



Chair: Tayson Willis

Commission:

Luke Ambrose

Lynae Malchus

Nick Schofield

Chancey Carter

Garland Walker

Vacancy

Planning and Zoning Meeting Agenda

June 10, 2026

7:00 PM

Milford City Office 26 South 100 West

PUBLIC NOTICE is hereby given that the Milford City Planning and Zoning Commission will hold a Regular Meeting at 7:00 PM at the Milford City Administrative Office, 26 South 100 West, Milford, Utah on Wednesday, June 10, 2026.

I. CALL TO ORDER and ROLL CALL

II. CONFLICTS OF INTEREST

- a. Declaration of any potential conflicts of interest relating to agenda items

III. APPROVAL OF MINUTES

- a. May 13, 2026 Regular Meeting

IV. DISCUSSIONS/ORDINANCES/NEW BUSINESS

- a. Discussion and Recommendation-Milford City General Plan
- b. Discussion and Recommendation-Milford City Annexation Policy
- c. Home Occupation Business License Review
- d. Discuss Land Use for Data Center/Power Plants
- e. Horn Silver Subdivision Improvements

V. COMMISSION REPORTS AND COMMENTS

VI. ADJOURNMENT

I, Lisa Thompson, hereby certify that the above notice was posted to the state public notice website and the following locations on June 5, 2026:

1. Milford City Office-26 South 100 West
2. Milford Post Office-458 South Main
3. Milford City Library-401 South 100 West

Lisa Thompson

In compliance with the Americans with Disabilities Act, the City of Milford will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Requests for assistance can be made by contacting the City Recorder at 435.387.2711 at least 24 hours in advance of the meeting to be held.

GENERAL PLAN

Milford City General Plan Update

AUGUST 20, 2024

- Work Release Signed with Sunrise Engineering
 - Milford City entered into an agreement with Sunrise Engineering to begin the General Plan Update process.



FALL 2024

- Steering Committee Established
 - A steering committee consisting of 13 community members and city staff was assembled to help guide the planning process. Only 8 community members ended up serving on the steering committee.



NOVEMBER 18, 2024

- Steering Committee Meeting
 - The steering committee met to collaborate and discuss the future vision of Milford City.
 - Information gathered during this meeting helped guide the development of the community survey.



MARCH 4, 2025

- Community Survey Released
 - Surveys were made available to the public both online and in paper format.
 - Paper surveys were distributed to local gas stations and the senior citizens center.
 - Survey flyers were posted at local gas stations, grocery stores, library, city office, and post office.



MARCH 31, 2025

- Survey Collection Closed
 - Community survey responses were collected through March 31, 2025.



May 23, 2025

- City Staff Goal Development Meeting
 - City staff met to review survey feedback and discuss goals and priorities identified from the community responses.



AUGUST 4, 2025

- Public Open House
 - A public open house was held to allow community members to review proposed goals, visions, and planning concepts for the future of Milford City.
 - Very limited public showed up the open house.



2025-2026

- Draft Plan Review Process
 - Draft elements of the General Plan were reviewed by city staff.
 - Drafts were also distributed to the steering committee for additional comments and feedback.



MAY 26, 2026

- Public Hearing Notice Posted
 - Public notice for the General Plan Public Hearing was officially posted.



JUNE 10, 2026

- Scheduled Public Hearing (Planning and Zoning)
 - A public hearing is scheduled to receive public comment and consider adoption of the updated Milford City General Plan.
- General Plan placed on Planning and Zoning Agenda for discussion and recommendation by the City Council for adoption.

ANTICIPATED FUTURE PROCESS WITH CITY COUNCIL

JULY 21, 2026

- City Council will hold a public hearing and adopt General Plan



MILFORD GENERAL PLAN

XXX 2026



Acknowledgments

Milford would like to thank the many individuals who contributed to the Milford General Plan. We wish to acknowledge:

MAYOR

Nolan Davis

CITY COUNCIL MEMBERS

Tayson Willis
Ian "Jeep" Spaulding
Russell Smith
Les Whitney
Scott Symond

PLANNING AND ZONING COMMISSION

Luke Ambrose	Lynae Malchus
Chancey Carter	Wayne Lounsbury
Nick Schofield	Garland Walker

STEERING COMMITTEE

Dave Cluff
Craig Thompson
Mike Welch
Cari Netto

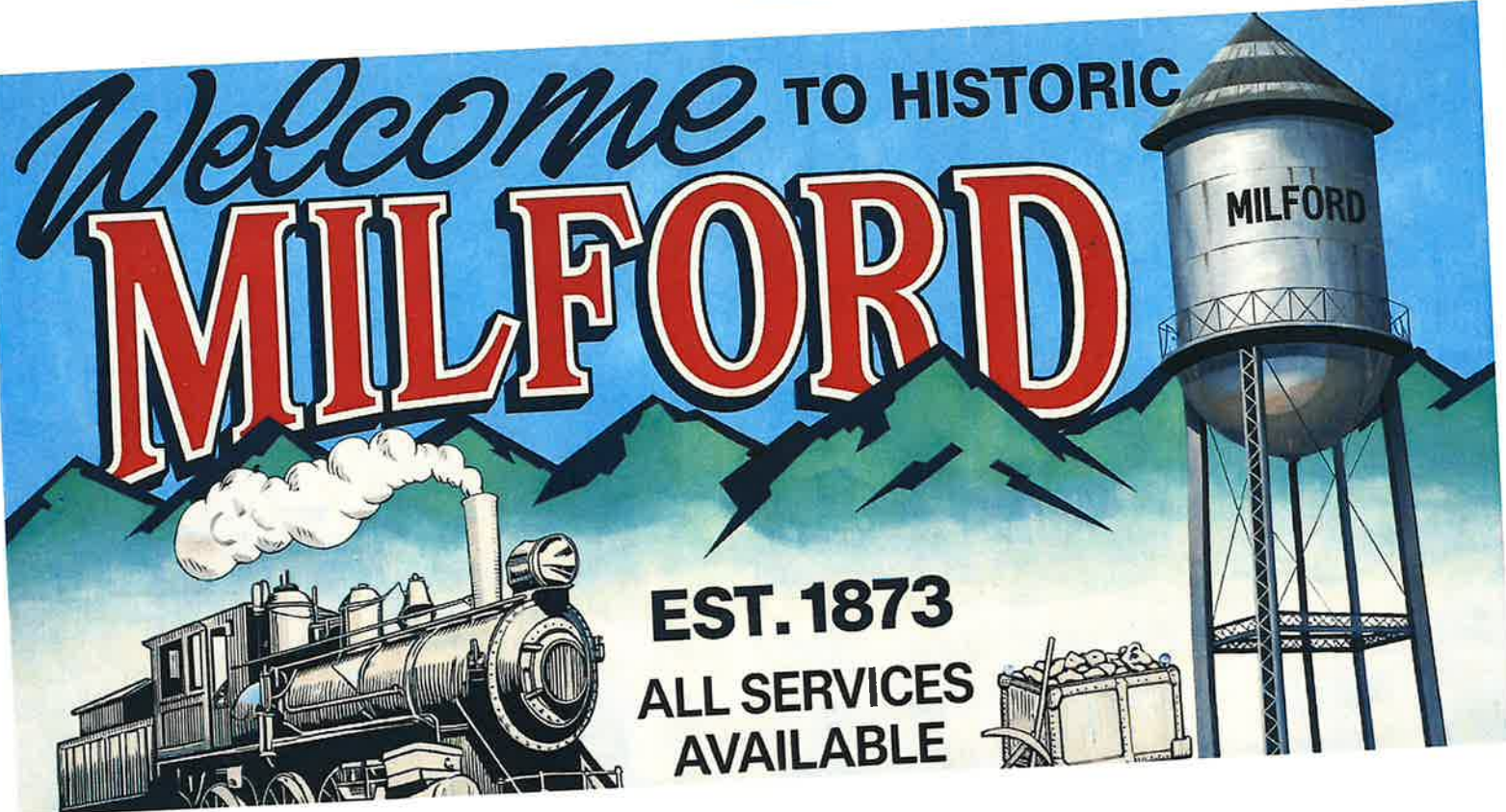
Jennifer Cox
Valorie Rollins
Geraldine Barnes
Brad Graham

STAFF MEMBERS

Makayla Bealer, City Administrator
Lisa Thompson, Zoning Administrator
Monica Seifers, Recorder

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Chapter 1: The Plan—An Introduction

This General Plan serves as Milford City's long-range policy guide for future growth, development, and community decision-making. It establishes a coordinated framework for land use, housing, transportation, infrastructure, economic opportunity, environmental stewardship, and public services, reflecting the community's priorities and long-term vision.

This plan is intended to inform city decisions related to land use, public investment, and community development over the coming years. It provides guidance for elected officials, staff, residents, and partners as Milford responds to change while preserving the qualities that define the community. The General Plan also supports coordination with Beaver County, regional agencies, and state partners by clearly articulating local goals and planning direction.

Together, the elements of this Plan offer a comprehensive and balanced approach to Milford's future, grounded in local context, public input, and established planning principles.

BACKGROUND

This General Plan builds upon planning efforts undertaken over the past several decades, incorporating key principles from prior municipal plans, including the Milford General Plan adopted in 2004. Since its incorporation in 1873, Milford has experienced mild growth and, recently, a slight decline. Recent events, however, such as the creation of Utah's sixth inland port, provide Milford with a unique potential for growth and development opportunities.

AUTHORITY

Utah Code 10-20-401 mandates that "each municipality shall prepare and adopt a comprehensive, long-range general plan for:

- Present and future needs of the municipality; and
- Growth and development of all or any part of the land within the municipality"

These general plans are to promote the municipality's health, safety, and welfare by creating orderly and responsible development. "The municipality may determine the

comprehensiveness, extent, and format of the general plan.” UCA 10-20-403(2) The plan should be updated every five years and reviewed and amended as necessary to ensure the document remains consistent with the city’s vision and direction.

HOW TO USE THIS PLAN

The effectiveness of the General Plan depends on its use. Utah State Code encourages land use and development decisions to be consistent with the General Plan. In recent decades, Milford has experienced incremental growth, followed by a modest decline in population. At the same time, undeveloped and underutilized properties remain within and near the City, and the principles of this Plan should guide discussions about how those areas may be rezoned and developed over time. Responsible planning is key to shaping future growth in a manner that reflects Milford’s scale, community character, and long-term fiscal capacity.

Suggestions to make the plan an impactful part of the community:



Use the Plan as a reference point for decision-making.

The General Plan should be consulted when considering rezoning requests, development proposals, and major public investments to help ensure decisions reflect long-term community priorities.

Coordinate City actions using a shared framework.

By referencing the Plan across departments and advisory bodies, Milford can better align land use decisions, infrastructure planning, and capital improvement efforts over time.

Provide clarity for residents and property owners.

The Plan helps communicate Milford’s planning direction, allowing residents, applicants, and partners to better understand community expectations and long-term considerations.

Support consistency over time.

Regular use of the Plan can help maintain continuity as elected officials, staff, and community conditions change, reducing the need for reactive or ad hoc decision-making.

Review and update the Plan periodically.

Periodic evaluation allows the Plan to remain responsive to changing conditions, updated data, and revisions to state law while maintaining its core direction.

CREATION OF THE GENERAL PLAN

This plan was created in consultation with Milford City residents, the steering committee, the Planning Commission, the City Council, and city staff. The City contracted with Sunrise Engineering to engage the public, gather input, and assemble the plan. Utah State Code requires the planning process to use public participation through adequate public notice and open public meetings. A public survey was noticed through the city website and social media, as well as the provision of paper copies at the City Office and the local senior center. This survey received 144 responses, representing a large portion of households in Milford City.

