent with the General Plan.

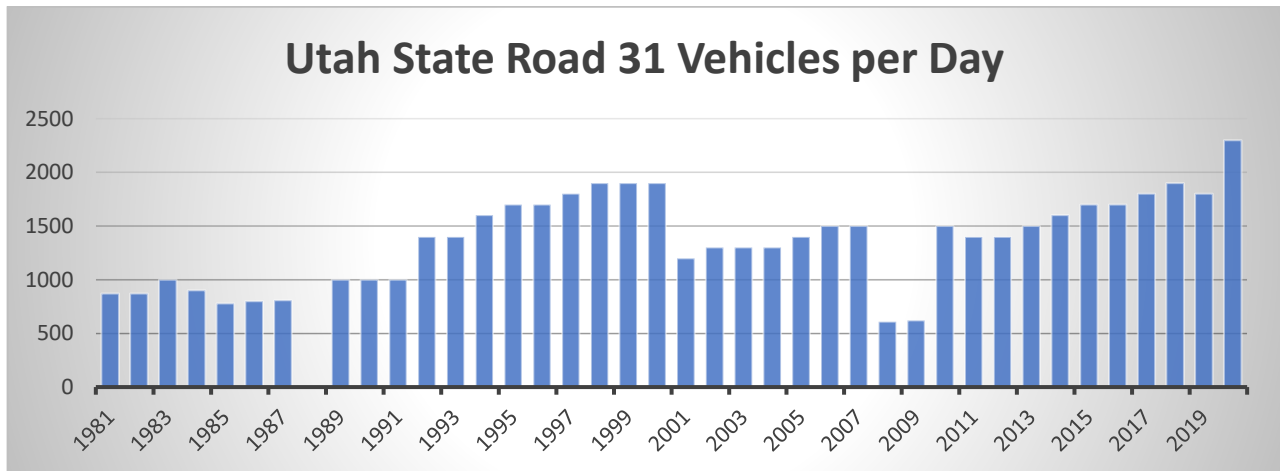


FIGURE 3-FAIRVIEW CANYON ROAD VEHICLE TRAFFIC (SOURCE: UDOT)

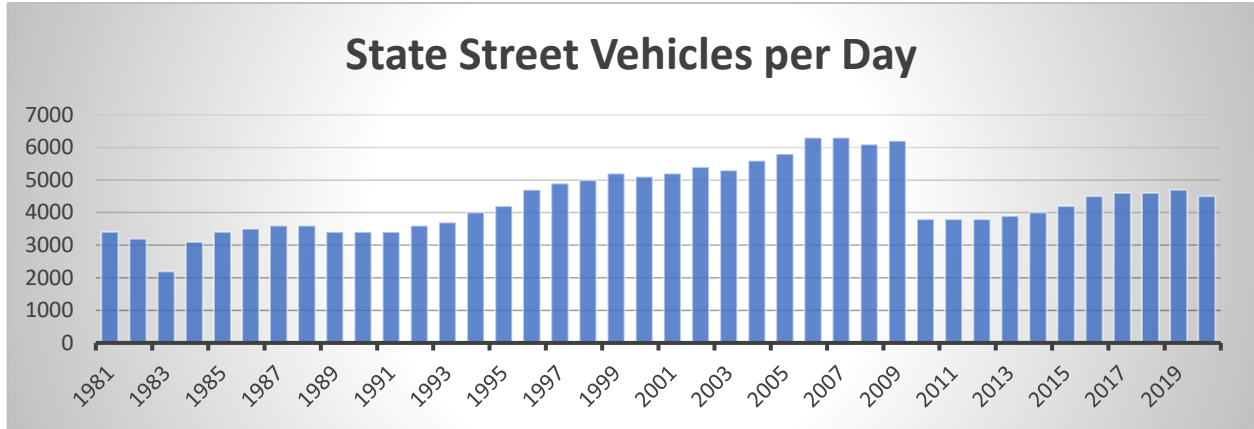


FIGURE 4-MAIN STREET VEHICLE TRAFFIC PER DAY (SOURCE UDOT).

The city council commissioned a traffic study of the city's roads and traffic signs. The map below shows the recommended signs. Once all signs are in place, an additional 21 intersections will be uncontrolled.

