

MILLVILLE PLANNING COMMISSION MEETING
City Hall - 510 East 300 South - Millville, Utah
March 6, 2025

PRESENT: Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Matt Anderson, Darcy Ripplinger, Kara Everton, Pam June, Chad Kendrick, Megan Dyer, Carson Anderson, Mayor David Hair, Gavin Hall,

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for March 6, 2025, at 8:00 pm. Commissioners Garrett Greenhalgh Lynette Dickey, Bonnie Farmer, Matt Anderson and Darcy Ripplinger were present. Commissioner Larry Lewis was excused. Development Coordinator Kara Everton was present and took the minutes.

Opening Remarks/Pledge of Allegiance

Commissioner Greenhalgh led all present in the Pledge of Allegiance.

Approval of Agenda

The agenda for the Planning Commission Meeting for March 6, 2025, was reviewed. **Commissioner Anderson moved to approve the agenda for March 6, 2025.** Commissioner Farmer seconded. Commissioners Garrett Greenhalgh Lynette Dickey, Bonnie Farmer, Matt Anderson and Darcy Ripplinger voted in favor. Commissioner Larry Lewis was excused.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the minutes for the Planning Commission Meeting for January 16, 2025. **Commissioner Dickey moved to approve the minutes for the meeting on January 16, 2025.** Commissioner Farmer seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Matt Anderson and Darcy Ripplinger voted in favor. Commissioner Larry Lewis was excused.

5.A. Zoning Clearance- Addition- Gavin Hall- 155 North 250 East

Commission reviewed setbacks and clearances. No concerns were made.

Commissioner Dickey moved to approve the zoning clearance for an addition for Gavin Hall located at 155 North 250 East. Commissioner Anderson seconded. Commissioners Garrett Greenhalgh Lynette Dickey, Bonnie Farmer, Matt Anderson and Darcy Ripplinger voted in favor. Commissioner Larry Lewis was excused.

5.B. Zoning Clearance- New Residence- Carson Anderson- 70 West 200 South

Setbacks are right on the limit for side yard; owner will have the lot surveyed before building to maintain setbacks. No plans for an apartment or ADU right now. Sidewalks are not required along the road.

Commissioner Anderson moved to approve the zoning clearance for a Single-Family

Home for Carson Anderson located at 70 West 200 South. Commissioner Ripplinger seconded. Commissioners Garrett Greenhalgh Lynette Dickey, Bonnie Farmer, Matt Anderson and Darcy Ripplinger voted in favor. Commissioner Larry Lewis was excused.

5C. Review & Discussion of Proposed Escape Subdivision- Millville Escape

This is the first look and review for the proposed subdivision. Some discussion points are as follows:

1. How to address setbacks on a pie-shaped lot. The commission determined that from the rear point where the two lot lines connect, 30' would be measured along the lot lines, and a "line" would connect the two points to determine the rear setback line.
2. Corner lots are only defined by two intersecting streets, not where the frontage is along a curve in the road.
3. Discussed the slope classes and how they effect the shape/size of the lots. Some lots are oddly shaped (long pie shaped) because they needed more SF to adhere to the slope class requirements.
4. Without exact measurements, some of these lots may not be able to have an adequate building envelope with required setbacks. This would make the lots unbuildable.
5. Our engineer found the rock fall study/geotechnical report concerning with the alluvial fans present. He recommended additional studies to update all maps according to FEMA standards.
6. Slope classifications were further discussed, identifying the process when infrastructure is installed. Cuts vs Fills. During the installation of infrastructure, the contractor cannot put any of the dirt from where they are cutting into the hillside to grade for roads, onto another property, that would change that slope class. This was a big issue with the Copperleaf Subdivision.
7. There are no areas designated for open space on the plat
8. Road connections to the west of this subdivision. The grade would be steep. Standard grade for roads is typically 8-10%. Parts of this subdivision could be higher if the roads connected to the west subdivision.
9. Discussed subdivisions containing more than ten (10) lots need to have two street connections with existing public streets.
10. Discussed the future water tank.
11. Discussed the traffic study that was done by Avenue Consultants. Concerns regarding the dates that the study was completed and the affect the sewer detours have on the study.
12. Many lots are shown below the power lines. An easement is shown on the plat of 40' from centerline. On the neighboring plats the area of the power line setbacks is designated as open space. Will contact RMP to find out more information.
13. Discussed fault line setback on east side of subdivision.

5.D Other

- Commissioner Dickey asked who she can contact regarding updating an entrance to the Millville-Nibley Cemetery.

6. City Council Review- from January 9, 2025 and February 13, 2025

7. Agenda Items/Notes for Next Meeting

8. Calendaring of future Planning Commission Meeting – April 3, 2025, at 8:00 pm

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at approximately 9:19 p.m.

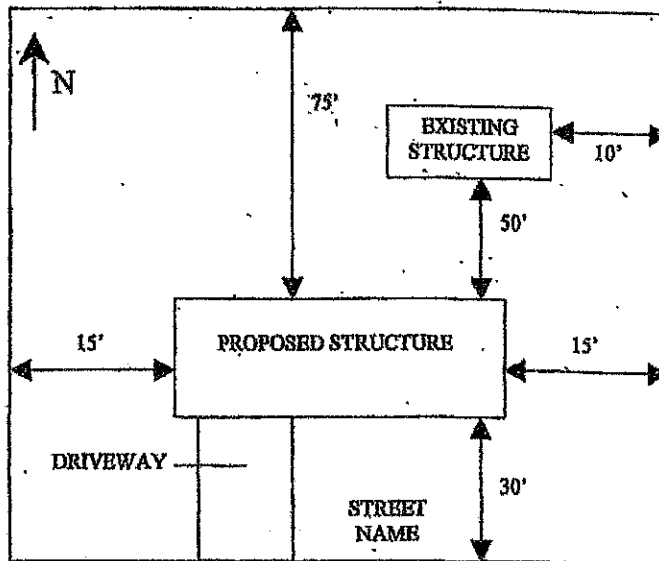


MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

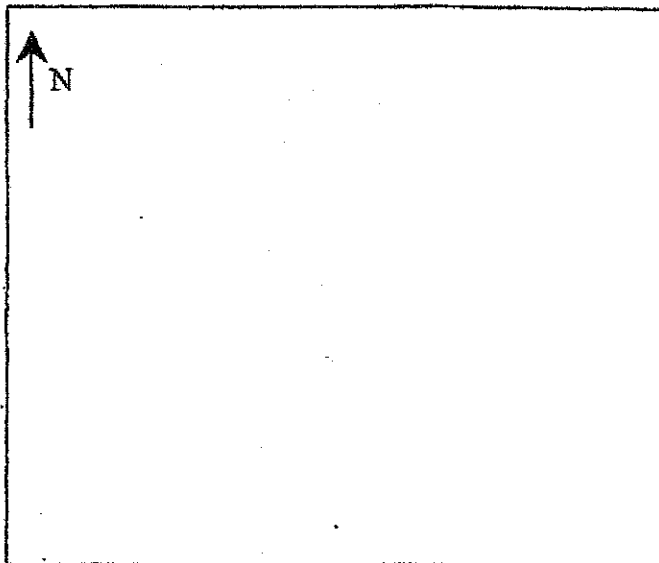
APPLICATION INFORMATION

1. Carson Anderson
APPLICANT'S NAME
2. 1235 E 1700 N
MAILING ADDRESS
- North Logan Utah 84341
CITY STATE ZIP CODE
3. 435 754 5230 4. 435 754 5230
HOME TELEPHONE BUSINESS TELEPHONE
5. Carson Anderson
OWNER'S NAME (if different from applicant)
6. Residential house
TYPE OF STRUCTURE
7. 4,660 8. N/A
SQUARE FOOTAGE ZONE
9. Alla E Jessop Small Subdivision, Lot #1
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 032 - 0037
TAX IDENTIFICATION NUMBER
11. 70 West 200 South Street
ADDRESS OF CONSTRUCTION
12. 0.32 13. 22 ft 7/16"
LOT SIZE Bldg Height
14. SEWER ☒ SEPTIC TANK ☐ N/A ☐
(choose one)
15. CITY WATER ☒ PRIVATE WELL ☐ N/A ☐
(choose one)
16. ELECTRICITY ☒ GAS ☒ OTHER UTILITY ☐
(specify in remarks)
17. _____
REMARKS

£ SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



PLOT PLAN



APPROVED - PLANNING AND ZONING

DATE

FEE\$ PAID - TREASURER

DATE

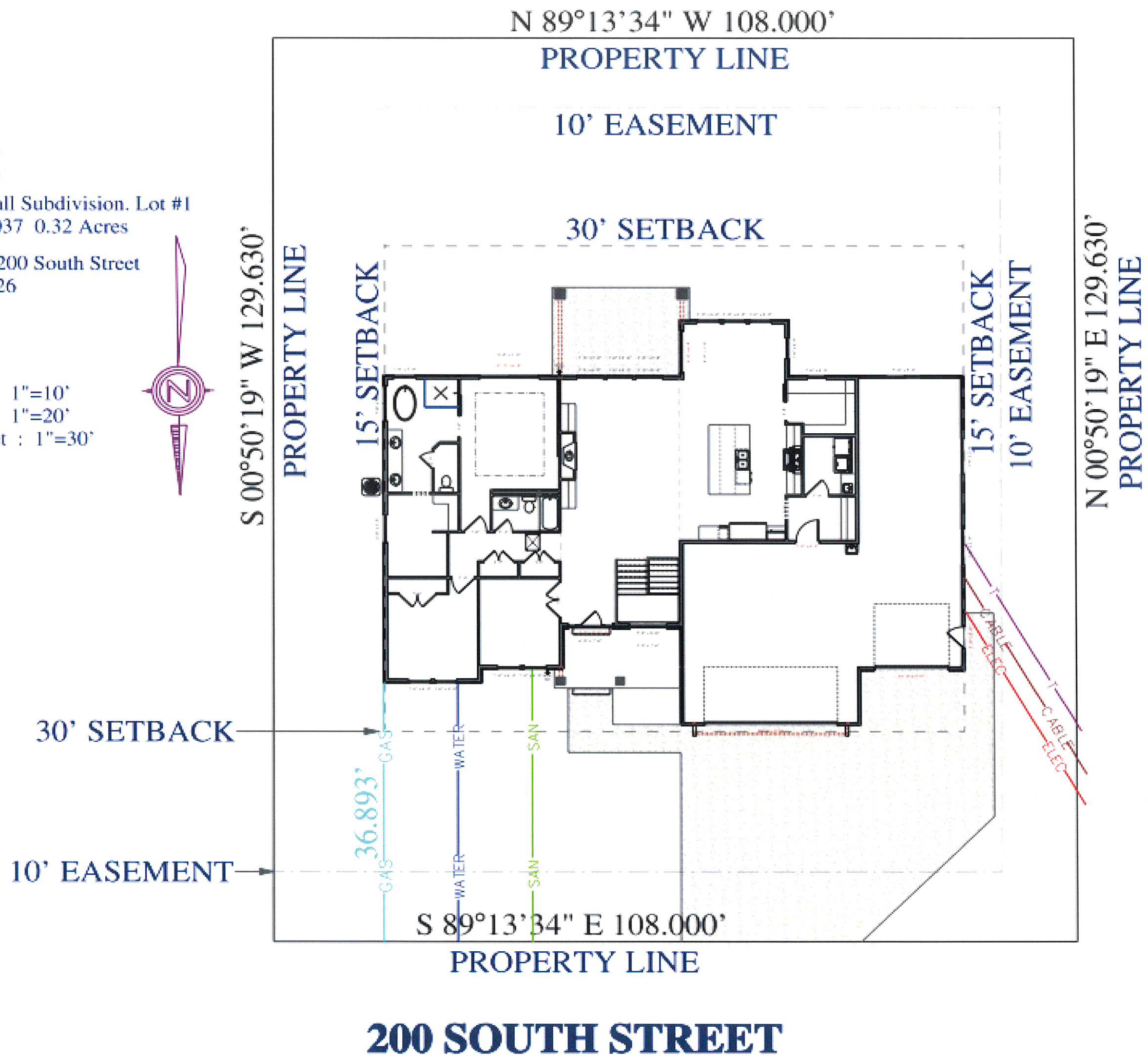
SITE PLAN

Alta E Jessop Small Subdivision, Lot #1
Parcel #03-032-0037 0.32 Acres

Approx. 70 West 200 South Street
Millville, UT 84326

SCALE

36" X 24" Sheet : 1"=10'
17" X 11" Sheet : 1"=20'
11" X 8-1/2" Sheet : 1"=30'



W 200 S

400 E

S 100 W

03-032-0005
REUNELL J BANK
HEAD TRUST

03-032-0037
CARSON ALLEN
ANDERSON

03-032-0038
LYNDIE PARKER



MILLVILLE CITY

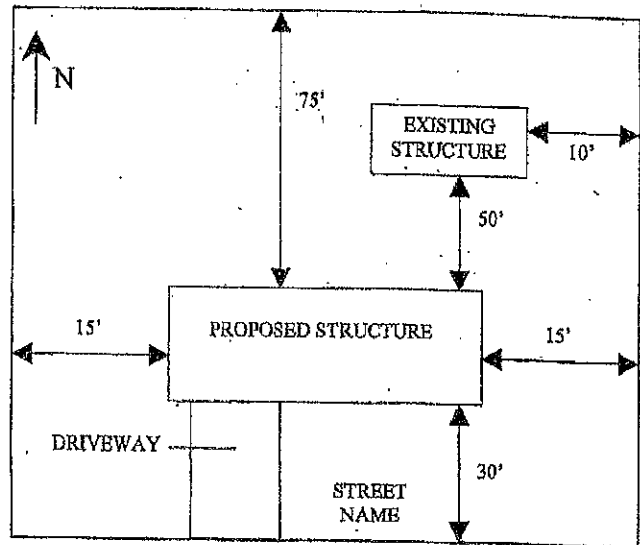
ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