The following is the process undertaken by Sunrise Engineering to update the Milford City General Plan:



Data Collection



- Land use inventory: An assessment of zoning and land use patterns within the city's corporate boundary and potential annexation areas.
- Traffic circulation and patterns.
- Collection of data.



Community Preferences Survey

- A survey of the citizenry was conducted to determine opportunities, constraints, and preferences.



Public Open House

- The city sponsored an open house to gather feedback, including preferences to conceptual preferred alternatives outlining various approaches to growth management.



Staff Review

- Sunrise Engineering also worked closely with staff to analyze input.
- Throughout 2025, Sunrise worked to update the general plan to reflect the vision, priorities, and goals outlined by residents. The themes obtained from the survey and visioning were used to drive the creation of the vision and goals of the plan.
- Sunrise Engineering drafted an updated general plan based on the goals and vision.



Review

- This draft was presented to staff, the steering committee, the Milford City Planning Commission and City Council to obtain input. Residents were encouraged to participate.
- The updated general plan was presented by Sunrise Engineering to the Milford City Planning Commission and City Council at a public hearing for final comment and adoption.



Chapter 2: Community Context

Milford is a small city located in Beaver County in southwestern Utah. As a city of the fifth class under Utah law, Milford had a population of 1,431 as of the 2020 Census. The city is situated approximately 30 miles west of Beaver along State Route 21 and lies at the base of the Mineral Mountains, which form a prominent natural backdrop to the community.

The surrounding area is characterized by high desert terrain, sagebrush plains, and volcanic rock formations. Milford's rural setting contributes to its sense of openness, dark night skies, and proximity to public lands and outdoor recreation opportunities. The city's location along the Union Pacific Railroad and within the Milford Wind Corridor reflects its longstanding role in transportation, energy production, and agricultural activity. Utility-scale and solar facilities in the surrounding valley have become a defining component of the regional economy and influence land use, infrastructure planning, and employment patterns.

Milford experiences a semi-arid climate with hot summers and cold winters. Summer temperatures often reach the mid-90s°F, while winter lows can fall below 20°F, with occasional

snowfall. Annual precipitation averages approximately nine inches, making water conservation and long-term drought planning important considerations for the community.

COMMUNITY BACKGROUND AND VISION

Milford was incorporated in 1873 and takes its name from a crossing on the Beaver River that was historically known as "Mill Ford." The community developed rapidly following the arrival of the railroad in 1880, becoming an important shipping and service center for nearby mining operations, livestock, and regional freight. This history continues to shape Milford's physical layout and economic foundations.

Today, Milford is characterized by its rural setting, strong community ties, and connection to its agricultural and industrial roots. Residents value the city's small-town scale, family-oriented character, and historic identity. Community priorities commonly emphasize maintaining basic infrastructure, supporting local employment, and preserving the qualities that contribute to Milford's quality of life.



Historical Population Growth¹

Census	Population	Percent Growth
1880	515	
1890	326	-36.7%
1900	443	35.9%
1910	258	-41.8%
1920	238	-7.8%
1930	351	47.5%
1940	332	-5.4%
1950	414	24.7%
1960	362	-12.6%
1970	469	29.6%
1980	437	-6.8%
1990	426	-2.5%
2000	443	4%
2010	616	39.1%
2020	621	0.8%

Planning for the future reflects an understanding of Milford's scale and capacity. Growth and development are generally considered in the context of reinforcing existing strengths such as agriculture, energy, and transportation while maintaining the community's close-knit character and rural setting.

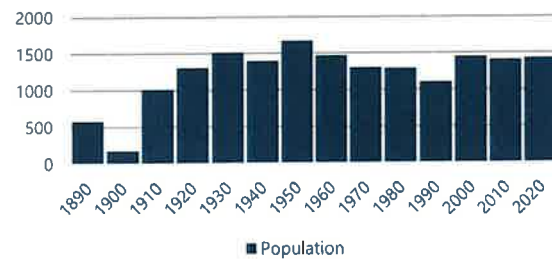
DEMOGRAPHIC SNAPSHOT

As of the 2020 Census, Milford had a population of 1,431. Under Utah State Code 10-2-301, as of 2025, Milford is officially designated as a city of the 5th Class.

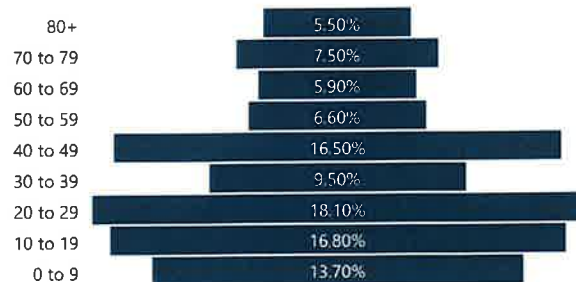
Utah Municipal Class System

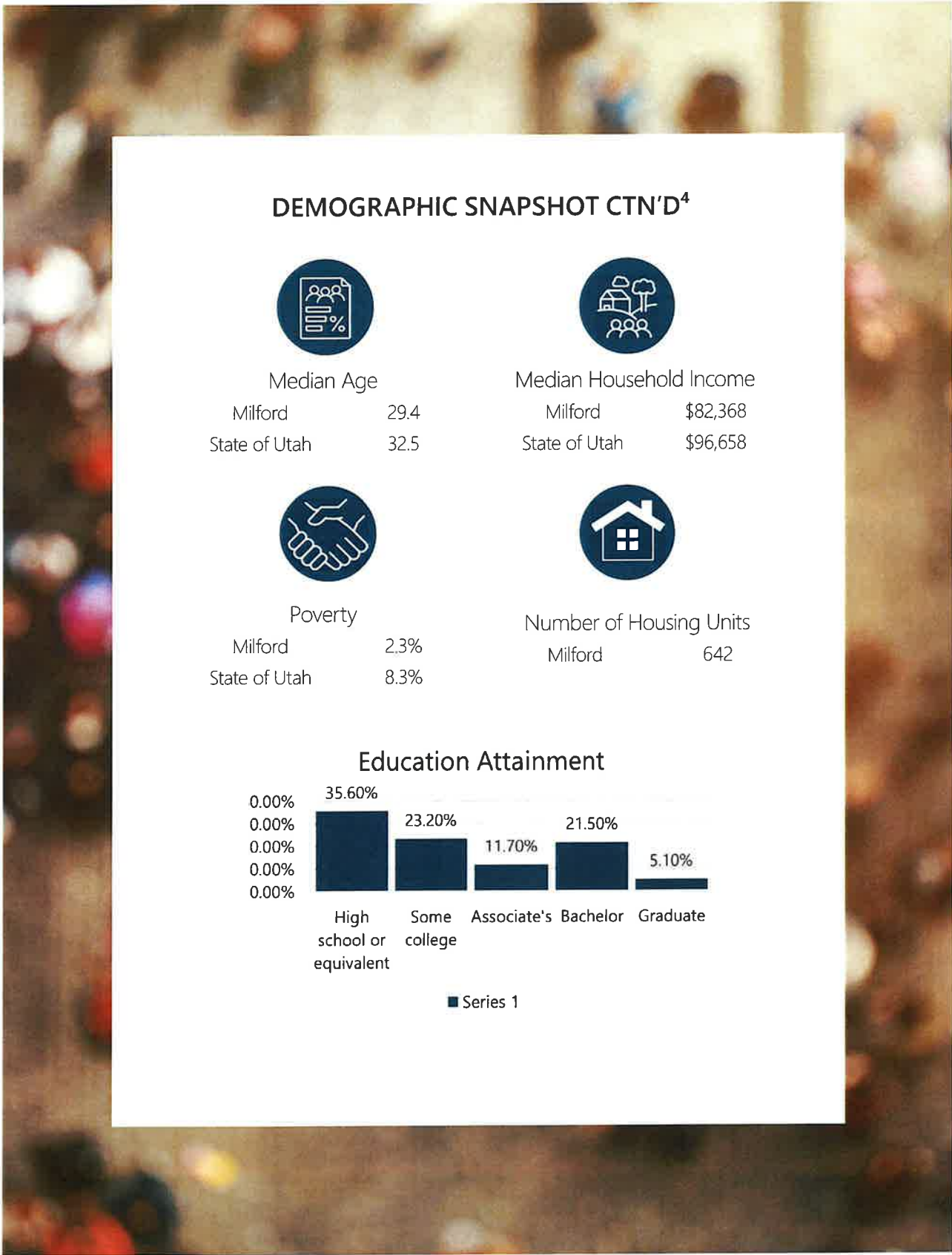
Class	Population
Town	Under 1,000
5th Class	1,000-9,999
4th Class	10,000-29,999
3rd Class	30,000-64,999
2nd Class	65,000-100,000
1st Class	Over 100,000

Population²



Percent by Age³





WHO WE ARE

A Working Community:

Milford's economy has long been shaped by agriculture, transportation, and energy-related industries. Ranching, rail operations, and renewable energy facilities continue to play an important role in local employment and the community's economic base.

A Rail and Energy Hub:

The presence of the Union Pacific Railroad and nearby wind and solar installations reflects Milford's ongoing connection to regional transportation and energy infrastructure. These assets influence land use patterns and economic activity within and around the city. The area is also home to Fervo Energy's Cape Station geothermal project, currently under construction north of Milford, which further reinforces the community's role as a regional energy hub.

A Rural, Resilient City:

Milford is characterized by its small-town scale, strong civic involvement, and reliance on regional partnerships for services and infrastructure. Community events, schools, and public spaces contribute to social connections and local identity.

A Community Connected to Its Surroundings:

Milford's location near public lands, recreation areas, and open landscapes reinforces residents' connection to the surrounding environment. Outdoor recreation opportunities and access to nearby natural areas are an important part of everyday life in the community.

THE FUTURE

Milford's future is expected to involve gradual change rather than rapid expansion. The community has experienced periods of growth and contraction over time, and future decisions will likely continue to reflect local conditions, infrastructure capacity, and market realities. Planning for the future, therefore, emphasizes flexibility and careful consideration rather than a fixed growth trajectory.

Milford's physical setting and infrastructure play a central role in shaping development opportunities. Rail access, energy-related facilities, agricultural land, and proximity to public lands influence where and how growth can occur. These assets also carry long-term service and maintenance considerations that factor into land use and infrastructure decisions.

Future development discussions are likely to center on reinvestment within existing developed areas, modest infill, and limited outward expansion where services can be provided efficiently. Maintaining the community's small-town and rural setting, while supporting local employment and housing needs, will remain important considerations as conditions evolve.

Regional coordination will continue to influence Milford's future. The City's relationship with Beaver County, neighboring communities, utility providers, and state agencies affects transportation, water resources, emergency services, and economic activity. The General Plan provides a common reference for these discussions by identifying the considerations that matter most to the community.

Rather than prescribing specific outcomes, this Plan is intended to help guide decision-making as opportunities arise. By applying its principles consistently, Milford can respond to change in a measured way that supports long-term community stability and fiscal responsibility.

GOALS AND STRATEGIES

Understanding the Goals and Strategies

The goals and strategies included throughout this General Plan provide overall direction for Milford's long-term planning efforts. They reflect community priorities and are intended to guide discussions and decisions related to land use, infrastructure, housing, transportation, and community services, rather than prescribe specific actions.

Ongoing Review

The goals and strategies are intended to be considered over time and may be reviewed periodically by City staff, the Planning Commission, and the City Council. This review allows the City to assess progress, consider changing conditions, and adjust priorities as needed to ensure the Plan remains relevant and responsive.

Use by City Staff and Decision-Makers

City staff may reference applicable goals and strategies when evaluating development proposals, rezoning requests, and other City actions. Using the General Plan in this manner supports consistency and transparency in decision-making while preserving the City's discretion to evaluate each situation on its own merits.