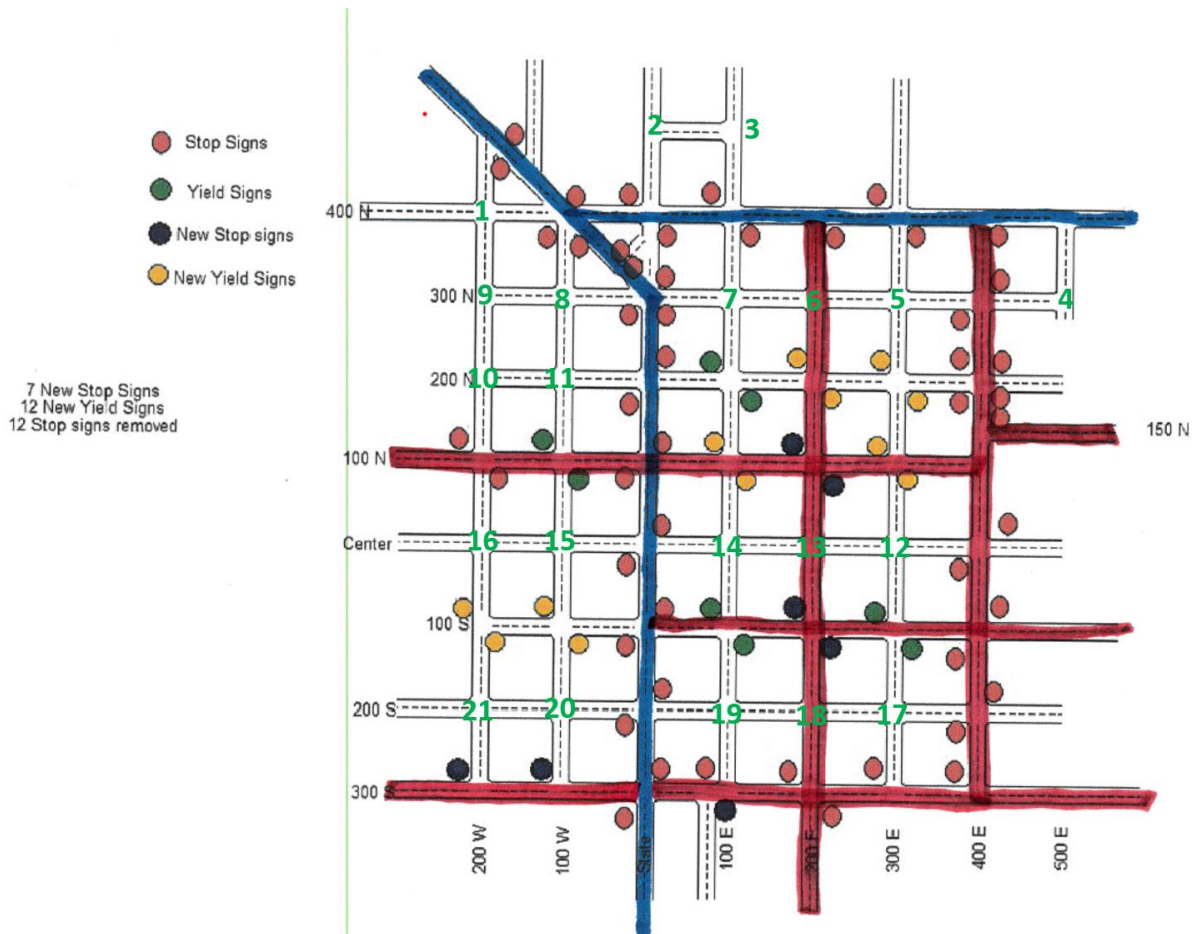


FIGURE 5 TRAFFIC SIGN LOCATIONS AND RECOMMENDED ADDITIONAL SIGNS



## Transportation Goals

- 1- Develop and enforce a traffic flow system that is safe and compatible with rural residential community, agricultural practices, and an orderly and efficient traffic flow.
- 2- Develop plans for roads on the existing easements to continue the block system throughout the city.
- 3- Gather easements for future roads if an annexation is completed.

## Action Steps

- 1- Evaluate the conditions of the city's roads and develop a plan for maintenance.
- 2- Develop a plan for economic development along State Road 31, and work with UDOT to implement the vision.
- 3- Review locations of accidents for recommendations for uncontrolled intersections, and implementation of other traffic signs.
- 4- Develop a plan for State Street and State Road 31 beautification, and traffic control.



# Public Safety

## Police

Presently Fairview City has a single police officer that serves as Police Chief. Part of the Police Chief's duties includes, but isn't limited to standard police protection, animal control and serving nuisance orders. The breadth of responsibilities is extensive. Part of the character of Fairview is its relative safety. To maintain or improve the level of safety as it pertains to traffic and crime is the responsibility of the police department. The City Manager, Mayor, and City Council needs to ensure the department is adequately funded, staffed, trained, and equipped to provide the best service possible to Fairview. Due to its northern proximity within Sanpete County, the Fairview Police are often called to assist the Sheriff's department with calls in the northern portion of the County, and will in case of emergency, provide backup to other officers in other cities. This puts additional strain on the department. The Police Department has an excellent working relationship with other law enforcement agencies in Sanpete County which is crucial to providing safety to the community.

## Fire

The Fire Department in Fairview City consists of trained volunteers. Recruiting and retention has always been a struggle for the community given its size, and it's becoming increasingly difficult. The Fire Department is facing financial challenges to keep its volunteers adequately equipped, both in the forms of fire-fighting equipment such as trucks, and personal protective equipment.

Wildfire threats will continue to grow as water resources are strained, and as homes are built closer to the mountains. Fairview has been evacuated in the past due to fires located near the city, and as a result will continue to need a robust evacuation plan.



## Public Safety Goals

- 1- Ensure Fairview is a safe place to live as it pertains to crime, and natural disasters.
- 2- Have an adequately staffed police and fire departments.
- 3- Educate citizens about evacuation locations and procedures.

## Action Steps

- 1- Identify and apply for consistent funding sources for public safety department equipment.
- 2- Retain current volunteer firefighters and attract additional volunteers to the Fire Department.
- 3- Create city evacuation plans and distribute to the community.