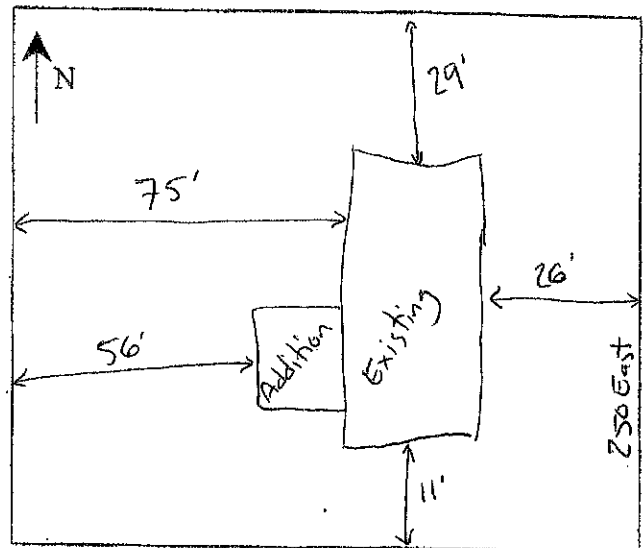
APPLICATION INFORMATION

1. Gavin Hall
APPLICANT'S NAME
2. Po Box 718
MAILING ADDRESS
- Millville UT 84326
CITY STATE ZIP CODE
3. (435) 230-3349 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Home Addition
TYPE OF STRUCTURE
7. 439 sq. ft. 8. _____
SQUARE FOOTAGE ZONE
9. Millville Hill Subdivision Lot #3
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. _____
TAX IDENTIFICATION NUMBER
11. 155 N. 250 E.
ADDRESS OF CONSTRUCTION
12. 14,541 sq. ft. 13. 15'
LOT SIZE Bldg Height
14. SEWER ☐ SEPTIC TANK ☐ N/A ☐
(choose one)
15. CITY WATER ☐ PRIVATE WELL ☐ N/A ☐
(choose one)
16. ELECTRICITY ☒ GAS ☐ OTHER UTILITY ☐
(specify in remarks)
17. living room and closet addition
REMARKS
- to back of existing home.

SAMPLE PLOT PLAN (numbers do not represent required setbacks)



PLOT PLAN



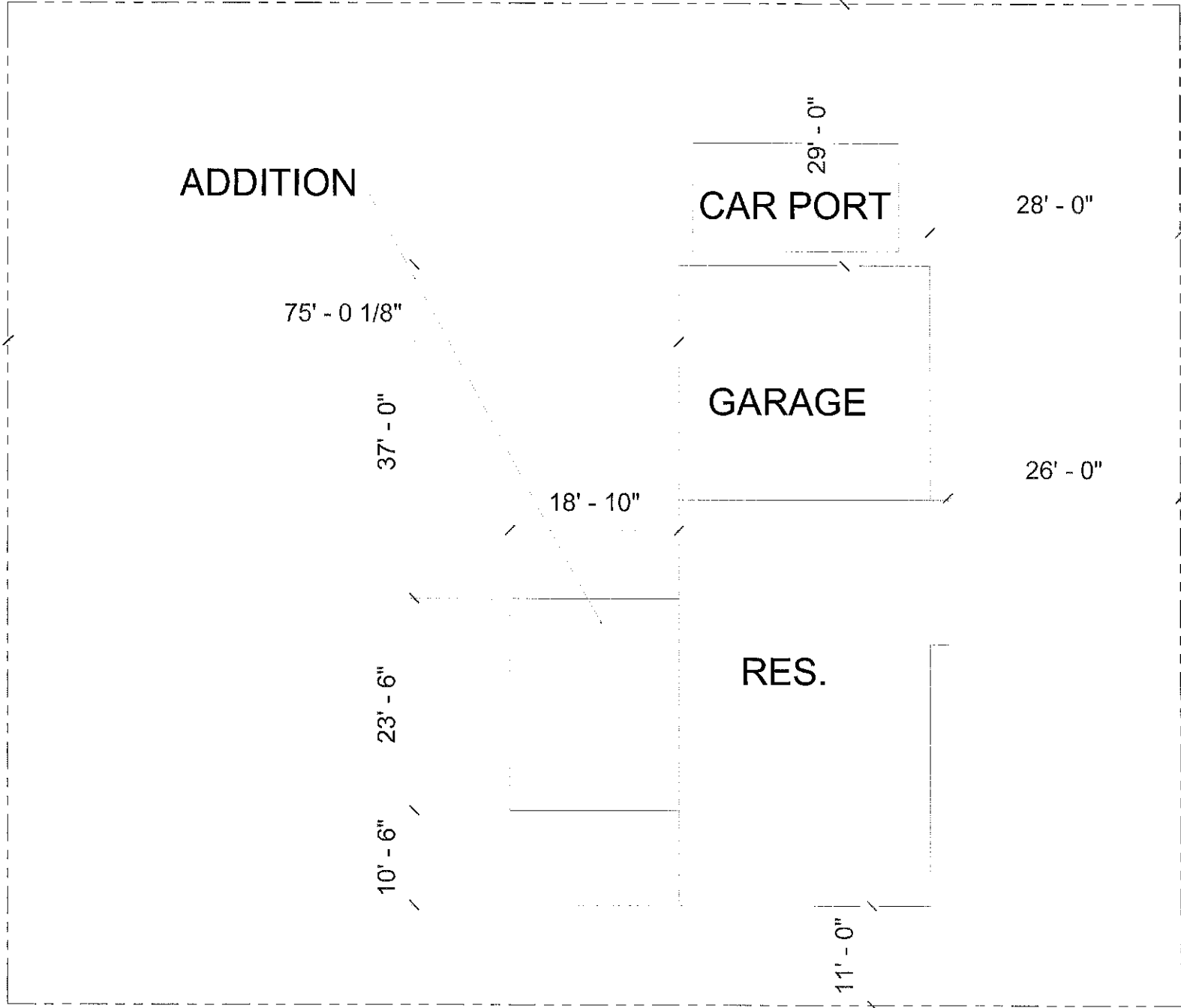
APPROVED - PLANNING AND ZONING

DATE

FEES PAID - TREASURER

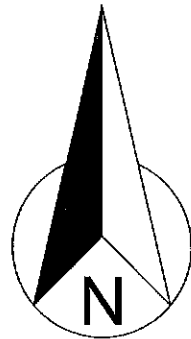
DATE

This property is being approved for building permit issuance as indicated above. Any change in the type or placement of the structure is not allowed. This clearance is not a waiver of compliance with either the zoning ordinance or the building codes. Millville City Form 101 - 15 Nov. 2003 (previous edition is obsolete)