SOURCES

- ¹ U.S. Decennial Census and Kem C. Gardner Policy Institute.
- ² U.S. Decennial Census and Kem C. Gardner Policy Institute.
- ³ 2024 American Community Survey.
- ⁴ 2024 American Community Survey.



Chapter 3: Land Use

OVERVIEW

The Land Use Element sets Milford's vision for how the city will grow over the next two decades. Shaped by community input, it reflects the qualities residents value most – small-town character, close-knit community, and the rural setting framed by mountain views and open landscapes. Milford's history as a railroad town and regional service center has created a compact core surrounded by open land, and this pattern remains central to the city's identity.

Looking ahead, the Element emphasizes revitalizing underused areas, expanding housing options, and guiding new investment so growth strengthens rather than diminishes what makes Milford unique. Development will be managed in a fiscally responsible way by aligning land use decisions with existing infrastructure and services. This approach reduces long-term costs while ensuring new projects contribute positively to the city's appearance, economy, and quality of life.

Four core principles guide Milford's strategy:

- Revitalize commercial areas, particularly Main Street, with targeted investment, design improvements, and zoning updates that encourage mixed-use, walkable development.
- Enhance community appearance by addressing blight, strengthening property maintenance, and partnering with residents and businesses on beautification efforts.
- Preserve natural assets, including mountain views, open landscapes, and the night sky, as defining features of the community.
- Modernize zoning to expand housing choices, promote compatible design, and support reinvestment in established neighborhoods.

Together, these principles provide the foundation for zoning updates, infrastructure planning, and public investment. They ensure Milford's future growth is intentional, efficient, and firmly grounded in the values of its residents.

PRESENT LAND USE CONDITIONS

Milford's development pattern reflects its history as a regional service center and the framework established by current zoning. The city has a compact core surrounded by low-density neighborhoods, rural residential lots, and industrial areas linked to the rail corridor and highways. This traditional pattern provides stability but also creates challenges as the city seeks to expand housing diversity, strengthen the economy, and use land and infrastructure more efficiently.

Residential Areas

Most of Milford's housing consists of single-family homes on larger lots. While these neighborhoods provide stability and a sense of space, they offer few opportunities for smaller, more affordable, or varied housing types. Higher-density areas exist but are limited in size and often separated from services and walkable amenities. As a result, housing options for young families, seniors, and workers remain limited, and opportunities for infill and redevelopment are underutilized.

Commercial Areas

Milford's commercial activity is concentrated in two areas: the historic downtown along Main Street and highway-oriented corridors. Main Street reflects the community's heritage but suffers from underused parcels and aging storefronts, reducing its vitality. Highway commercial areas provide necessary services for travelers, though they are fragmented and less pedestrian-friendly. Both areas would benefit from reinvestment, updated standards, and design improvements that reinforce Milford's role as a regional hub.

Industrial Areas

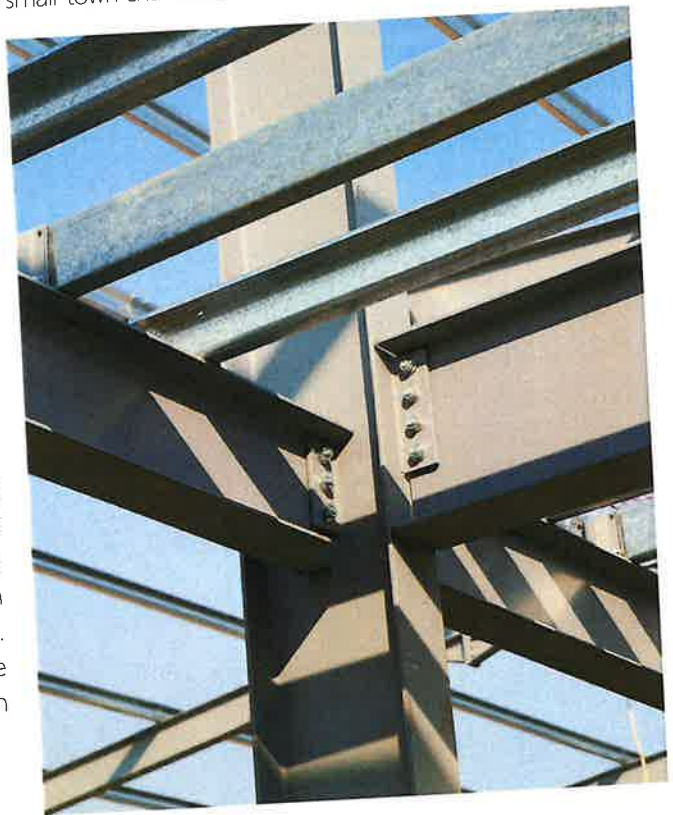
Industrial and employment uses are generally located near the railroad and highway access points. These locations are well-suited for light manufacturing, warehousing, and other employment uses, but many parcels remain underdeveloped or occupied by lower-intensity activities. Attracting businesses that maximize these locations while remaining compatible with nearby neighborhoods is an ongoing opportunity.

Overall Land Use Challenges

From these residential, commercial, and industrial patterns, several themes emerge:

- Housing diversity is limited, with few options beyond single-family homes.
- Vacant or underutilized commercial land reduces vitality in both Main Street and highway corridors.
- Outdated design standards do not consistently promote walkability or a strong sense of place.
- Outdated code provisions, infrastructure limitations, and a lack of incentives hinder reinvestment.

These conditions form the basis for Milford's land use strategy, which prioritizes infill and redevelopment, expands housing opportunities, improves community appearance, and supports economic vitality while maintaining the city's small-town character.

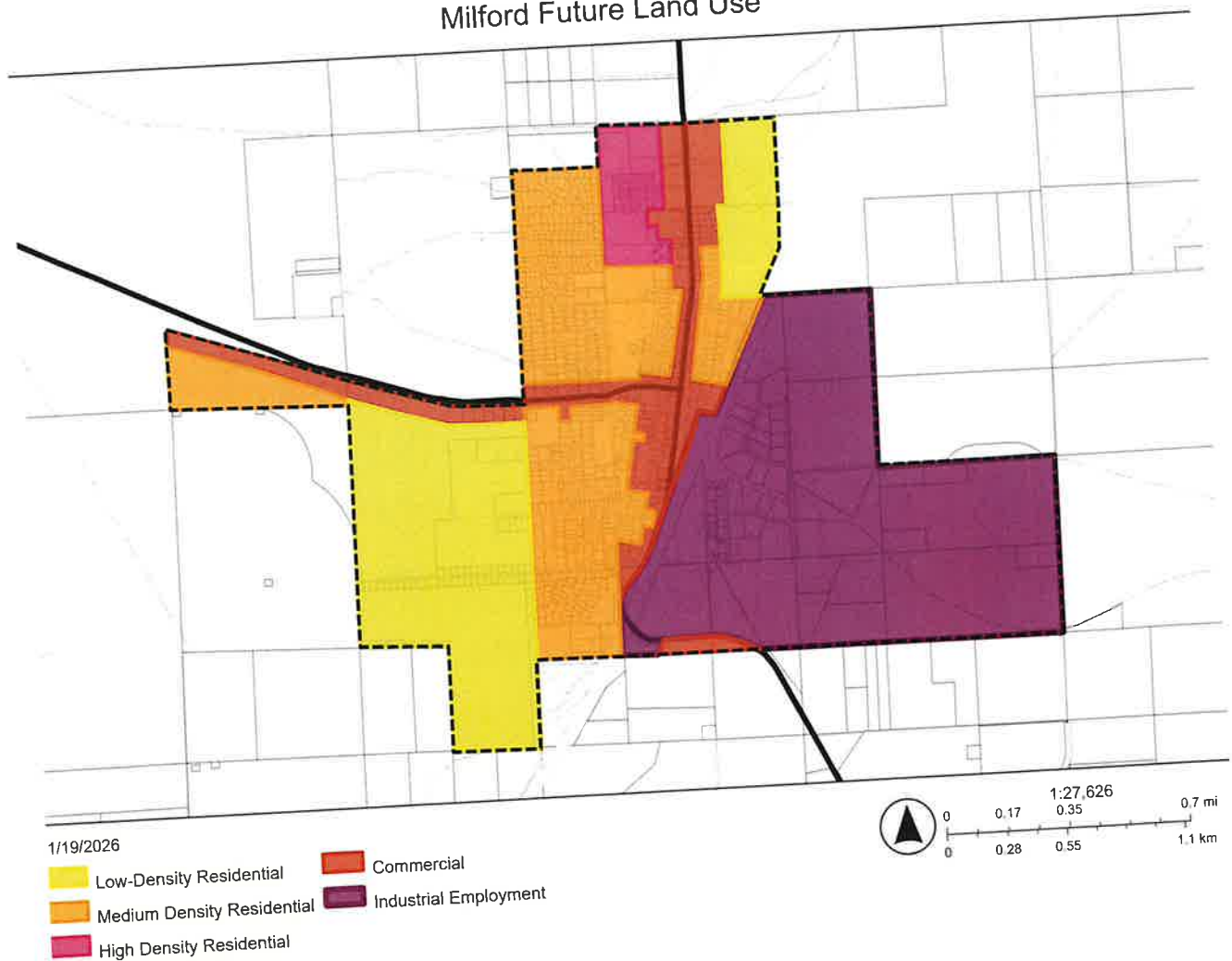


FUTURE LAND USE MAP

The Future Land Use Map (FLUM) provides Milford with a long-range vision of how the community should grow and change over the next twenty years. While it does not establish zoning or confer entitlements, it serves as a guide for rezoning decisions, subdivision approvals, and infrastructure planning. Its purpose is to support land use decisions that are consistent, intentional, and aligned with the city's long-term priorities.

The map responds directly to existing conditions by expanding housing choices, encouraging reinvestment in underutilized areas, and strengthening the city's core. It directs new medium-density housing near schools, parks, and services; supports redevelopment in the downtown core; identifies appropriate commercial locations along major corridors; and maintains industrial and employment uses along the rail corridor and highway access points.

Milford Future Land Use



LAND USE CATEGORIES

Low-Density Residential

Single-family neighborhoods on larger lots will remain a defining feature of Milford, providing stability while allowing gradual, compatible growth.

Medium-Density Residential

Areas near schools, parks, and community facilities will provide duplexes, townhomes, and small-lot single-family homes to expand housing choices for seniors, workers, and young families.

High-Density Residential

High-Density Residential areas are intended to accommodate multi-family and attached housing types at a higher intensity in limited, strategic locations. This category includes apartments, condominiums, and similar residential forms, with development designed to remain compatible with surrounding uses and Milford's overall community character.

Commercial

This category includes both the historic Main Street core and highway-oriented corridors. Downtown will be strengthened as a walkable, mixed-use hub that blends retail, dining, office, and housing. Highway corridors will continue to support auto-oriented services, lodging, and retail, but with design improvements – such as landscaping, signage, and lighting – that enhance Milford's gateways and overall community image.

Industrial/Employment

Lands near the rail line and highway access points will support manufacturing, warehousing, and other employment uses, while maintaining compatibility with nearby neighborhoods.

A central theme of the FLUM is the prioritization of infill and redevelopment within the existing city footprint before considering outward expansion. Vacant lots, aging commercial properties, and underutilized parcels represent significant opportunities to strengthen Milford's economy and appearance while using infrastructure efficiently. Expansion to the city's edges will be considered only when adequate water, sewer, and transportation, and other essential services are available.

In this way, the Future Land Use Map balances preservation of Milford's small-town character with the need for housing diversity, reinvestment, and economic opportunity. It offers a framework that is flexible enough to adapt to changing needs, yet intentional in ensuring new development contributes to the city's long-term vision.