# Public Services

Public services are a key element to support the physical operations of the city and are the backbone of the city infrastructure. Public services in Fairview include culinary water, sewer, power, and road maintenance. The water, sewer and power are operated as Enterprise Funds, whereas the roads are managed through the general fund of the city, and funded primarily through tax revenues, grants, and other funding sources. Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises. Each Enterprise Fund has a capital improvement fund associated with it. The City may use the transfer from an enterprise fund to the General Fund as a dividend to the taxpayers of Fairview for their initial investment in establishing these enterprise funds.

## Water

The Fairview City water infrastructure consists of several components- Source, transmission, storage, and distribution. Fairview's culinary water system consists of springs near Cottonwood Creek, 2 wells and 3 tanks providing 1,200,000 gallons of storage. The main water lines in use from the springs were installed in the 1930's. The lower storage tank was installed in the 1950's. The city will need a plan to finance the replacement of these system components. Options may include grants, and/or using revenues generated by the Water Enterprise Fund. For more detail on the Fairview water system, please refer to the Water Master Plan. The Water Master plan identifies several items requiring action over the course of the next few decades. See the appendix a map of the current service area.

## Sewer

Fairview operates a Membrane Bio-Reactor (MBR) sewer treatment system. This system was one of the first 2 of its kind installed in Utah. This critical piece of infrastructure has the potential to help with water conservation. Presently a sewer water re-use project is being designed to help meet increasingly stringent water quality regulations, and to help improve the grounds at the cemetery. Other options may exist to help reduce operating costs, such as alternate sludge disposal. Sewer Rates are periodically adjusted to keep the city compliant with Bond Covenants related to the sewer plant financing. See the appendix a map of the current service area.

## Power

Fairview City is a member of the Utah Associated Municipal Power Systems (UAMPS). The power department buys electricity wholesale and sells it at retail. It is responsible for maintaining the local power grid. The



system, much like the water and sewer systems serves an area beyond the city limits. The Power Enterprise Fund has in the past, generated revenue to supplement the General Fund. It is important that this fund operate as a profitable business which includes plans for necessary reinvestment of revenues. The power system like all infrastructure requires capital for expansion, upgrades, or component replacement.

## Roads

Roads are part of the infrastructure that moves people and products to, from and within Fairview. Maintaining roads is important for safety, efficiency, and aesthetics. In 2023, the city will no longer have any long-term debt obligations associated with its roads. Properly managed and budgeted, the city should have sufficient funds for road maintenance. As described in previous sections, the two most critical roads in Fairview are State Street (State Road 89), and Fairview Canyon Road (State Road 31). The roads will need particular attention to make the city appealing to live in and be a part of a broader economic development plan.

## Public Service Goals

- 1- Provide a reliable source of water that is resilient during droughts.
- 2- Reduce the sewer treatment plant operating costs.
- 3- Enterprise Funds generate cash for reinvestment and provide a dividend.
- 4-Maintain quality roads that facilitate economic development, and city beautification.

## Action Steps

- 1- Gather or generate the necessary funding to replace aging infrastructure.
- 2- Integrate the Water Master Plan into zoning ordinances to aid water conservation.
- 3- Create a long-term plan for infrastructure expansion and gather necessary right-of-way easements.



# Culture and Recreation

Fairview City is home to two significant cultural buildings, the Fairview Museum of History and Art, and the Petersen Dance Hall. The Fairview Museum houses a significant collection of art and history artifacts, along with an excellent collection of natural history specimens.



**THE FAIRVIEW MUSEUM- HERITAGE BUILDING (LEFT) AND THE HORIZON BUILDING (RIGHT)**

The Peterson Dance Hall is utilized by the North Bend Performers, the Miss Fairview Pageant, music and dance recitals, birthdays, and various parties. Additional uses for the Peterson Dance Hall should be explored.



**INTERIOR OF THE PETERSON DANCE HALL**



Outdoor recreation and sports are highly valued by the city’s residents. Currently the most significant parks and recreational facilities include the Keller Arena, the Sports Park, the ballfields, and the Iven R Cox Park. The Keller Arena hosts the largest event that occurs in Fairview- Pioneer Days. Pioneer Days consists of the Demolition Derby and the Rodeo as the headlining events. These events are managed primarily by volunteers. Additions to the Keller Arena could include a plaza for people to congregate with music and food.



#### PIONEER DAYS RODEO AT THE KELLER ARENA

The Sports Park has facilities for several sports including, but not limited to, basketball, tennis, volleyball, pickleball, and horseshoes. During Pioneer Days various tournaments are hosted as part of the event. Long term plans for the Sports Park include moving the ballfields to the Sports Park, building a walking path and a skate park. Expanding the Sports Park will require significant investments in time and money. The plan must be carefully considered so that it operates smoothly with the nearby Keller Arena. It must also be built to be financially sustainable by the city.

Power Sports are a part of the rural atmosphere in Fairview. Excellent riding options exist in the Manti-La Sal National Forest, but presently Fairview lacks direct OHV access to the mountains that other cities in Sanpete County have. Local riding opportunities should be explored, which may include in-town riding.



## Culture and Recreation Goals

- 1- Provide a variety of cultural and recreational opportunities for residents and visitors.
- 2- Maintain existing facilities.
- 3- Expand parks and recreational facilities as resources allow.