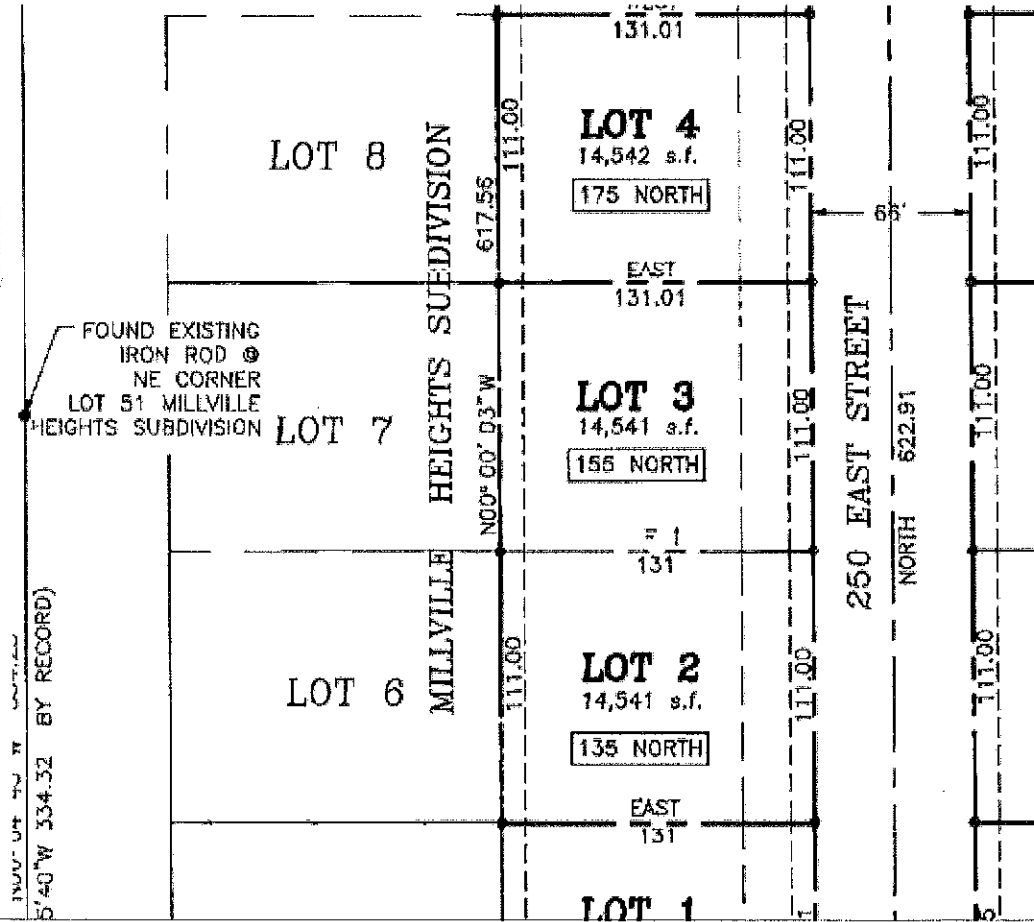


1 Site Plan
1/8" = 1'-0"

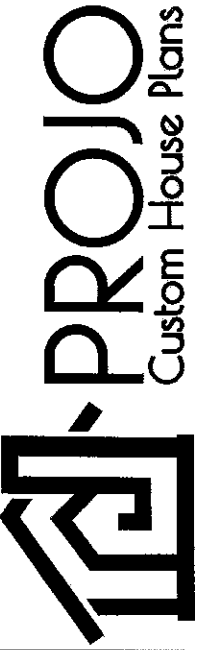
20 FEET



250 EAST



DATE:
2/18/25



JOSEPH LEIFSON 1-(801)-687-4252

SITE PLAN

HALL REMODEL

155 N 250 E MILLVILLE, UTAH 84326

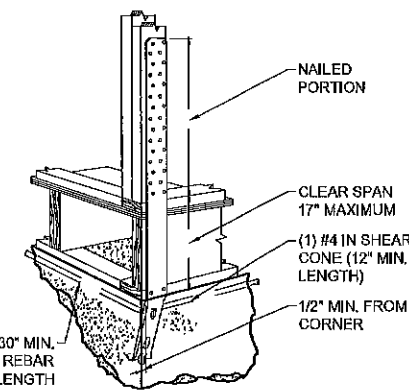
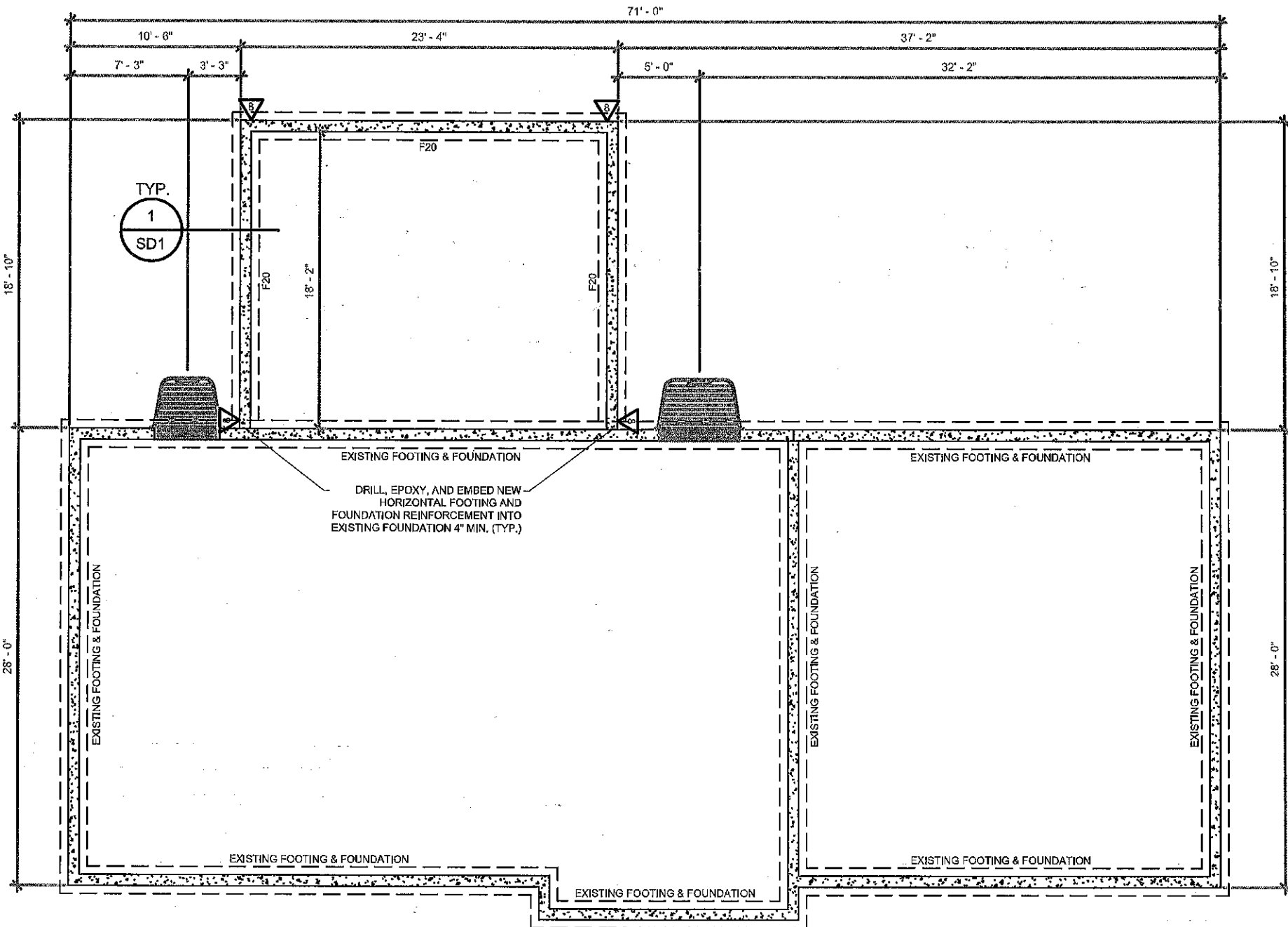
ALL WORK PERFORMED ON THIS DESIGN SHALL BE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH U.S., STATE AND LOCAL BUILDING CODE REQUIREMENTS. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING ANY AND ALL CONSTRUCTION OR WORK. CONTRACTOR IS TO ASSUME RESPONSIBILITY FOR ANY DAMAGES OR STRUCTURAL FAILURES DUE TO ANY OMISSIONS OR ERRORS IN THE DESIGN AND OR THESE DRAWINGS

S100

Scale

1/8" = 1'-0"