ENHANCE COMMUNITY APPEARANCE

The quality of Milford's built environment shapes how residents and visitors experience the community. Well-maintained properties, attractive streetscapes, and welcoming gateways contribute to safety, livability, and economic vitality, while neglected buildings or cluttered signage create a sense of decline. Improving community appearance is therefore not only an aesthetic priority but also a key economic development strategy.

Property Maintenance and Blight Reduction

Aging structures, vacant storefronts, and poorly maintained lots – particularly downtown – undermine Milford's visual character. The city can emphasize property maintenance standards while also providing educational resources to encourage reinvestment. Workshops, informational materials, and one-on-one guidance can help property owners make improvements that enhance both individual sites and the community as a whole.

Design Standards and Streetscape Improvements

Updating Milford's zoning and design standards – covering landscaping, building frontages, lighting, and signage – can help strengthen community character, while public investment in street trees, benches, lighting, and wayfinding can reinforce Main Street's role as the community's heart and enhance gateway corridors.

Community Partnerships and Pride

Beautification efforts are most successful when residents and organizations are active partners. Volunteer clean-ups, school projects, and civic group initiatives foster shared responsibility and pride. The city can support these efforts by providing supplies, organizing events, and recognizing community contributions, particularly in gateway areas where first impressions are formed.





PRESERVE COMMUNITY CHARACTER AND OPEN SPACE

Milford's identity is shaped not only by its built environment but also by the open landscapes and mountain views that surround the city. Expansive skies, rural edges, and a clear separation from neighboring communities are qualities residents value and wish to preserve. As new growth occurs, protecting these features will help ensure Milford's small-town character endures.

Scenic Views and Community Setting

Key viewsheds – including mountain backdrops, the open valley, and historic landmarks – are central to Milford's sense of place. New development should be designed to respect these landscapes, using tools such as design guidelines or overlays where appropriate to minimize visual impacts. Preserving these backdrops reinforces Milford's rural identity and enhances its appeal to residents and visitors alike.

Open Space and Efficient Development

Open space within Milford includes parks, community gathering areas, and natural corridors that provide recreation and enhance neighborhood character. Future development can integrate meaningful open space into site design through features such as neighborhood parks, greenways, or shared common areas. Cluster development may be encouraged as a way to preserve larger tracts of land while reducing infrastructure costs and maintaining a sense of openness.

Strengthening Community Character

Preserving open space and scenic quality is closely tied to strengthening Milford's small-town character. Development patterns that emphasize walkability, gathering places, and thoughtful transitions between neighborhoods, commercial areas, and rural edges can reinforce the identity residents value. Protecting character does not mean preventing growth, but rather guiding it so new projects contribute positively to Milford's setting and quality of life.

PRESERVE THE NIGHT SKY

Milford's rural setting offers residents and visitors a remarkable natural night sky, free from the glow of large urban areas. This resource is central to the city's identity, a source of pride, and an asset that enhances daily life. Protecting dark skies also supports economic development by attracting visitors, reduces energy use, and safeguards both human health and wildlife.

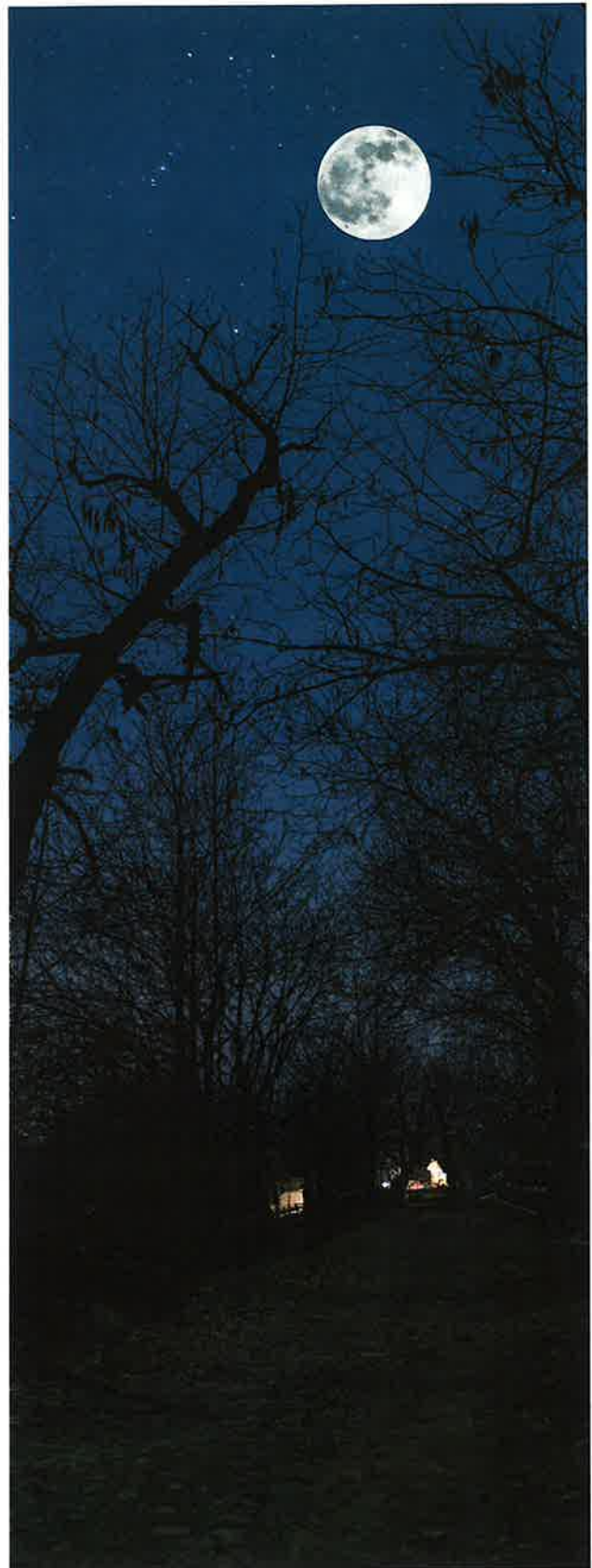
Value and Challenges

The night sky is one of Milford's defining features, but it faces growing pressures from development and poorly designed lighting. Excessive or unshielded fixtures can erode visibility, create glare and safety concerns, and diminish the enjoyment of private properties. These impacts extend beyond aesthetics, affecting ecosystems and community well-being.

Strategies for Preservation

Milford can explore practical standards for outdoor lighting that balance safety with the preservation of natural darkness. Potential approaches include shielding fixtures, using low-glare bulbs, and encouraging retrofits over time. Education and outreach – through workshops, demonstrations, and informational materials – can help residents and businesses adopt best practices. Municipal facilities may also serve as examples by gradually converting to night-sky-friendly fixtures.

Over time, Milford could consider pursuing Dark Sky Community recognition, which would reinforce its commitment to stewardship and highlight its appeal as a destination for stargazing and outdoor recreation.



UPDATE ZONING CODE

Milford's zoning ordinance has guided development for many years but no longer reflects the community's current needs or the priorities identified in this plan. Updating the code will be a key step in turning the city's land use vision into action.

Modernizing Housing Districts

Future zoning updates can provide clear paths for a greater variety of housing types – such as small-lot single-family homes, duplexes, townhomes, and accessory dwelling units – while maintaining neighborhood character. Design standards can help ensure new housing fits well with surrounding development, supporting both diversity and compatibility.

Supporting Infill and Redevelopment

Reinvestment in underutilized areas, especially along Main Street, may be encouraged through updated zoning that allows mixed-use development, upper-story housing, and adaptive reuse of existing buildings. Streamlined review processes and flexible standards can reduce barriers, making reinvestment more feasible for property owners and developers.

Design Standards and Growth Management

Improved design standards can enhance Milford's visual character by addressing building form, landscaping, signage, and pedestrian access. Performance-based or form-based approaches may provide flexibility while maintaining compatibility with community character. Aligning zoning districts with the Future Land Use Map will help manage growth in a way that supports long-term goals and infrastructure capacity.

MAXIMIZE LIMITED LAND RESOURCES

Milford is a compact community with a limited supply of developable land. Much of the surrounding area is defined by open landscapes, agriculture, and natural features that contribute to the city's rural character. How the city uses its land will directly affect the cost of providing services, the efficiency of infrastructure, and the long-term sustainability of its development pattern.

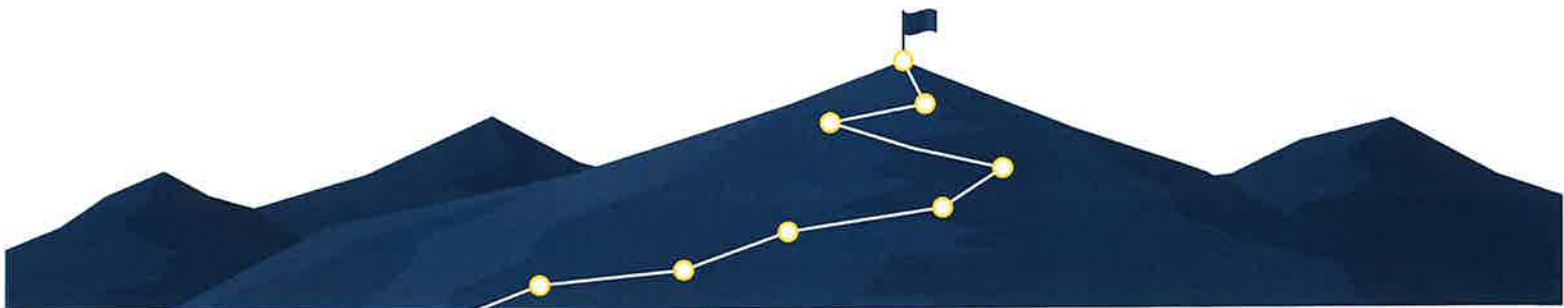
Efficient Use of Land and Infrastructure

Extending water, sewer, and transportation systems outward is costly and places long-term burdens on the city's budget. Prioritizing infill and redevelopment of underutilized parcels within the existing city footprint can make the best use of existing infrastructure while strengthening established areas such as Main Street.

Redevelopment, Reuse, and Compact Growth

Vacant or obsolete properties represent opportunities to create new housing and business activity without consuming additional land. Adaptive reuse, reinvestment in underperforming sites, and cluster development at the city's edge can all provide additional housing and preserve open space. Compact growth patterns support walkability, protect community character, and keep service delivery efficient.

By maximizing the use of its limited land resources, Milford can grow in a fiscally responsible, visually attractive, and sustainable way – ensuring that every new project contributes to the strength and resilience of the community.



LAND USE GOALS, POLICIES, AND STRATEGIES

Goal 1: Preserve Milford's Existing Character

A. Enhance Community Appearance

1

Strengthen code enforcement to address property maintenance, blight, and appearance standards.

2

Update zoning and property maintenance codes to support beautification, pedestrian-oriented design, and façade improvements.

3

Encourage community-led clean-up and beautification efforts through volunteer events and public-private partnerships.

B. Preserve the Night Sky

1

Develop and adopt a lighting ordinance addressing light trespass and night sky preservation.

2

Educate residents, businesses, and developers on best practices for preserving the night sky.

3

Explore Dark Sky Community requirements and certification.

4

Replace municipal lighting with night sky compliant fixtures where feasible.

C. Preserve Open Space and Key Community Views

1

Identify and protect locally valued viewsheds like mountain backdrops and historic buildings.

2

Require new development to incorporate public or semi-public open space.

3

Use zoning overlays or design standards to limit visual impacts from high-profile developments.