## Action Steps

- 1- Create committees for culture and recreation.
- 2- Develop a master plan for facilities. Plan should include considerations for funding and maintenance.
- 3- Explore additional festivals and events to utilize cultural and recreational facilities.
- 4- Collaborate with Sanpete County and UDOT for OHV access to the mountains.



# Economic Development

This section of the general plan is critical as it is intended to help nearly all other aspects of the community. There are a number of opportunities that exist that require a range of investment, or plans to help foster a healthy local economy. As discussed in the transportation section State Roads 89 and 31 are vital economically. A top priority of citizens is to maintain the rural atmosphere. Economic development can compliment or detract from the current rural atmosphere. The city and its leadership will need to evaluate how to balance economic development and its rural atmosphere. The city can likely have significant growth before the rural charm is threatened.

Currently Fairview has a very small tax base to support the operations of the city. The General Fund is largely funded through taxes sales tax and was responsible for 67% of total taxes in 2021 (Figure 6). All taxes make up 62% of total revenues (Figure 7).

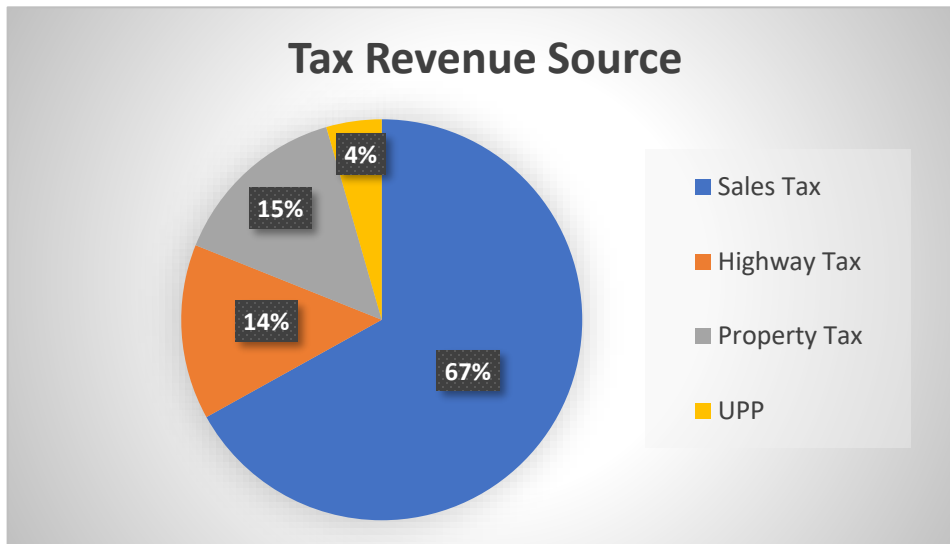


FIGURE 6- GENERAL FUND TAX REVENUE SOURCE

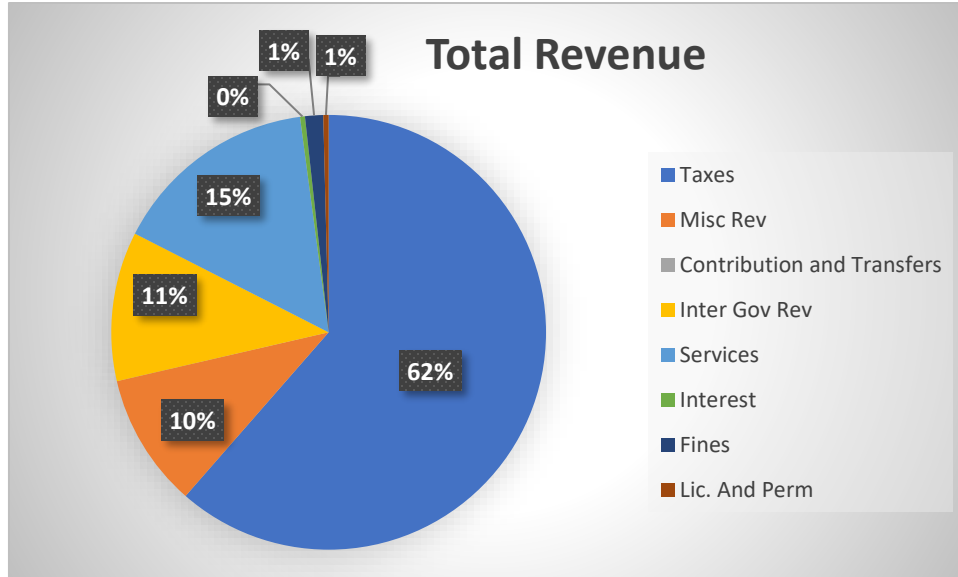


FIGURE 7- TOTAL REVENUE SOURCE CONTRIBUTION

The Enterprise Funds of the city are contributing less and less to the General Fund, and in 2021 no money was transferred from the city’s Enterprise Funds to the General Fund (Figure 8). Tax revenue will need to make up the shortfall if this continues, and maintenance on existing facilities will be difficult to finance, or new facilities erected. Sales Tax is a combination of three different sales tax types; General Sales and Use Tax, the Local Option Sales Tax, and RAP Tax. The second largest source of revenue is property tax. The following sections will discuss economic development opportunities the city can consider.