FOUNDATION WALL SCHEDULE				
MARK ⁽²⁾	FND8 - 8" THICK CONCRETE FOUNDATION WALLS			
MAX HEIGHT	VERT. STEEL ⁽³⁾	HORIZ. STEEL ⁽⁴⁾	LINTELS ⁽⁵⁾	
			MAX SPAN	MIN DEPTH
2'	#4 @ 32" O.C.	(2) #4	2'	6"
3'	#4 @ 32" O.C.	(3) #4	2'	6"
4'	#4 @ 32" O.C.	(4) #4	3'	6"
6' ⁽⁶⁾	#4 @ 24" O.C.	(5) #4	6'	SEE NOTE 8
8' ⁽⁶⁾	#4 @ 24" O.C.	(6) #4	6'	SEE NOTE 8
9' ⁽⁶⁾	#4 @ 16" O.C.	(7) #4	6'	SEE NOTE 8
1. VALUES IN THE TABLE ABOVE BETWEEN 2'-8" ARE PROVIDED FROM UTAH STATE CODE 15A-3-108.				
2. FOUNDATION WALLS SHALL BE 8" THICK (FND8) U.N.O. (FND.)				
3. VERTICAL REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE WALL. REBAR EXTENSION BARS INTO THE FOOTINGS SHALL EXTEND UP INTO FOUNDATION WALL A MINIMUM OF 24"				
4. ONE HORIZONTAL BAR SHALL BE PLACED 4" FROM THE TOP OF THE WALL AND 4" FROM THE BOTTOM OF THE WALL WITH ALL OTHER HORIZONTAL BARS EVENLY SPACED. PROVIDE REINFORCING AROUND CORNERS SUCH THAT IT LAPS HORIZONTAL BARS A MINIMUM OF 24"				
5. PROVIDE (2) #4 BARS ABOVE MAX LINTEL SPAN SHOWN IN TABLE WITH (1) #4 ON EACH SIDE AND (1) #4 BELOW THE OPENING. BARS SHALL BE PLACED WITHIN 2" OF THE OPENING AND EXTEND 24" (MIN.) BEYOND THE OPENING. VERTICAL BARS MAY TERMINATE 3" BELOW THE TOP OF WALL. CONCRETE SHALL CURE A MINIMUM OF 7 DAYS AND HAVE INTERIOR SLAB INSTALLED PRIOR TO ANY BACKFILL. FOUNDATION WALLS 6' IN HEIGHT AND ABOVE DESIGNED FOR TOP SUPPORT. CONTRACTOR SHALL INSTALL FLOOR OR ROOF DIAPHRAGM PRIOR TO BACKFILL, AND SHALL NOT COMPACT ANY BACKFILL PLACED AROUND THESE WALLS.				
7. ALL FOUNDATIONS SHALL HAVE 6" MIN. EXPOSED ABOVE GRADE.				
8. PROVIDE 2" DEPTH OF LINTEL FOR EACH FOOT OF OPENING, 6" MINIMUM				
FOOTING SCHEDULE				
FROST DEPTH FOR ALL EXTERIOR FOOTINGS			30"	
CONTINUOUS FOOTINGS				
MARK ON PLANS	FOOTING WIDTH	FOOTING DEPTH	CONT. REINF.	PERP. REINF.
F18	18"	10"	(2) #4	N/A
F20	20"	10"	(2) #4	N/A
F36	36"	10"	(4) #4	N/A
SPOT FOOTINGS				
MARK ON PLANS	FOOTING SQ. DIM.		FOOTING DEPTH	REINF.
SF24	24" X 24"		10"	(3) #4 B.W.
SF36	36" X 36"		10"	(4) #4 B.W.
SF48	48" X 48"		10"	(5) #4 B.W.
PIER SCHEDULE				
MARK ON PLANS	PIER DIA.	SQ. PIER DIM.	VERT. REINF.	
P12	12"	12" X 12"	(4) #4 W/ #3 TIES @ 12" O.C.	
1. CONTINUOUS FOOTINGS SHALL BE F18 INTERIOR, F20 EXTERIOR U.N.O.				
2. FOOTINGS SHALL BE PLACED ON COMPACTED NATIVE SOILS AT FROST DEPTH SPECIFIED OR ON ENGINEERED FILL MATERIAL AS SPECIFIED BY A LICENSED GEOTECHNICAL ENGINEER.				
3. FOOTING REINFORCEMENT SHALL BE PLACED 3" FROM BOTTOM OF FOOTING AND LAPPED 24" MINIMUM WHERE NECESSARY				
HOLDOWN SCHEDULE				
MARK	HOLDOWN		NOTES	
8	SIMPSON #LSTHD8 (RJ)		CAST IN PLACE	
10	SIMPSON #STHD10 (RJ)		CAST IN PLACE	
14	SIMPSON #STHD14 (RJ)		CAST IN PLACE	
5	SIMPSON #HTT5 ⁽²⁾⁽³⁾		INSTALL $\frac{5}{8}$ " Ø THREADED ROD WITH 3"X3-1/2" MIN. WOOD MEMBER SIZE	
BB	SIMPSON #HDB8 ⁽³⁾		INSTALL $\frac{5}{8}$ " Ø THREADED ROD WITH 3"X3-1/2" MIN. WOOD MEMBER SIZE	
11	SIMPSON #HDB11 ⁽³⁾		INSTALL 1" Ø THREADED ROD WITH 3"X5-1/2" MIN. WOOD MEMBER SIZE	
1. FOLLOW SPECIFICATIONS IN LATEST SIMPSON WOOD CONSTRUCTION CONNECTORS CATALOG				
2. ALTERNATE TO ANY CAST IN PLACE STRAP ABOVE				
3. CAST IN THREADED ROD OR DRILL AND EPOXY IN FOUNDATION WALL. 16" MIN. EMBED AND WITHIN 6" OF VERTICAL FOUNDATION REBAR USING SIMPSON VE EPOXY OR APPROVED EQUIV.				



1 #STHD INSTALLATION
S1 NTS

SEE SHEETS SD3 AND SD4 FOR
GENERAL CONSTRUCTION
NOTES AND SCHEDULES



WHITE PINE ENGINEERING
- CIVIL STRUCTURAL -
www.whitelineeng.com

435-515-0126
jackson@whitelineeng.com
tom@whitelineeng.com

P.O. BOX 669
HYDE PARK, UTAH
84318

PROJO HALL ADDITION MILLVILLE
155 NORTH 250 EAST
MILLVILLE, UTAH



JACKSON D. SAGERS
13258211
2/12/2025
STATE OF UTAH

DRAFTED BY: J. MICKELSON
DESIGNED BY: J. SAGERS
CHECKED BY: T. HILL
SCALE:
1/8" = 1'-0" (PRINTED ON 11X17)
1/4" = 1'-0" (PRINTED ON 22X34)
SHEET TITLE:
FOUNDATION PLAN
S1



TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/ OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND/ OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWING. PROJO CUSTOM HOUSE PLANS IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR.