Goal 2: Promote Land Use Patterns that Strengthen the Local Economy While Preserving Community Values

A. Reinforce and Revitalize Commercial Areas

- 1 Encourage infill and reuse of vacant or underutilized properties.
- 2 Support small-scale mixed-use development with updated zoning allowances.
- 3 Streamline permitting and provide development standards to reduce barriers for redevelopment.
- 4 Target improvements to the community's commercial core through streetscaping, wayfinding signage, and parking enhancements.

B. Maximize Use of Limited Land Resources

- 1 Explore new zoning options for underutilized or obsolete parcels for mixed-use or higher-density infill.
- 2 Allow clustered development with common open space to make the most of small or constrained parcels.
- 3 Identify areas with high potential for redevelopment.



Chapter 4: Moderate Income Housing

MODERATE INCOME HOUSING PLANNING REQUIREMENTS

Utah State Code 10-20-404 requires each municipality to include a Moderate-Income Housing Element within its General Plan. This element must identify realistic opportunities to meet the need for additional housing attainable to households earning 80% or less of the area median income (AMI), referred to in this element as moderate-income housing (MIH). While these requirements apply to all Utah cities, Milford's approach reflects its size, location, and rural context as a fifth-class city with about 1,400 residents.

Moderate-income housing is critical to Milford's economic and community stability. Many residents work in education, healthcare, agriculture, manufacturing, and service industries that support the regional economy. Rising construction and material costs, combined with limited housing variety, have made it increasingly difficult for these households to find attainable options within city limits. The City's role is not to

build or subsidize housing directly, but to create a regulatory environment that enables the private market to respond to local demand as conditions allow.

This element outlines Milford's plan to align land use policy, zoning, and infrastructure planning with housing needs while maintaining the community's character. The strategies focus on three key actions:

1. Facilitating infill and small-scale development within existing neighborhoods;
2. Encouraging reuse and adaptive housing solutions for older or underused buildings; and
3. Expanding housing choice through "missing middle" housing types that fit Milford's scale and design.

Together, these actions fulfill state planning requirements while ensuring Milford remains an affordable, welcoming, and sustainable community for residents of all income levels.

KEY DEFINITIONS

For purposes of this Moderate-Income Housing Element, the following terms are used throughout the document:

Moderate-Income Housing (MIH)

Housing that is affordable to households earning 80 percent or less of the Area Median Income (AMI), as defined annually by HUD. In Milford, MIH includes both ownership and rental housing attainable to local workers, families, and seniors, and is generally supported through appropriate zoning and development standards rather than direct public subsidy.

Infill Development

Development or redevelopment of vacant, underutilized, or previously developed parcels within existing neighborhoods, where public infrastructure and services already exist, in a manner that is compatible with surrounding development.

Missing Middle Housing

Small-scale, multi-unit housing types that fall between single-family housing and large apartment buildings in scale and intensity, such as duplexes, triplexes, fourplexes, townhomes, cottage courts, and similar housing forms compatible with traditional neighborhood character.

PRESENT HOUSING CONTEXT

Milford's housing pattern is shaped by a predominance of RM-6/RM-6S neighborhoods, with smaller, discontinuous areas of MR-7 and MR-15 located around the highway corridors and city center. MR-30 is limited to very small pockets, constraining the supply of higher-density, purpose-built rental or small multifamily housing. RR-1 occurs only in small edge areas and has little impact on overall capacity. Together, this zoning pattern favors detached homes on moderate lots and offers few by-right pathways to add diverse, attainable housing types without future adjustments to zoning or development standards.

To clarify Milford's residential zoning framework and its relationship to housing affordability, the following table summarizes the city's primary residential zones.

Commercial land along Milford's central highway (the Main Street Commercial—MSC corridor) may present opportunities for adaptive reuse – such as upper-floor apartments, live/work, and small flats – depending on building condition and feasibility. On the east side, sizable IP/M districts underscore the need for thoughtful transitions where housing abuts employment areas. Overall, it is apparent that Milford's best near-term opportunities lie in infill within RM-6/MR-7/MR-15, adaptive reuse in MSC, and small, well-designed projects that fit the existing block structure and infrastructure network.

Zone	What It Generally Allows	Relevance to Moderate-Income Housing
RM-6 / RM-6S	Primarily single-family neighborhoods with modest lots.	Key areas for accessory dwelling units (ADUs) and small-scale infill that gently increases housing options.
MR-7	Mix of small-lot single-family homes and duplexes.	Supports "missing middle" housing, providing more attainable options while fitting neighborhood character.
MR-15	Attached homes and small multifamily buildings.	Strong opportunity for starter homes, townhomes, and small rental buildings that broaden affordability.
MR-30	Larger multifamily buildings in limited areas.	Best suited for purpose-built rental housing and higher-density attainable units if future growth occurs.
RR-1	Large-lot, rural residential.	Minimal impact on MIH; primarily preserves rural character rather than contributing to affordability.

FRAMEWORK FOR ACTION

Key Opportunities

Increase the Availability of Housing for Moderate-Income Households

Milford can help meet the needs of moderate-income households by encouraging investment within existing neighborhoods and making better use of older buildings. Many of the city's vacant or underused parcels – particularly in RM-6, MR-7, and MR-15 zones – are located near established infrastructure, schools, and community facilities. Thoughtful reinvestment in these areas may create opportunities for modest new housing such as small single-family homes, duplexes, or accessory dwelling units (ADUs), as infrastructure capacity and market conditions allow. Supporting gentle infill development could help Milford accommodate local housing needs while maintaining its compact footprint and protecting surrounding open landscapes.

Beyond vacant lots, the redevelopment and reuse of existing buildings also present meaningful opportunities to expand housing options. In particular, Milford's downtown and highway corridors contain older commercial and mixed-use properties that may no longer serve their original use but could be viable for renovation or conversion to mixed-use housing. Reusing these spaces for upper-floor apartments, or live/work units, may add attainable homes close to services and strengthen downtown activity.

Maintaining safe, clean, and well-managed rental housing complements these efforts. Periodic review of rental housing standards may help identify opportunities to improve housing quality, preserve neighborhood appearance, and support responsible property management. Addressing both reinvestment and maintenance supports existing housing in remaining a reliable and appealing choice for residents at all income levels.

Together, these approaches may expand Milford's supply of attainable housing while strengthening existing neighborhoods, enhancing community appearance, and preserving the small-town identity that residents value.

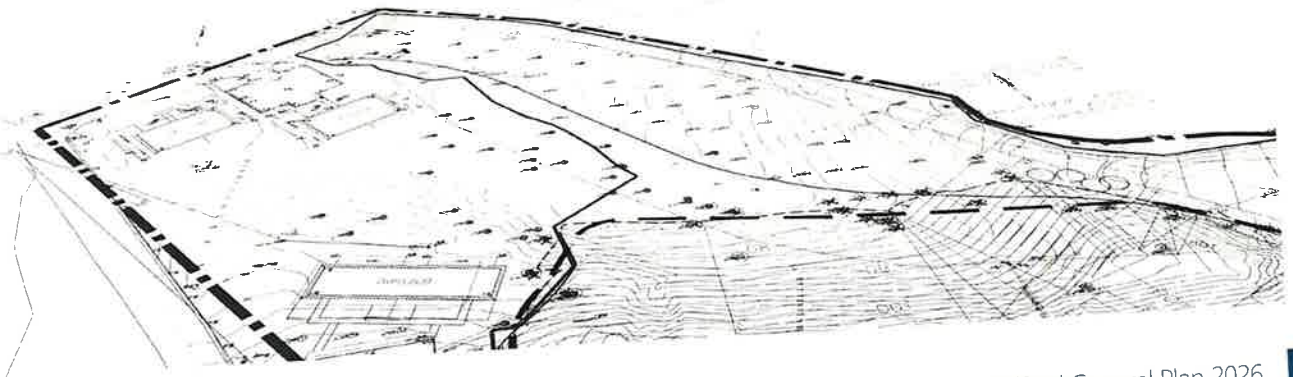
Expand Housing Choice through "Missing Middle" Housing Types

As Milford looks to broaden its range of attainable homes, there may be opportunities to introduce "missing middle" housing – small-scale, multi-unit housing types that fit comfortably within traditional neighborhoods. Housing types such as duplexes, fourplexes, townhomes, and small courtyard apartments can provide attainable options for families, seniors, and local workers while maintaining the character and scale that residents value.

The city's MR-7 and MR-15 zones are well-suited for this type of moderate-density housing, particularly near schools, parks, and community facilities where infrastructure is already in place. Reviewing zoning provisions and design standards may assist in identifying ways to accommodate diverse housing forms in appropriate locations.

Community education and engagement will also play an important role. Sharing examples of well-designed missing middle housing can help residents visualize how these homes complement existing neighborhoods and support long-term community stability.

Expanding the range of housing choices through modest, well-designed projects could support Milford in providing opportunities for residents at different life stages and income levels while preserving the small-town character that defines the community.



MODERATE INCOME HOUSING GOALS, POLICIES, AND STRATEGIES

Goal 1: Increase the Availability of Housing for Moderate-Income Households

A. Facilitate Infill and Small-Scale Development

- 1 Allow accessory dwelling units and track both internal and external accessory dwelling units in residential zones.
- 2 Analyze and streamline building and review processes.

B. Encourage Reuse and Adaptive Housing Solutions

- 1 Identify mixed-use areas and allow for upper-floor residential units in commercial buildings.
- 2 Support creative housing options such as live/work units and co-housing where context appropriate.
- 3 Revise and consider adopting a new "Rental Code" that addresses current issues in the community.

Goal 2: Expand Housing Options through Missing Middle Housing Types

A. Adjust Zoning to Support Diverse, Small-Scale Housing

- 1 Conduct a zoning audit to identify code barriers that prevent missing middle housing and propose text amendments accordingly.
- 2 Create a new zoning overlay or district specifically for small-scale, multi-unit housing in areas with existing infrastructure, such as near downtown Milford or community facilities.

B. Ensure Compatibility with Milford's Small-Town Character

- 1 Develop and adopt basic design standards for missing middle housing to ensure scale, rooflines, façade articulation, and landscaping align with surrounding homes.
- 2 Establish a design review process for missing middle projects in sensitive areas.
- 3 Host a community workshop or charrette to gather local input and illustrate what well-designed missing middle housing could look like in Milford neighborhoods.

C. Educate and Engage the Community about Missing Middle Housing

- 1 Develop educational materials that explain what missing middle housing is, how it fits Milford's character, and how it benefits local families, seniors, and workers.
- 2 Host public open houses or informational sessions to address common concerns, share visual examples, and gather feedback on proposed zoning changes or design standards.



Chapter 5: Transportation

OVERVIEW AND PURPOSE

Milford's transportation system plays a vital role in shaping the city's small-town character and supporting daily life. Safe, reliable streets and sidewalks connect residents to schools, businesses, and regional destinations, reinforcing the close-knit community identity that defines Milford. As the city looks to the future, transportation planning is expected to focus on maintaining infrastructure, improving safety, and strengthening connections between neighborhoods, downtown, and the region.

This Transportation Element provides a long-range framework for guiding investments in Milford's system of roads and pedestrian routes. It fulfills Utah's requirement for a "transportation and traffic circulation element"(10-20-404) by identifying the general extent of key facilities – including roads, sidewalks, freight rail, and the municipal airport – and by describing how these facilities relate to future growth. The Element is advisory, offering guidance as city leaders coordinate with regional partners such as UDOT Region Four and Beaver County.

Milford's transportation network reflects the city's scale and setting. The system centers on local streets and two state highways – State Route 21 and State Route 257 – that link Milford to nearby communities such as Beaver, Delta, and Minersville. Freight rail service and the municipal airport add additional connections, although day-to-day mobility depends primarily on the local street and sidewalk network. Seasonal weather, regional freight activity, and the city's limited budget all influence Milford's transportation considerations, particularly with respect to roadway preservation and maintenance planning.