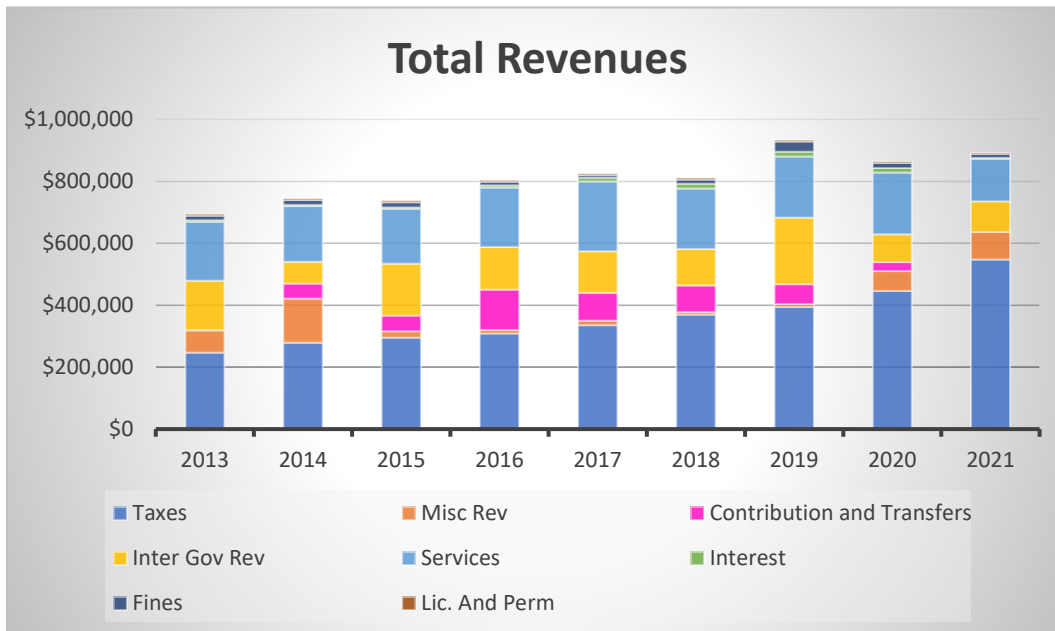


FIGURE 8-TOTAL GENERAL FUND REVENUES



Fairview City residents are employed in a variety of sectors. The top 5 industries according to the US Census are retail, education services, healthcare and social assistance, manufacturing, agriculture/mining, and information (Figure 9).

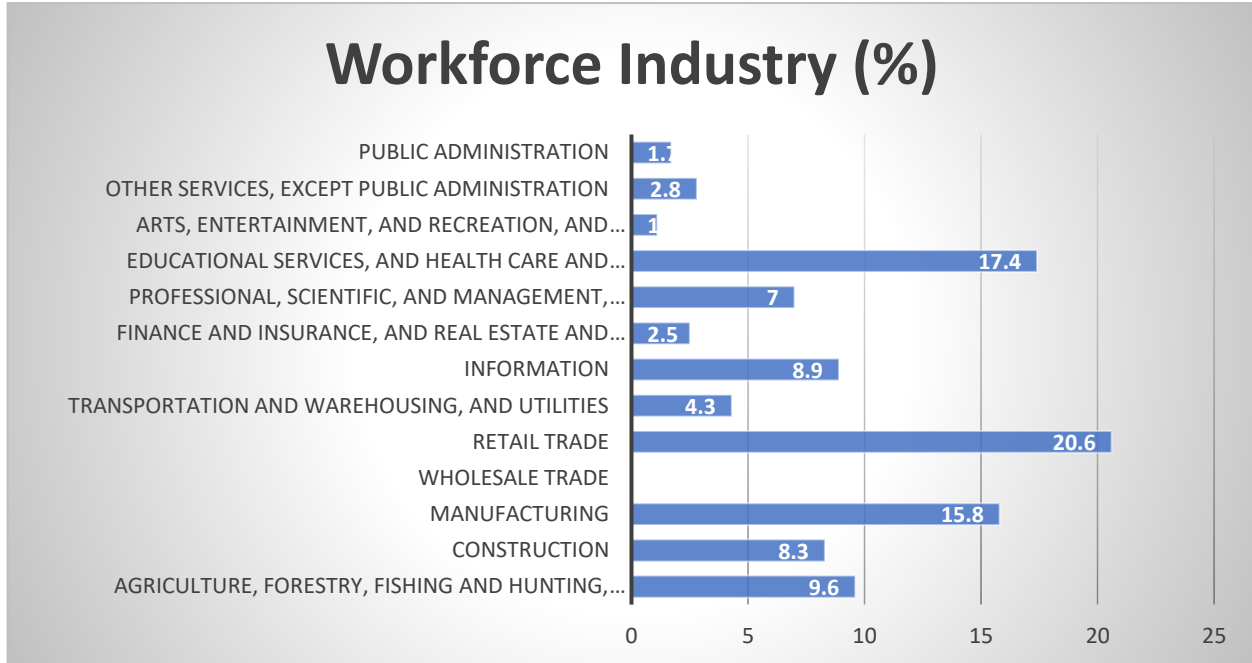


FIGURE 9-FAIRVIEW WORKFORCE BY INDUSTRY

The City has many opportunities that it can develop if it so chooses. The 2019 census indicated the average worker in Fairview has a commute of 32.0 minutes, while 6% of workers indicated they work from home (Figure 7). An average 32 minute commute would indicate most people are leaving Fairview during working hours. These numbers may have changed significantly in 2020 and 2021 during the COVID 19 pandemic.