PROJECT

HALL ADDITION

155 N 250 E MILLVILLE,
UTAH 84326

PARCEL: 03-157-0003

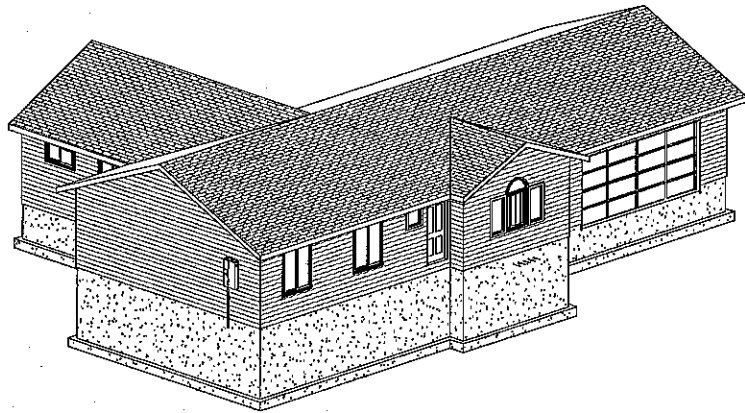
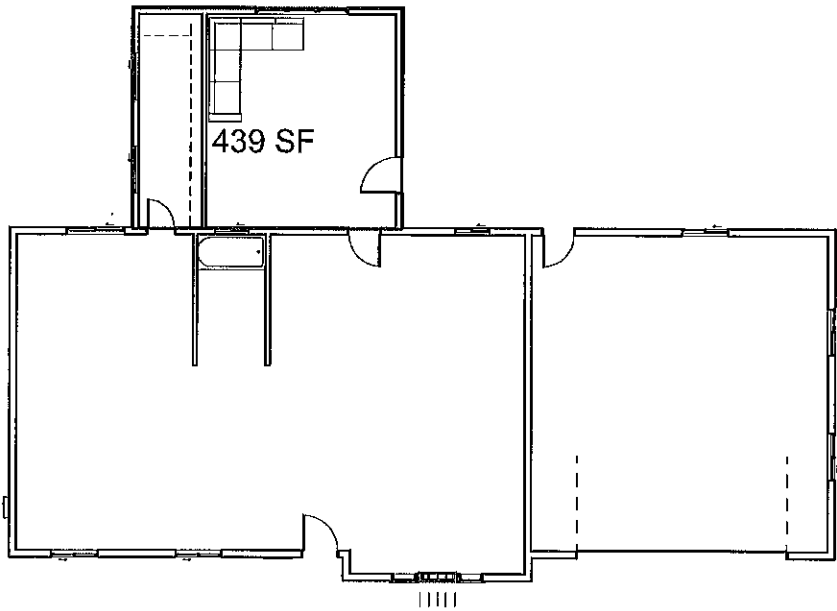
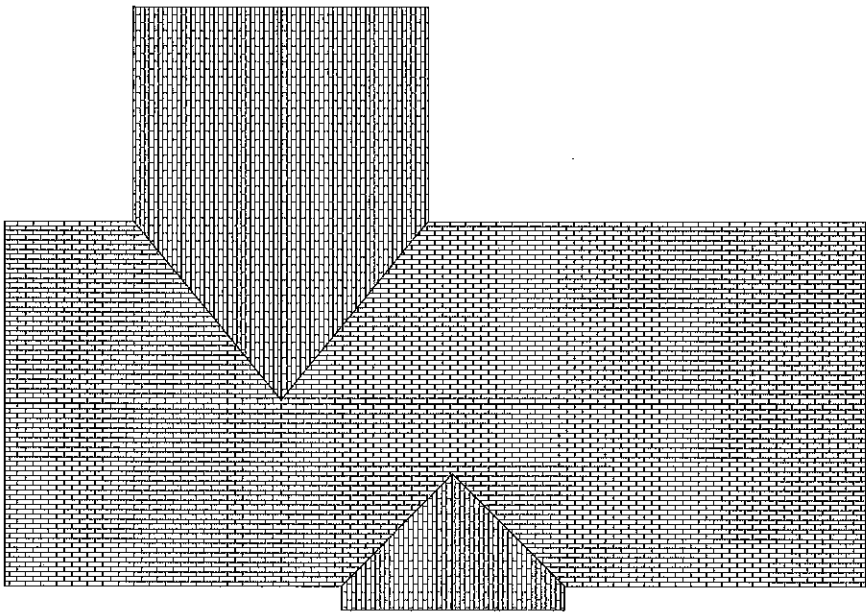


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MAIN FLOOR PLAN	A102
SECOND FLOOR PLAN	A103 N/A
ROOF AND ELECTRICAL PLAN	A104
MAIN FLOOR FRAMING-BASEMENT LEVEL OVERLAY	A105
MAIN FLOOR FRAMING- MAIN LEVEL OVERLAY	A106 N/A
SECOND FLOOR FRAMING- MAIN LEVEL OVERLAY	A107 N/A
SECOND FLOOR FRAMING-SECOND LEVEL OVERLAY	A108 N/A
BASEMENT ELECTRICAL	E100 N/A
MAIN FLOOR ELECTRICAL	E101 N/A
SECOND FLOOR ELECTRICAL	E102 N/A
SITE PLAN	S100



ADDED SQUARE FOOTAGE



BIRD'S EYE VIEW

DATE: 2/5/25

JOSEPH LEIFSON 1-(801)-687-4252

COVER SHEET

HALL REMODEL

155 N 250 E MILLVILLE, UTAH 84326

ALL WORK PERFORMED ON THIS DESIGN SHALL BE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH I.B.C., STATE AND LOCAL BUILDING CODE REQUIREMENTS. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING ANY AND ALL CONSTRUCTION OR WORK. CONTRACTOR IS TO ASSUME RESPONSIBILITY FOR ANY DAMAGES OR STRUCTURAL FAILURES DUE TO ANY OMISSIONS OR ERRORS IN THE DESIGN AND OR THESE DRAWINGS

A1

Scale 1/8" = 1'-0"

Imagine Development

c/o Colliers International
111 S Main Street, Suite 2200
Salt Lake City, UT 84111

Millville City
Attn: Kara Everton, Planning & Zoning Secretary
510 E 300 South
Millville, UT 84326

January 21, 2025

Re: Millville Escape Preliminary Plat Application

Kara,

Thank you for your email and quick initial review comments on the Millville Escape Preliminary Plat documents provided to you last week and for providing us with the Preliminary Subdivision Application checklist as well. Please consider this letter as the "Cover Letter" that accompanies the application documents previously provided. Attached are the updated plat documents addressing your comments and checklist.

Imagine Development is the Developer of the property, and I will be the agent and primary contact for correspondence. Our Civil Engineer is Alliance Consulting Engineers and they have prepared the preliminary plat and plans. Cody Zohner will be the primary contact for review information (with a copy of any review information provided to me as well) and in person meetings. The property is zoned R-1 which is consistent with the current application. The Concept Plan was previously reviewed and approved. Attached is a copy of a Memorandum of Understanding that was executed by myself and Mayor Hair on December 14, 2022 authorizing the project to move forward with the Preliminary Plat application process. Also attached is a letter provided by Lance Houser with Franson Civil Engineers dated July 20, 2020 confirming the availability Millville City services of water and sewer for the subdivision.

You will find that the Preliminary Plat documents provided identifies 108 lots and each lot is labeled with a lot number and acreage calculations. The property will not have any private roads and it is anticipated that Millville City will have maintenance responsibilities after development.

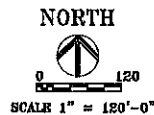
You will note that the Preliminary Plat identifies the Schedule of Phasing requested. The included plans are based on a boundary survey completed in 2004. We will provide an updated Boundary Survey when weather conditions are more favorable to complete additional field work.

After reviewing the included plans and documents, please let us know if you have any questions or would like any additional information.

Best regards,

A handwritten signature in black ink, appearing to read 'Jeremy A. Jensen', enclosed within a large, loopy oval shape.

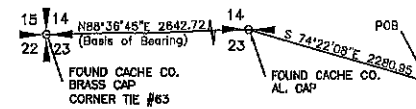
Jeremy A. Jensen, Manager
Imagine Development, LLC



MILLVILLE ESCAPE
PART OF THE NORTHWEST & NORTHEAST QUARTER OF SECTION 23
TOWNSHIP 11 NORTH, RANGE 1 EAST,
SALT LAKE BASELINE AND MERIDIAN,
MILLVILLE, UTAH

PRELIMINARY PLAT

SECTION CONTROL



LEGEND



SECTION CORNER
1/4 SECTION CORNER
SUBDIVISION BOUNDARY LINE
EASEMENT
POINT OF BEGINNING
PUBLIC UTILITY EASEMENT

SURVEYOR'S CERTIFICATE
I, Brian A. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the land shown on this plat, which is accurately described therein, and have subdivided said tract of land into lots and streets to be hereafter known as MILLVILLE ESCAPE, and that the same has been surveyed and staked on the ground as shown on this plat.
Signed on this _____ day of _____, 2025.