Public input has highlighted the importance of roadway maintenance, sidewalk connectivity, and pedestrian safety – especially near schools, parks, and Main Street. These community concerns help shape this Element's guiding objectives:

1. Maintaining and improving Milford's roadway system, and
2. Creating a safe, connected, and equitably maintained sidewalk network.

Together, these principles provide direction for sustaining a transportation system that is safe, efficient, and consistent with Milford's long-term vision and rural character.

EXISTING CONDITIONS

Milford's transportation reflects its history as a regional service center and its compact, walkable development pattern. The community's streets and highways connect homes, schools, parks, and businesses while strengthening Milford's small-town identity. State Routes 21 and 257 form the backbone of this system. Maintained by the Utah Department of Transportation (UDOT), these corridors support both local travel and freight movement tied to agriculture, energy, and other rural industries.

Within city limits, a grid of local and collector streets provides convenient access throughout the community. These streets are maintained using General Funds and Class C Road Funds. The compact grid allows for short travel distances and predictable circulation, though ongoing maintenance remains an important concern. Pavement preservation and coordination with water and sewer projects can extend street life and support reliable year-round travel. Winter conditions and freeze-thaw cycles also influence roadway needs.

Milford's sidewalk network varies in quality, age, and coverage. Older neighborhoods and parts of downtown lack continuous sidewalks or include segments needing repair. These gaps are most notable near schools and parks – locations where safe pedestrian access is particularly important for children, older adults, and others who travel on foot.

Lighting, signage, and traffic control are generally adequate for a community of Milford's size, though targeted improvements may enhance visibility and safety at key intersections and along walking routes. Coordination with

UDOT Region Four and Beaver County remains important for projects involving state routes, regional access, or along shared corridors.

Overall, Milford's compact transportation system functions well for the community's scale. Sustained attention to roadway maintenance, sidewalk connectivity, and pedestrian safety can help ensure the system continues to serve residents effectively in the years ahead.

FUTURE TRANSPORTATION AND MOBILITY

Looking ahead, Milford's transportation strategy focuses on maintaining and improving the systems that already serve the community well. The city's compact layout and limited land area make efficient use of existing streets, sidewalks, and infrastructure essential to supporting future growth and preserving Milford's small-town character. Rather than expanding outward, future efforts are expected to emphasize maintenance, safety, and connectivity, ensuring the transportation system remains reliable and accessible for all users.

Roadway maintenance is anticipated to remain a central priority. Regular pavement assessments, resurfacing, and coordination with water and sewer projects may help extend pavement life and reduce long-term costs. Maintaining clear access for emergency services, particularly during winter weather and freeze-thaw cycles, is also an important consideration. Collaboration with UDOT can support improvements along State Routes 21 and 257, including upgrades, lighting, signage, and access management.

Pedestrian improvements are likely to play a growing role in meeting community needs. Filling sidewalk gaps along common walking routes to Milford Elementary School, near the Old City Park and Pavilion Park, and within the Main



Street area can strengthen neighborhood connections and create safer walking routes for children, older adults, and residents who rely on walking for daily trips. As improvement opportunities are identified, the city may enhance crosswalk visibility, upgrade ADA features, and improve lighting in areas with higher pedestrian activity.

Milford's long-term approach to transportation planning is expected to remain incremental and fiscally minded. Maintenance and improvement decisions should consider the effects of regional freight movement, particularly along State Routes 21 and 257, where truck traffic contributes to pavement wear and long-term maintenance needs. Coordination with UDOT and awareness of changes in freight activity or local development patterns can help inform priorities related to roadway preservation, safety, and access. As funding becomes available, Milford can pursue grants and partnerships, such as Safe Routes to School and Transportation Alternatives, to support roadway and sidewalk improvements.

Through thoughtful maintenance, targeted enhancements, and continued coordination with regional partners, Milford can support a safe, efficient, and sustainable transportation network that aligns with the city's long-term vision and enhances quality of life for residents.

MULTIMODAL CONTEXT

While Milford's transportation system is primarily focused on vehicle travel, walking, and freight movement, other travel modes also influence how people move within the community. Bicycling on low-volume local streets, informal walking routes near parks and open areas, and off-highway vehicle activity outside city limits are part of everyday travel and recreation in and around Milford.

These modes are accommodated primarily through the existing street and sidewalk network rather than through dedicated facilities. Maintaining quiet residential streets, safe pedestrian connections, and clear coordination with Beaver County, where trails or off-highway vehicle routes intersect with city streets, supports a range of travel needs while remaining consistent with Milford's scale, priorities, and available resources.

STREET CONNECTIVITY AND DESIGN

Milford's interconnected street grid provides efficient access throughout the community and supports the walkable scale that residents value. This traditional pattern shortens travel distances, allows multiple access routes, and contributes to Milford's small-town character.

As new development or infill occurs, maintaining this connected pattern can support safety, emergency access, and neighborhood cohesion. Extending existing streets, rather than creating isolated cul-de-sacs or private drives, may improve mobility, distribute traffic more evenly, and enhance pedestrian access.

Street design considerations such as pavement width, intersection geometry, and pedestrian space influence how streets function and feel. Pavement width affects vehicle speed and comfort, intersection geometry shapes how vehicles and pedestrians interact at crossings, and pedestrian space refers to the areas provided for people walking along streets. Together, these elements help local streets remain calm and residential in character while collector streets serve modest traffic volumes and safe crossings. Consistent design standards may also support predictable travel patterns and manageable long-term maintenance.

Together, these design practices support Milford's efforts to maintain a functional roadway network and create safe, accessible routes for people walking throughout the community.



INTEGRATING TRANSPORTATION AND LAND USE PLANNING

Land use and transportation decisions are closely linked in Milford. The city's compact layout allows most destinations – schools, businesses, parks, and neighborhoods – to be reached within a short distance, reinforcing Milford's walkable scale and rural charm. Aligning transportation improvements with these land use patterns can help strengthen the community's core, encourage reinvestment, and reduce infrastructure costs.

Roadway and sidewalk improvements may be especially effective when focused on areas that support revitalization, infill, and community access. Coordinating upgrades near Main Street, schools, and parks can improve mobility while encouraging reinvestment in existing neighborhoods and commercial areas.

Integrating land use and transportation planning also supports environmental and fiscal sustainability. Milford's Future Land Use Map identifies areas of higher residential density generally adjacent to existing neighborhoods, as well as industrial and employment areas located near State Route 257 and other established transportation corridors. Concentrating growth in these locations allows the city to rely on its existing roadway network to serve future development, reducing the need for new road construction and utility extensions while preserving surrounding open

landscapes. This approach aligns with the principles in Milford's Land Use Element and supports growth patterns that are well matched to the capacity and function of the existing transportation system.

These connections contribute to maintaining a reliable roadway system and creating a safe, connected pedestrian environment for all residents.

STREET AESTHETICS AND LIGHTING

Milford's streets influence both mobility and the visual character of the community. Thoughtful improvements – such as street trees, landscaping, and pedestrian-scale lighting – can help make public spaces more welcoming and comfortable. These enhancements also support neighborhood identity, strengthen downtown vitality, and reinforce Milford's small-town atmosphere.

Lighting improvements offer opportunities to enhance safety while preserving Milford's valued night-sky environment. Shielded, energy-efficient fixtures can improve visibility at intersections and along pedestrian routes while minimizing glare and maintaining the community's rural setting.

Collectively, these streetscape and lighting enhancements help maintain a functional roadway network and create inviting, accessible spaces for people walking throughout the community.



TRANSPORTATION GOALS

Goal 1: Maintain and Improve Milford's Roadway System

A. Prioritize Roadway Maintenance and Repair

- 1 Conduct regular roadway condition assessments to inform a prioritized maintenance schedule.
- 2 Focus limited resources on preserving collector and arterial roads critical for mobility and emergency access.
- 3 Coordinate resurfacing and repair projects with utility work to avoid redundant disruptions.
- 4 Seek UDOT funding and grants for state highway improvements within city limits.

B. Enhance Roadway Function and Safety

- 1 Improve signage, striping, and lighting at key intersections and along school routes.
- 2 Upgrade intersections where visibility, turning radii, or pavement condition create safety issues.

Goal 2: Provide a Safe, Connected, and Equitably Maintained Sidewalk Network

A. Repair and Complete Sidewalk Gaps in Priority Areas

- 1 Identify and map sidewalk gaps and substandard segments, prioritizing areas near schools, parks, downtown, and civic facilities.
- 2 Develop a phased sidewalk improvement plan that includes both repair and infill, tied to available funding and grant cycles.
- 3 Seek external funding sources (e.g., Safe Routes to Schools, Active Transportation Grants) to support sidewalk improvements and relieve local burden.

B. Improve Pedestrian Safety and Accessibility

- 1 Install ADA-compliant curb ramps, tactile warning surfaces, and consistent markings in key areas.
- 2 Adopt sidewalk design standards appropriate to neighborhood context, including minimum width, buffer zones, and surface quality.
- 3 Improve lighting along high-use pedestrian corridors to support visibility and nighttime safety.
- 4 Require sidewalk construction or upgrades as a condition of new development or major site improvements.

C. Evaluate and Reform Sidewalk Maintenance Policy

- 1 Study the feasibility and costs of shifting sidewalk repair responsibilities to the city or a shared-cost program.
- 2 Consider establishing a municipal sidewalk fund to assist low-income property owners or cover high-priority repairs.
- 3 Create clear public education materials explaining current and future sidewalk maintenance policies.



Chapter 6: Environment and Recreation

OVERVIEW AND PURPOSE

Milford's environment and recreational spaces are closely tied to how residents experience daily life in the community. Parks, open areas, and nearby outdoor landscapes provide places to gather, exercise, and spend time outdoors, while the surrounding desert environment shapes how these spaces are used and maintained. Together, environmental conditions and recreation opportunities influence community health, comfort, and quality of life.

This Environment and Recreation Element guides how Milford approaches the care of its parks, recreation facilities, and natural resources over time. The focus of this Element is on community-scale recreation and environmental considerations as they relate to land use, maintenance, and long-term planning, and is intended to complement the other chapters of the General Plan.

Milford's rural setting presents both opportunities and constraints. Limited water availability, seasonal weather conditions, and a small number of public facilities affect how recreation spaces function and how they are maintained. At

the same time, strong community involvement and proximity to open lands and public spaces contribute to a lifestyle that values outdoor activity and shared use of local amenities.

Public input and community discussion have highlighted the importance of maintaining existing parks, expanding access to outdoor recreation, and managing environmental resources responsibly. These priorities shape the direction of this Element and inform the goals that follow, which focus on improving recreation opportunities while respecting Milford's environmental setting and long-term capacity.

COMMUNITY SETTING AND ENVIRONMENTAL CONTEXT

Milford is situated in a rural desert valley where the natural environment plays a visible role in daily life and community identity. Open landscapes, agricultural lands, and nearby public lands shape the community's character and influence how residents use outdoor spaces for recreation and gathering.

The local climate is defined by low annual precipitation, hot summers, and cold winters. Wind and dust are common seasonal conditions, particularly during dry periods, and can affect outdoor comfort and the usability of parks and recreation spaces. These environmental factors influence how recreation areas are designed, maintained, and used throughout the year.

Milford's setting also affects how environmental resources are managed at the community scale. Limited water availability, soil conditions, and exposure to sun and wind all shape decisions related to landscaping, surface materials, and shade in public spaces. Thoughtful consideration of these conditions helps ensure recreation areas remain functional and appropriate for the local environment.