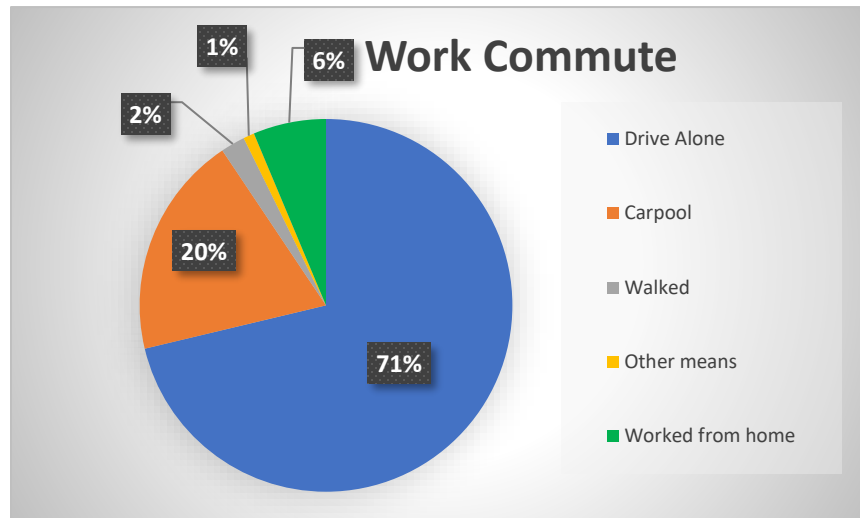


FIGURE 10- FAIRVIEW COMMUTE TYPE



## Tourism

The survey conducted by the city indicates that Fairview residents are moderately supportive of tourism (see appendix). To preserve the quiet rural atmosphere the city values, the pros and cons of tourism should be carefully considered. The City should explore more ways to benefit from the current group of tourists.

Tourism, if managed properly, can be a benefit to the city by bringing in money from outside the community that can help the city pay for infrastructure and other facilities. It can also have detrimental effects in the form of traffic, noise, and cause damage to the local environment that the citizens enjoy.

Fairview is the Gateway to Skyline Drive. People have been coming through Fairview to explore the mountains for decades. As mentioned previously, State Road 31 saw record amounts of traffic in 2020 (Figure 3). Many of these visitors could be seen towing trailers with OHV of all kinds including UTV's, ATV's, dirt bikes, and snowmobiles. Adventure Motorcycle riders can be seen at gas stations and local restaurants as they take a break from their ride. The Sanpete County Office of Economic Development has offered to help market Skyline's OHV trails. There are currently 3 business in or near Fairview that are oriented toward power sports that would benefit significantly from this effort along with the other retail businesses in the city.

Skyline offers many opportunities for non-motorized activities such as skiing, hunting, fishing, hiking, mountain biking and horseback riding. The addition of more non-motorized activities could be a benefit to tourists and citizens alike.

The Pioneer Days Celebration is a well-established event held at the Keller Arena each July that attracts thousands of visitors to Fairview. The city should consider as part of a broader tourism strategy adding events to attract a more diverse set of visitors to Fairview. The Keller Arena may have potential to be used for additional events such as concerts etc.

Fairview has in the past hosted other festivals such as the Chocolate Festival. The city is home to many talented artists and craftsman that could benefit from the city hosting festivals or events that can showcase their works. These artists and craftsman should be identified and engaged to help the city organize such an event. The city could also consider allowing roadside stands along State Road 31 during the summer weekends as an open-air market as an additional opportunity to sell a variety of locally produced products.



## Light Industrial

The residents in the area have diverse skill sets and could attract businesses in the form of a Fairview Light Industrial Park (FLIP). This park could help contribute local jobs and help bolster sales taxes. It can also help citizens not just live in Fairview but work here as well. Fairview should put great effort into a light industrial park that could allow workers that are commuting to do the same work in Fairview. Efforts may include forming public-private joint ventures, or acquiring land and zoning it appropriately to make it as “shovel ready” as possible. A light industrial park could be started with 10-15 acres of land. Sanpete County has offered additional resources to help the city attract business, or current business could be contacted to move to the FLIP. Having more workers remain in Fairview can benefit local retail, and allow residents to spend more time in the community.

## Retail

According to the census and shown in Figure 9, retail employs 20% of Fairview’s citizens. Beautification of Fairview’s main street and creating more space for retail could give more businesses the opportunity to have a physical and visible presence to those in the city, along with tourists. More retail will also provide the city more revenue in the form of sales tax, which is a very significant revenue source (Figure 6).

The survey indicated that a grocery store in Fairview would be supported. A grocery store, if properly located, could also benefit from not just the small local population, but by tourists as well. The city should explore the viability of a grocery store, and what, if any incentives the city might need to implement to attract such a business.

Fairview has 2 powersports dealerships which generate several jobs for residents, and sales tax revenue for the city. This retail sector also works in conjunction with local recreation and tourism.