NOTES

- 5/8" rebar with cap will be set at all rear and interior property corners. Durb pins will be set at the intersection of the lot line with the curbing once it is placed.
- All lots have an adequate buildable envelope with regards to hazardous slope, building, water and zoning setback.
- The City will not issue any building permit for any lot until minimum improvements are complete.
- Building setbacks are as follows:
Corner Lots:
Front= 30 feet
Rear= 20 feet
Side= 15 feet interior side, 20 feet street side
Interior Lots:
Front= 30 feet
Rear= 30 feet
Side= 15 feet
- Lot easements unless otherwise noted are as follows:
Front Yard = 10 feet
- All expenses involving the necessary improvements or extensions for a culinary water system, sanitary sewer system, gas service, electrical service, telephone service, cable television service, grading and landscaping, storm drainage systems, curb and gutters, fire hydrants, pavement, sidewalks, signage, street lighting and other improvements shall be paid for by the subdivider.

LEGAL DESCRIPTION

Part of the Northwest & Northeast Quarter of Section 23, Township 11 North, Range 1 East of the Salt Lake Baseline and Meridian described as follows:
Commencing at the North Quarter Corner of Section 23 monumented with a Cache County Surveyor Aluminum Cap and point being N 88°36'45" E 2642.72 feet (Base of Bearing) from the Northwest Corner of Section 23 monumented with a brass cap; thence S 74° 22' 08" E 2280.95 feet to the POINT OF BEGINNING and running:
thence S 06°01'34" W 136.53 feet;
thence N 83°58'25" W 300.00 feet;
thence S 20°30'55" W 610.02 feet;
thence S 16°14'36" W 185.99 feet;
thence S 22°02'20" W 652.00 feet;
thence S 32°16'57" W 729.13 feet;
thence S 89°01'46" W 549.47 feet;
thence N 00°35'06" W 684.24 feet;
thence N 00°34'53" W 660.19 feet;
thence S 88°02'52" W 1324.17 feet;
thence N 00°07'24" E 721.74 feet;
thence N 88°49'14" E 1314.95 feet;
thence N 88°49'14" E 2168.10' to the point of beginning containing 92.84 Acres more or less;

MILLVILLE ESCAPE

PART OF THE NORTHWEST & NORTHEAST QUARTER OF SECTION 23
TOWNSHIP 11 NORTH, RANGE 1 EAST,
SALT LAKE BASELINE AND MERIDIAN,
MILLVILLE, UTAH

PRELIMINARY PLAT

ALLIANCE CONSULTING
ENGINEERS

150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-5121

DATE JANUARY 28, 2025

DRAWN BY

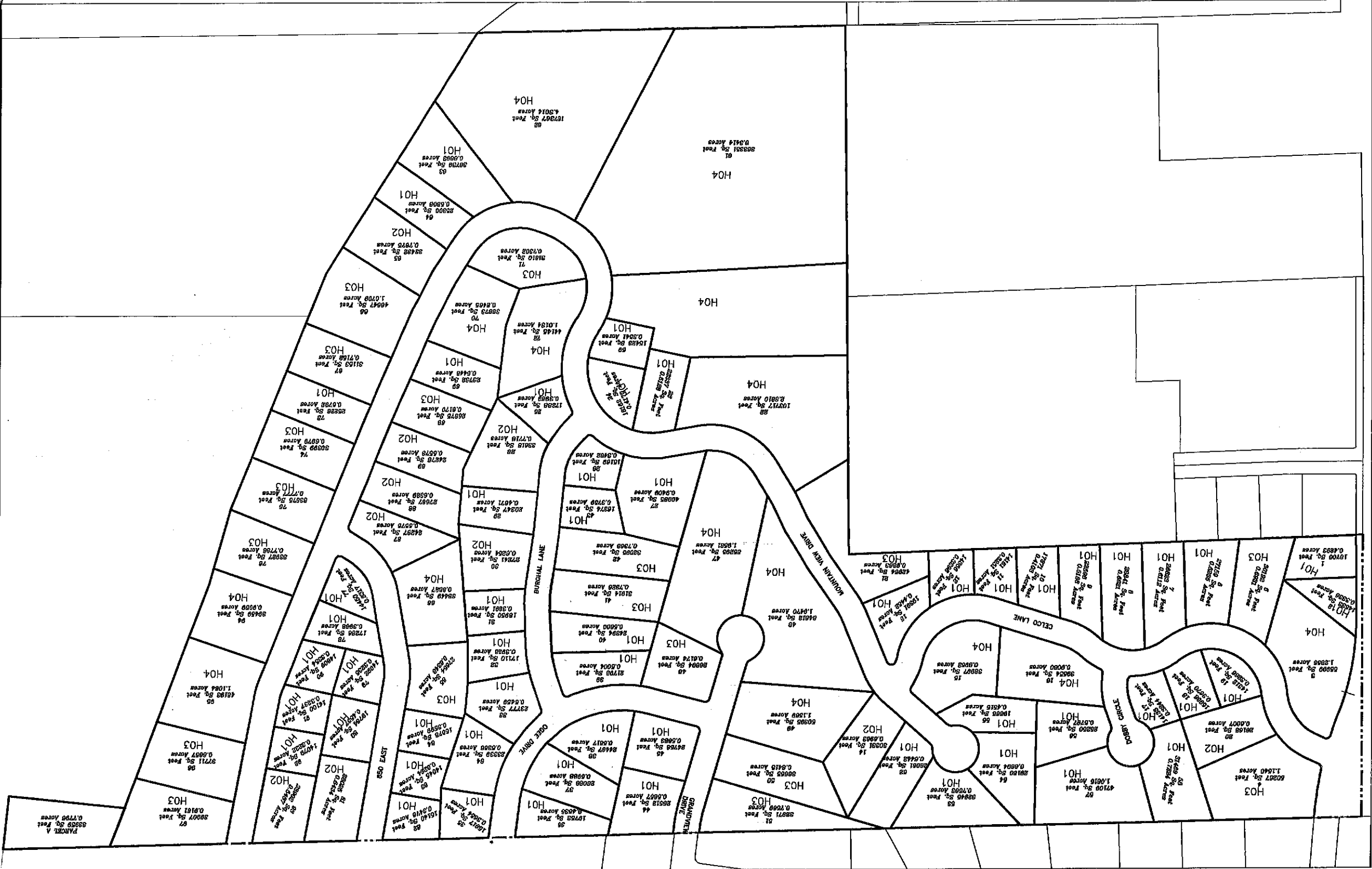
REVIEW BY:

JOB NO.