This Element addresses environmental conditions primarily as they relate to recreation and stewardship within the city. Broader discussions of regional setting, land use patterns, infrastructure, and water systems are addressed in other chapters of the General Plan.

PARKS, RECREATION, AND OPEN SPACE RESOURCES

Parks and recreation spaces play an important role in Milford's community life, providing places for outdoor activity, social interaction, and local events. In a small rural city, these spaces often serve multiple purposes and are used by residents of all ages throughout the year.

Milford City Park serves as the community's primary public recreation space. It includes playground equipment, open lawn areas, picnic facilities, and spaces used for community gatherings and informal recreation. It functions as a focal point for recreation and social activity and is an important asset for both daily use and seasonal events.

Recreation opportunities are also supported through school facilities, including outdoor play areas and athletic fields associated with Milford schools. These spaces are commonly used for youth sports, physical activity, and informal recreation, and often serve the broader community outside of school hours. Continued coordination with the local school district helps maximize shared use of these spaces and supports community-wide access to recreation opportunities.

In addition to developed facilities, Milford residents also make use of informal open spaces, neighborhood streets, and nearby lands for walking, exercise, and outdoor

enjoyment. The city's proximity to state and federal public lands influences local recreation patterns, offering access to activities such as hiking, hunting, off-highway vehicle use, and other outdoor activities that are part of the area's rural lifestyle.

Seasonal and environmental conditions affect how recreation spaces are used in Milford. Shade, seating, surface conditions, and lighting all influence comfort and accessibility, particularly during hot summer months or colder winter periods. Ongoing maintenance and small-scale improvements can help ensure that parks and outdoor spaces remain usable and inviting throughout the year.

Together, Milford City Park, shared school facilities, informal open spaces, and access to surrounding public lands form a modest but meaningful recreation system. Understanding how these resources function today provides a foundation for identifying opportunities to enhance recreation and environmental stewardship in a way that reflects Milford's size, capacity, and long-term vision.



RECREATION NEEDS AND OPPORTUNITIES

Recreation needs in Milford are shaped by the City's small population, limited number of facilities, and rural setting. With few developed parks, existing spaces serve a wide range of users and activities.

Ensuring that existing recreation areas remain safe, functional, and accessible through regular maintenance is a primary consideration for the community. Playground equipment, walking surfaces, shade structures, and other amenities require ongoing attention to remain usable throughout the year. Focusing on routine maintenance and incremental improvements helps extend the life of existing facilities.

Comfort and access also affect recreation use. Shade, seating, lighting, and clear walking routes influence how residents experience parks and how long they stay. Improving pedestrian access to recreation areas, particularly

routes leading to Milford City Park and school facilities, can expand opportunities for residents of all ages to participate in outdoor activities.

Partnerships present additional opportunities. Coordination with the school district, community groups, volunteers, and regional agencies can help support recreation programming and facility care. These shared efforts allow the City to strengthen recreation opportunities in a practical and fiscally mindful way.

Together, these needs and opportunities highlight the importance of maintaining existing recreation assets, improving access and comfort, and supporting partnerships. These themes provide a foundation for the goals that follow, which focus on enhancing recreation opportunities in ways that align with Milford's character and capacity.

ENVIRONMENTAL STEWARDSHIP AND RESOURCE MANAGEMENT

Milford's environmental conditions influence how public spaces are maintained and how outdoor recreation is experienced. The city's arid climate, seasonal winds, and desert soils require practical approaches to caring for parks, open spaces, and landscaped areas. Stewardship in Milford is shaped by local conditions and the City's practical capacity to care for parks and public spaces.

Water-efficient landscaping and irrigation practices are particularly relevant in public parks and gathering spaces. Selecting drought-tolerant plantings, managing turf areas carefully, and using durable materials can help reduce resource demands while maintaining usable and attractive recreation areas. These considerations are especially important given the City's limited maintenance resources and desert environment.

Dust and air quality are also ongoing considerations, particularly during dry and windy periods. Stabilizing surfaces, maintaining vegetation in parks, and coordinating land uses can help reduce dust impacts and improve comfort in outdoor spaces used for recreation and community events.

Environmental stewardship in Milford often relies on shared responsibility rather than regulation. Volunteer efforts, public awareness, and coordination with state, federal, and regional partners play an important role in caring for parks, open spaces, and nearby lands. These collaborative approaches help extend the City's limited capacity to care for parks, open

spaces, and nearby lands in a practical and cost-effective way.

Together, these conditions highlight opportunities to support recreation while managing environmental resources in ways that are appropriate for Milford's setting. They provide important context for the goals that follow, which emphasize responsible stewardship alongside continued access to outdoor recreation.

COMMUNITY PARTNERSHIPS AND STEWARDSHIP

Parks, recreation spaces, and stewardship efforts in Milford are often supported through cooperation and shared responsibility. Community involvement helps maintain public spaces, support local events, and strengthen recreational opportunities, which is particularly important given limited staff and funding.

Partnerships with the local school district, community organizations, volunteers, and regional or state agencies can enhance recreation and stewardship efforts. Shared use of facilities, volunteer maintenance activities, and coordination on grants or programs provide opportunities to strengthen parks and outdoor spaces without requiring significant new investment. These relationships help Milford sustain parks and recreation services practically and flexibly.

Together, these partnerships provide an important framework for how recreation and stewardship efforts are carried out in Milford.



ENVIRONMENT AND RECREATION GOALS

Goal 1: Provide Accessible and High-Quality Parks and Outdoor Recreation

A. Improve and Maintain Existing Parks and Facilities

- 1 Conduct regular assessments of park amenities and infrastructure to prioritize repairs and upgrades.
- 2 Develop a long-term parks maintenance and funding plan to ensure sustainability.
- 3 Incorporate public art, local history, or interpretive signage where appropriate.

C. Build Partnerships for Stewardship and Programming

- 1 Collaborate with the school district to share recreation space and coordinate activities.
- 2 Engage local nonprofits, businesses, and residents in sponsoring park events and improvements.
- 3 Apply for state and federal grants (e.g., Utah Outdoor Recreation Grant) to enhance facilities.

B. Plan for Long-Term Recreation Needs

- 1 Create a Recreation Master Plan to guide park investment, expansion, and programming.
- 2 Identify future park or open space needs based on population change and community input.
- 3 Evaluate and update existing impact fees to ensure they adequately support future park infrastructure needs.

Goal 2: Foster Environmental Stewardship and Community Resilience

A. Encourage Responsible Land and Resource Use

- 1 Establish community education programs on land stewardship, water conservation, and sustainable living.
- 2 Work with regional partners to monitor long-term environmental trends, including drought and land degradation.
- 3 Incentivize low-impact development practices that minimize grading, impermeable surfaces, and vegetation removal.

B. Enhance Local Environmental Quality

- 1 Monitor and reduce sources of dust and emissions from roads, vacant lots, or industrial sites.
- 2 Support environmental clean-up events (e.g., creek, roadside, and lot clean-ups) in partnership with schools and volunteers.



Chapter 7: Historic Preservation

OVERVIEW AND PURPOSE

Milford's history is closely tied to its physical form, community identity, and sense of place. The city's development as a railroad hub, agricultural center, and service community has left a visible imprint on its downtown, neighborhoods, and surrounding landscape. Historic buildings, sites, and community stories help connect residents to Milford's past and contribute to the character that distinguishes the community today.

Historic preservation in Milford is not limited to protecting individual buildings or sites. It also involves recognizing patterns of development, maintaining the scale and appearance of historic areas, and supporting the continued use of older structures in ways that remain functional and relevant. When approached thoughtfully, preservation can reinforce community pride, support downtown vitality, and complement economic and land use goals.

This Historic Preservation Element provides guidance for how Milford can acknowledge and care for its historic character over time. The Element emphasizes stewardship, education,

and compatibility rather than regulation, and is intended to support reinvestment and change that respects the community's historic context. It recognizes that preservation efforts must be scaled to Milford's size, resources, and priorities.

Milford's historic assets include both well-known landmarks and more modest buildings, sites, and landscapes that reflect everyday life and local traditions. Preserving these resources does not require freezing the community in time. Instead, it involves balancing respect for the past with the practical needs of current and future residents.

Together, the sections that follow explore Milford's historic context, downtown character, and opportunities for compatible reuse and engagement. These discussions provide the foundation for the goals that follow, which focus on strengthening community identity, supporting reinvestment, and encouraging stewardship of Milford's historic resources.



HISTORIC CONTEXT, RESOURCES, AND COMMUNITY IDENTITY

Milford's historic development reflects its role as a transportation, agricultural, and service center within western Beaver County. The arrival of the railroad in the late nineteenth century established Milford as a regional hub, shaping the layout of streets, commercial buildings, and industrial areas that continue to define the community today. Milford's role as a railhead and supply center for mining, ranching, and regional trade across southern Utah and neighboring states shaped the community's layout and long-standing regional connections. Early agricultural activity, mining operations in the surrounding area, and regional trade further influenced the city's growth and economic identity.

Much of Milford's historic character is expressed through everyday places rather than monumental structures. Downtown buildings, former commercial storefronts, residences, civic buildings, and remnants of early infrastructure all contribute to the community's sense of continuity. These resources reflect periods of growth, adaptation, and change and provide tangible connections to Milford's past.

Historic resources in Milford are not limited to individual buildings. They also include patterns of development, streetscapes, and the relationship between the downtown, railroad corridor, and surrounding neighborhoods. Together, these elements create a recognizable community character that residents associate with Milford's history and identity.

Community identity is further shaped by shared stories, traditions, and local knowledge passed down through generations. Sites associated with early settlement, agriculture, mining, and transportation carry meaning beyond their physical form. Recognizing and sharing these stories helps strengthen community pride and reinforces the value of historic resources as part of daily life.

Understanding Milford's historic context and the resources that contribute to its identity provides a foundation for thoughtful preservation efforts. This perspective supports approaches that respect the community's past while allowing for continued use, reinvestment, and change that reflect Milford's evolving needs.

DOWNTOWN MAIN STREET AND HISTORIC CHARACTER

Downtown Main Street has long served as the historic and functional heart of Milford. Its development was closely tied to the community's role as a transportation and service center, with commercial buildings, civic uses, and gathering places located near the railroad corridor and primary travel routes. This area remains a focal point for community identity and activity.

The historic character of downtown is defined less by individual landmark buildings and more by overall patterns of development. Building scale, spacing, storefront orientation, and the relationship between structures and the street contribute to a recognizable Main Street form. These characteristics reflect the practical needs of earlier eras while continuing to influence how downtown functions today.

Over time, downtown Milford has experienced change, including the loss of some historic structures and shifts in commercial activity. Despite these changes, the area continues to convey its historic role through remaining buildings, street patterns, and long-standing community associations. This continuity helps distinguish downtown from newer development areas and reinforces its importance as a place of shared memory and identity.

Preserving the historic character of downtown does not require freezing it in time. Instead, it involves supporting reinvestment and change that respect the area's established scale and form. Rehabilitation of existing buildings, sensitive infill, and adaptive reuse can help maintain downtown's historic character while allowing it to evolve to meet current needs.

Downtown Main Street's historic character represents both a cultural asset and an opportunity for continued vitality. Thoughtful attention to compatibility, design, and use can help ensure that downtown remains a central and meaningful part of Milford's community life, supporting the goals of historic preservation while accommodating reinvestment and future activity.



COMPATIBLE INFILL, REUSE, AND DESIGN CONSIDERATIONS

Change and reinvestment are a natural part of Milford's evolution, particularly within older areas of the community. As buildings age and needs shift, opportunities arise to reinvest in existing structures, introduce new uses, or accommodate infill development. When approached thoughtfully, these changes can support continued use while reinforcing Milford's historic character.