## Economic Development Goals

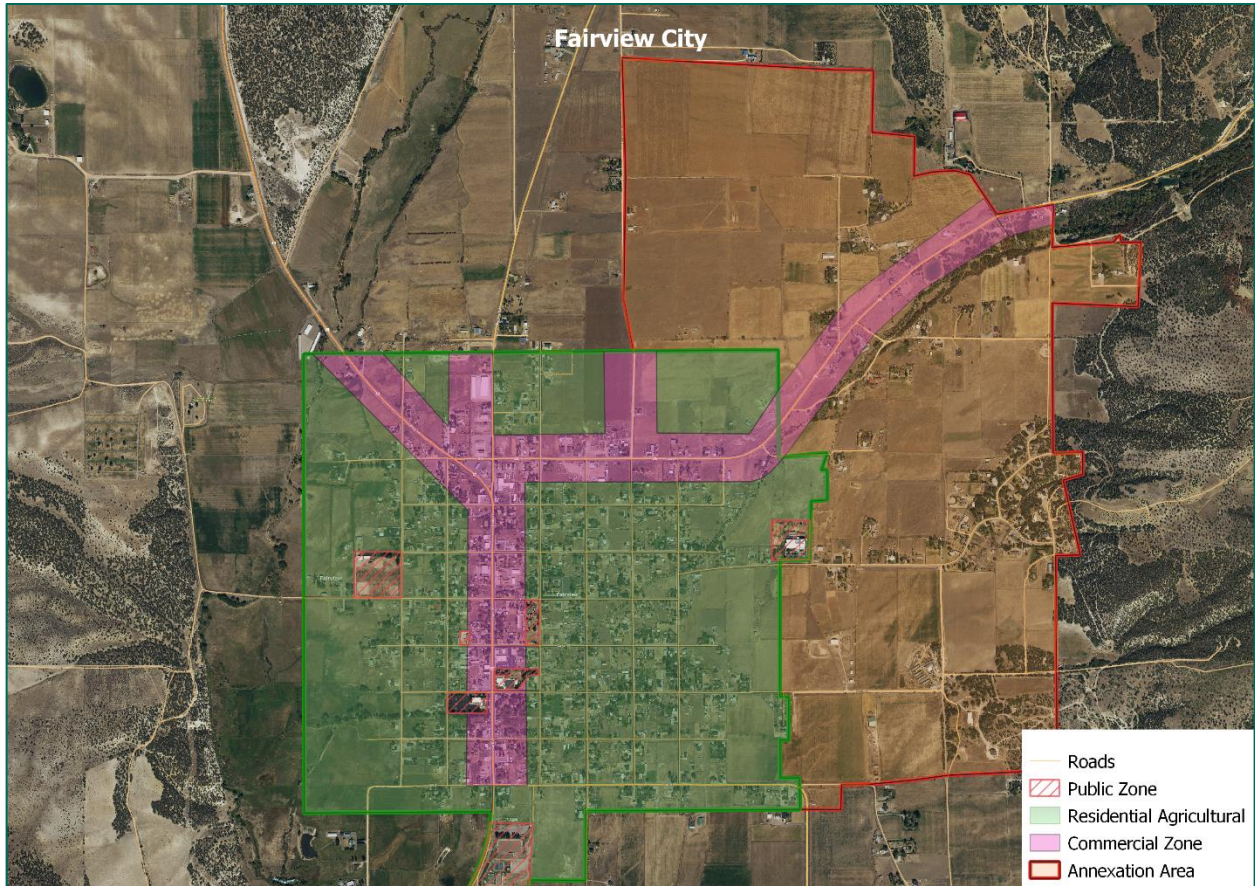
- 1- Add revenue from existing tourism base.
- 2- Create the Fairview Light Industrial Park (FLIP).
- 3- Provide opportunities for additional retail.

## Action Steps

- 1- Study the impacts of tourism, and how to mitigate against negative aspects of tourism.
- 2- Explore additional uses for the Keller Arena
- 3- Locate land for a potential light industrial park, and potential funding sources for land acquisition.
- 4- Identify potential for an open-air market on canyon road. Local businesses and artisans should be contacted along with identifying a potential location. Contact UDOT for street requirements if any.
- 5- Beautify main street to make it an appealing setting for retail.
- 6- Study the feasibility of incentivizing a grocery store.