MILLVILLE ESCAPE
PART OF THE NORTHWEST & NORTHEAST QUARTER OF SECTION 23
TOWNSHIP 11 NORTH, RANGE 1 EAST,
SALT LAKE BASIN AND MERIDIAN,
MILLVILLE, UTAH

HILLSIDE OVERLAY CLASSIFICATIONS

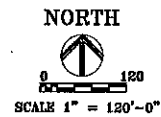


MILLVILLE ESCAPE
PART OF THE NORTHWEST & NORTHEAST QUARTER OF SECTION 23
TOWNSHIP 11 NORTH, RANGE 1 EAST,
SALT LAKE BASIN AND MERIDIAN,
MILLVILLE, UTAH

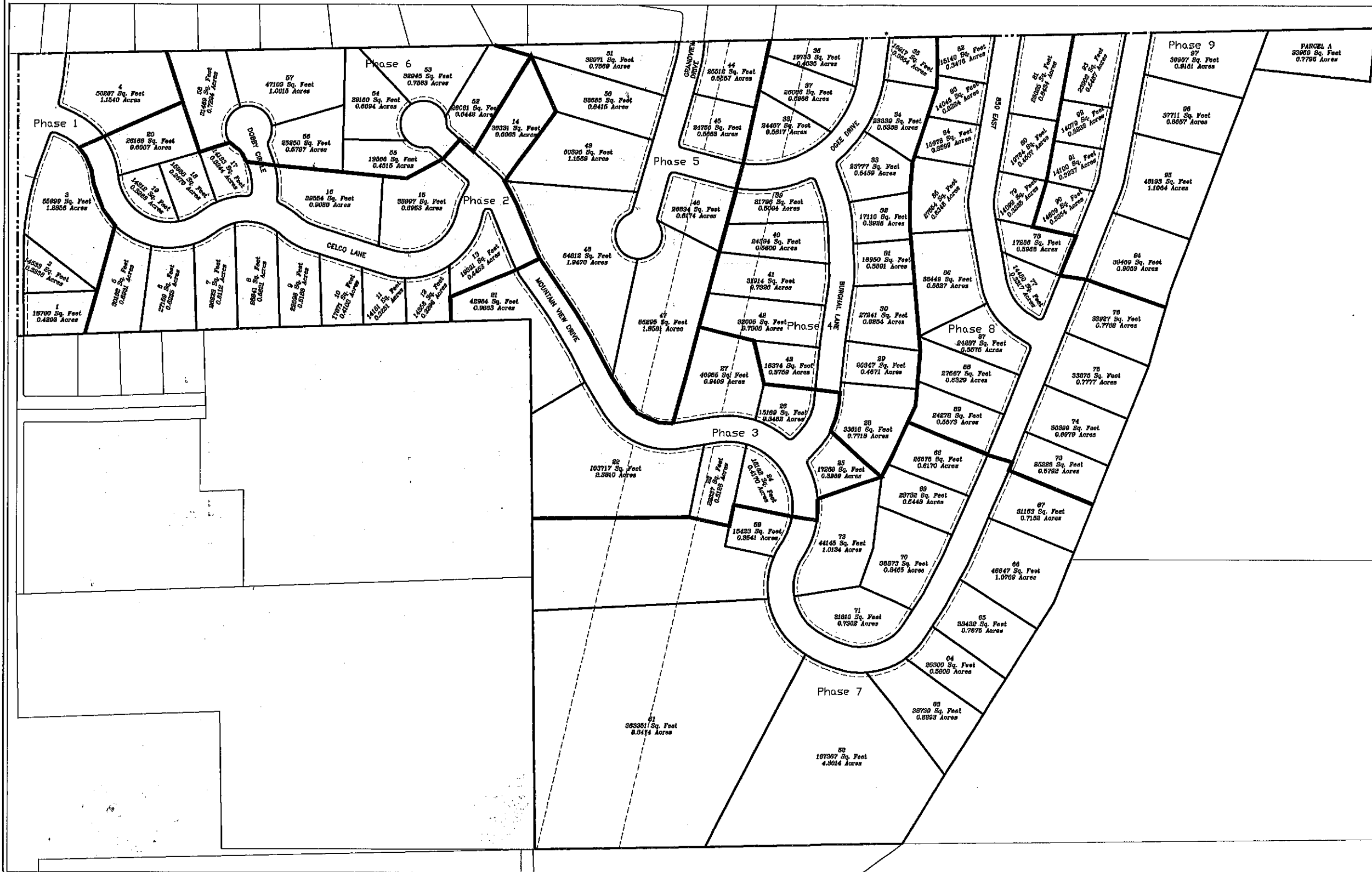
ALLIANCE CONSULTING
ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 756-5121

DATE: JANUARY 28, 2025
DRAWN BY:
REVIEW BY:
JOB NO.

SHEET 4 OF 4 SHEETS



MILLVILLE ESCAPE
PART OF THE NORTHWEST & NORTHEAST QUARTER OF SECTION 23
TOWNSHIP 11 NORTH, RANGE 1 EAST,
SALT LAKE BASELINE AND MERIDIAN,
MILLVILLE, UTAH
PRELIMINARY PLAT PHASING PLAN



MILLVILLE ESCAPE
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TOWNSHIP 11 NORTH, RANGE 1 EAST,
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MILLVILLE, UTAH

PRELIMINARY PLAT PHASING PLAN
ALLIANCE CONSULTING
ENGINEERS

150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-5121

DATE JANUARY 10, 2025

DRAWN BY

REVIEW BY:

JOB NO.

SHEET 3 OF 4

EV

PRELIMINARY PLAN
ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-5121

MILLVILLE ESCAPE
PART OF THE NORTHWEST & NORTHEAST QUARTER OF SECTION 23
TOWNSHIP 11 NORTH, RANGE 1 EAST,
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MILLVILLE, UTAH

[illegible]

LEGAL DESCRIPTION

underground.

lighting and other improvements shall be paid for by the

and give, the hydrants, pavement, sidewalks, drainage, street

service, grading and landscaping, storm drainage systems, curb

to the street, water, sewer, gas, telephone, cable television

extensions for a curbside water supply, sanitary sewer system,

6. All expenses involving the necessary improvements or

Front yard = 10 feet

Side = 15 feet

Room = 30 feet

Front = 20 feet

Back = 15 feet

Interior lot = 20 feet street side

Side = 15 feet

Room = 30 feet

Front = 20 feet

Back = 15 feet

Other lots

4. Building setbacks are as follows:

minimum improvements are complete.

to the street. The City will not pay anything for any lot with

2. All lots have on adequate building setbacks with respect to

the lot line with the building ones it is placed.

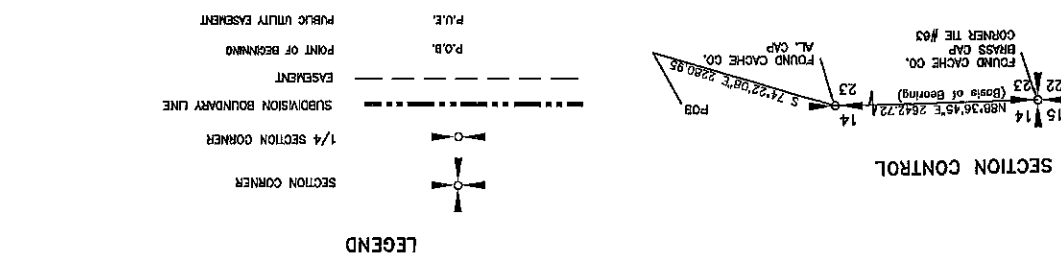
property corners. City plans will be at the intersection of

to the street.

TES

L. Brien K. Lynn, a Registered Land Surveyor, hold Certificate No. 278017, as prescribed by the laws of the State of Utah, and do hereby certify that the above shown on this plat, is accurately surveyed and was located and staked on the ground as shown on this plat.

Signed on this _____ day of _____ 2020.



MILLVILLE ESCAPE
PART OF THE NORTHEAST & NORTHEAST QUARTER OF SECTION 23
TOWNSHIP 11 NORTH, RANGE 1 EAST,
SALT LAKE BASELINE AND MERIDIAN,
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