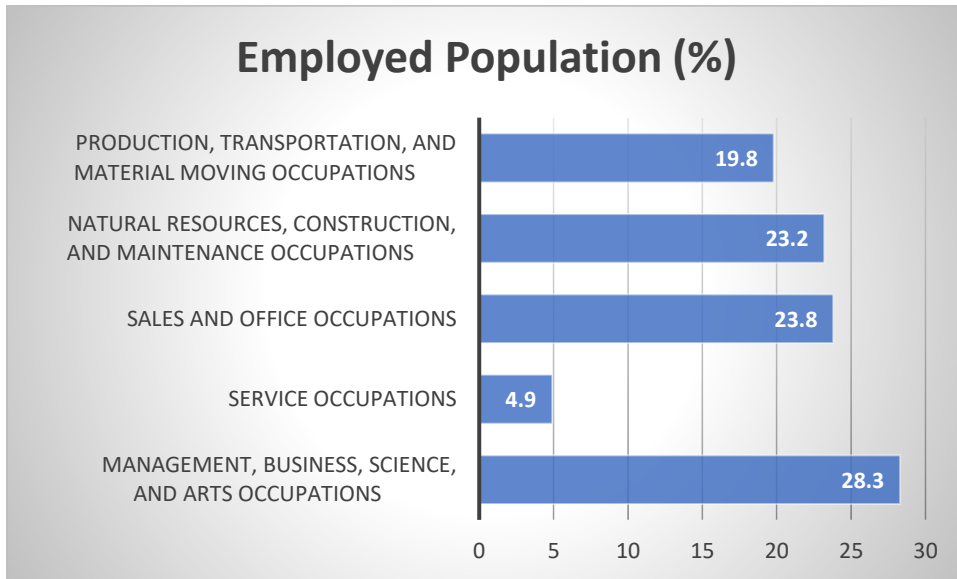
# Appendix



**FAIRVIEW ZONING MAP. GREEN OUTLINE REPRESENTS CURRENT CITY LIMIT. RED OUTLINE INDICATES AREA IN PROPOSED ANNEXATION.**



## Economic Data





## Survey Questions and Results

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?

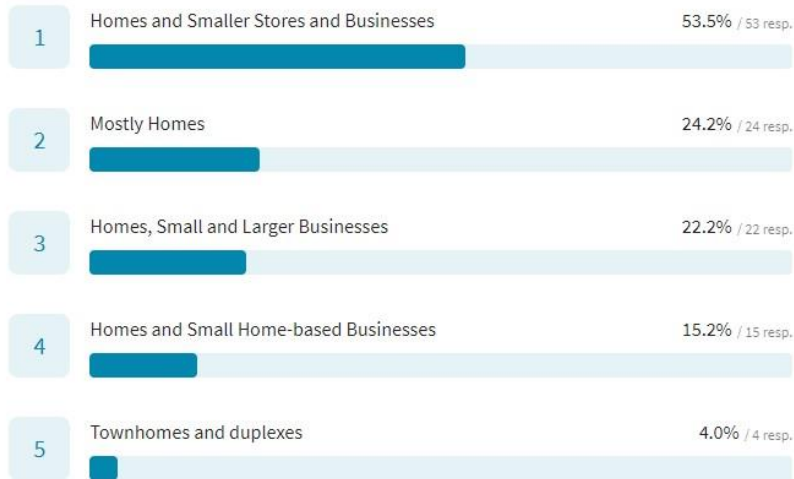
\_\_\_\_\_

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.



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

99 out of 101 answered



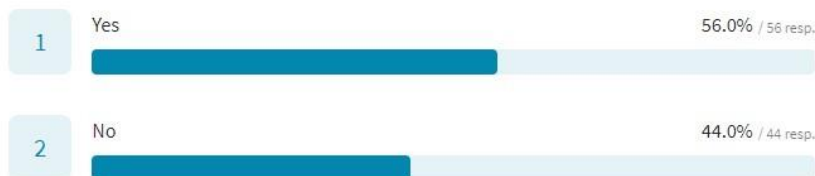
### Would you be supportive of smaller lot sizes to accommodate growth?

101 out of 101 answered



### Would you be supportive of population growth in Fairview?

100 out of 101 answered

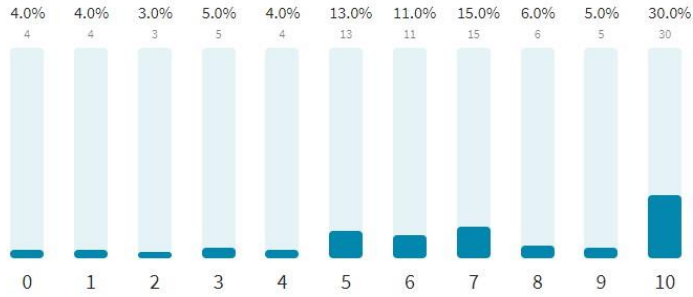




### Would you be supportive of businesses moving to Fairview?

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

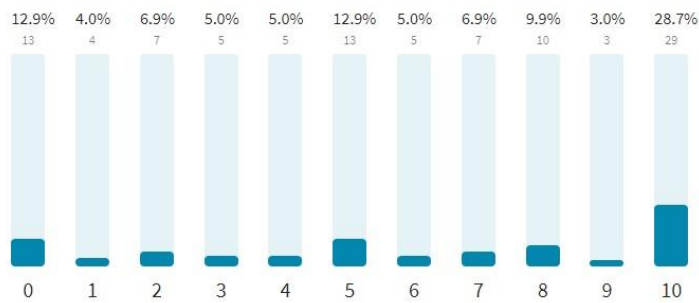
7.7 Average rating



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

101 out of 101 answered

5.9 Average rating





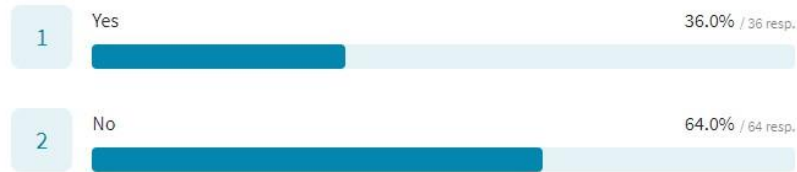
### Agriculture

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