Compatible infill and reuse focus on respecting the established scale, form, and orientation of historic areas rather than replicating specific architectural styles. New development and renovations that align with existing building heights, setbacks, and street relationships can help maintain the visual continuity of downtown and surrounding historic areas. This approach allows for flexibility while preserving the qualities that make these areas recognizable and meaningful.

Adaptive reuse of older buildings offers a particular opportunity in Milford. Rehabilitating existing structures for new commercial, civic, or community uses can extend the life of historic resources while supporting economic activity and reducing the need for new construction. Even modest improvements, when guided by an understanding of historic context, can contribute to the long-term vitality of downtown and nearby neighborhoods.

Design considerations related to signage, materials, and building orientation can also influence how new development fits within historic settings. Encouraging compatibility rather than uniformity allows property owners to update and improve buildings while maintaining a cohesive overall character. This balance supports reinvestment without imposing unnecessary constraints.

Together, compatible infill, adaptive reuse, and thoughtful design considerations provide a framework for managing change in Milford's historic areas. These principles help ensure that reinvestment strengthens community character, supports continued use, and respects the historic context that contributes to Milford's identity.

COMMUNITY ENGAGEMENT, EDUCATION, AND STEWARDSHIP

Historic preservation in Milford has traditionally been shaped by community involvement and shared responsibility. Local knowledge, personal stories, and informal efforts to recognize and care for historic places have played an important role in maintaining the community's connection to its past. This approach reflects Milford's small-town character and allows preservation efforts to remain flexible and accessible.

Education is an important tool for fostering stewardship of historic resources. Sharing information about Milford's history through signage, local events, school activities, or informal walking tours can help residents and visitors better understand the community's heritage. These efforts strengthen appreciation for historic places and encourage voluntary care and reinvestment.

Community groups and volunteers also contribute to preservation efforts by collecting stories, preserving artifacts, and supporting local initiatives that highlight Milford's history. These activities help keep historic resources visible and relevant without placing regulatory burdens on property owners or the City.

Stewardship in Milford is most effective when it supports continued use and reinvestment. Encouraging awareness and collaboration allows historic buildings and sites to remain part of everyday life rather than isolated as static relics. This people-centered approach helps ensure that preservation remains compatible with Milford's capacity and evolving needs.

Together, community engagement, education, and stewardship provide a foundation for historic preservation that is locally driven and sustainable. These efforts support the goals that follow by reinforcing community identity, encouraging compatible reinvestment, and fostering a shared sense of responsibility for Milford's historic character.



HISTORIC PRESERVATION GOALS

Goal 1: Preserve the Historic Character of Downtown Main Street.

A. Guide Compatible Infill and Renovation Through Local Design Tools

- 1 Develop Main Street design guidelines that address scale, materials, signage, and architectural features.
- 2 Explore the implementation of a Downtown District Overlay.
- 3 Promote adaptive reuse and flexible development standards that support infill while respecting existing character.

Goal 2: Strengthen Local Commitment to Historic Preservation and Community Identity

A. Identify and Share Local Historic Resources

- 1 Create a basic list or map of historic buildings to highlight their history with input from residents, staff, and volunteers.
- 2 Develop a printed or digital self-guided walking tour featuring historic sites, stories, and photos.

B. Provide Opportunities to Educate the Community

- 1 Enhance and promote online and physical collections related to Milford's history and culture.
- 2 Recognize preservation efforts through informal awards or public acknowledgement.

C. Use Policy Tools to Support Preservation

- 1 Create flexible code requirements for buildings that retain historic features (e.g., signage, facades, setbacks).
- 2 Coordinate with Beaver County on broadband upgrades, small-business assistance, and infrastructure planning
- 3 Include historic preservation goals in future planning and infrastructure grants to leverage outside funding when possible.



Chapter 8: Economic Opportunity

OVERVIEW AND PURPOSE

Economic opportunity plays an important role in Milford's long-term stability and quality of life. A healthy local economy supports public services, provides employment for residents, and helps maintain the community's role as a small but resilient service center within western Beaver County. Rather than focusing solely on expansion, economic planning in Milford emphasizes diversification, compatibility with community character, and realistic alignment with available infrastructure and resources.

Milford's economic history has been shaped by cycles of growth and contraction tied to individual industries. This experience has reinforced local awareness of the importance of maintaining a balanced and adaptable economy. Today, Milford's economic activity includes a mix of local services, construction, transportation, agriculture, and emerging industrial uses, supported by regional connections and a strong work ethic. These conditions underscore the value of planning for opportunity in a way that strengthens existing assets while remaining flexible to change.

This Economic Opportunity element provides guidance for how Milford can support business activity, employment, and reinvestment over time. It considers the relationship between land use, infrastructure capacity, transportation access, and regional partnerships as key factors influencing economic success. This Element is intended to complement other chapters of the General Plan by recognizing that economic opportunity is closely linked to housing availability, transportation systems, environmental conditions, and community services.

Milford's location, infrastructure assets, and regional relationships create opportunities that are uncommon for a city of its size. At the same time, limitations related to infrastructure capacity, land availability, and municipal resources require careful consideration. This Element acknowledges both opportunity and constraint, emphasizing thoughtful, right-sized economic development that supports community needs without placing undue strain on local systems.

Together, the sections that follow provide a framework for understanding Milford's economic context, identifying assets and opportunities, and guiding future decisions in a manner consistent with the community's values, capacity, and long-term vision.

COMMUNITY AND ECONOMIC CONTEXT

Milford's economy reflects its role as a small rural community with regional connections and a diverse mix of employment activity. Local jobs span construction, education, healthcare, transportation, manufacturing, agriculture, renewable energy, and public services, with many residents working within the community or commuting to nearby areas. This diversity provides a degree of resilience, while also highlighting the importance of maintaining a balanced economic base.

The community's economic history includes periods of rapid growth followed by contraction tied to individual industries. These experiences have shaped a local understanding of the risks associated with reliance on a single employer or sector. Recent changes in major employment sources have reinforced the importance of diversification and long-term stability as guiding principles for economic planning in Milford.



Milford benefits from a range of physical and institutional assets that influence its economic context. Rail access, proximity to regional highways, available industrial land, and expanding broadband connectivity support a variety of business types and employment opportunities. The presence of utility-scale wind and solar facilities in the surrounding valley further shapes the region's economic landscape, reinforcing Milford's role within Utah's evolving energy landscape. The ongoing development of geothermal energy resources north of Milford, led by Fervo Energy, adds a significant emerging asset to this energy portfolio. At the same time, infrastructure capacity, land availability, and service demands place practical limits on the pace and scale of future growth.

Regional relationships also play an important role in Milford's economic environment. Coordination with Beaver County, state agencies, and regional organizations influences access to infrastructure funding, workforce development resources, and business support programs. These relationships help Milford participate in broader economic initiatives while remaining grounded in local priorities and capacity.

Together, these conditions form the backdrop for economic opportunity in Milford. Understanding the community's economic mix, recent experiences, and existing constraints provides context for identifying assets, opportunities, and strategies that support sustainable economic activity consistent with Milford's long-term vision.

EXISTING COMMERCIAL AREAS AND ECONOMIC ASSETS

Economic activity in Milford is concentrated in a small number of commercial and industrial areas that serve local residents, travelers, and regional industries. These areas reflect the community's role as a service center and transportation hub within western Beaver County.

Milford's downtown and core commercial areas support local-serving businesses such as retail shops, restaurants, service providers, and offices. These uses provide essential goods and services for residents while also capturing some pass-through traffic along State Route 21. Vacant or underutilized buildings within the core represent opportunities for reinvestment and adaptive reuse that can strengthen the local economy without expanding the city's footprint.

Industrial and employment-related activity is primarily located in and around Milford's industrial areas, which

benefit from proximity to rail service, highway access, and available land. These areas accommodate a range of uses, including construction-related businesses, transportation and warehousing activity, and light industrial operations. Recent infrastructure improvements have enhanced access and utility service in portions of these areas, supporting their continued use and potential reinvestment.

Rail access is a defining economic asset for Milford. The Union Pacific rail line connects the community to regional and national markets and supports freight movement for existing and emerging industries. This asset distinguishes Milford from many communities of similar size and influences the types of economic activity that may be compatible with the community over time.

Additional assets include highway connectivity, a municipal airport, and expanding broadband infrastructure, all of which support business operations and employment. Together, these transportation and communication assets improve access to markets, enable remote and distributed work, and enhance Milford's overall economic competitiveness.

Beyond physical infrastructure, Milford benefits from institutional and community assets that support economic activity. Local government coordination, regional partnerships, and a business-friendly regulatory environment contribute to the city's ability to respond to opportunities while remaining aligned with community priorities.

Collectively, these commercial areas and assets provide the foundation for economic opportunity in Milford. Understanding where economic activity is located and what assets support it helps inform decisions related to land use, infrastructure investment, and the types of development that are appropriate for the community's scale and long-term vision.

LOCAL BUSINESS, INFILL, ECONOMIC CAPACITY

Milford's economic opportunities are closely tied to how existing land, buildings, and infrastructure are used over time. As a small city with limited commercial areas and public resources, supporting local business activity often depends more on reinvestment and reuse than on outward expansion. Encouraging infill and adaptive use of existing sites allows economic activity to grow in a way that aligns with Milford's scale and service capacity.



Local businesses play an important role in meeting community needs and supporting daily activities. Small-scale retail, construction, and trade-related businesses contribute to the local economy and benefit from locations that are accessible, visible, and supported by existing infrastructure. Maintaining flexible commercial environments and minimizing barriers to reinvestment can help existing businesses remain viable and create space for new enterprises to emerge.

Infrastructure capacity is a key factor shaping economic development in Milford. Water, sewer, transportation access, and utility services all influence where and how business activity can occur. While Milford has assets that support employment and industry, infrastructure limitations require careful consideration of the type, intensity, and location of new development. Aligning land use expectations with available capacity helps avoid overextension and supports long-term fiscal sustainability.

Infill development within existing commercial and industrial areas offers opportunities to make efficient use of infrastructure and reduce the need for costly extensions of services. Reuse of vacant or underutilized properties can strengthen the local economy while preserving surrounding open land and agricultural areas. This approach supports incremental growth and allows the community to respond to changing economic conditions over time.

Together, support for local business, emphasis on infill and reuse, and attention to infrastructure capacity provide a practical framework for economic opportunity in Milford. These considerations help guide future decisions in a manner that balances opportunity with responsibility and reinforces the community's long-term vision.

REGIONAL COORDINATION AND ECONOMIC PARTNERSHIPS

Economic opportunity in Milford is influenced not only by local conditions but also by regional relationships and coordination. As a small city, Milford benefits from working with Beaver County, neighboring communities, and state and regional organizations to access resources, infrastructure investments, and economic development support that may be difficult to achieve independently.

Regional coordination plays an important role in workforce development, infrastructure planning, and business support. Collaboration with county and state partners helps align land use decisions with broader transportation networks, utility planning, and economic initiatives. These relationships allow Milford to participate in regional efforts while maintaining local control over the type and scale of development that occurs within the city.

Milford's location and infrastructure assets also position it to engage in multi-jurisdictional economic initiatives. Participation in regional planning efforts related to transportation, logistics, energy development, and broadband expansion can help ensure that economic opportunities are compatible with Milford's capacity and community priorities.

Partnerships with regional economic development organizations, educational institutions, and state agencies provide additional avenues for technical assistance, workforce training, and business support. These partnerships are most effective when they complement local goals and reinforce Milford's role within the broader regional economy.

Together, regional coordination and strategic partnerships expand Milford's ability to respond to economic opportunities while remaining grounded in local needs and constraints. These relationships help frame the goals that follow, which emphasize balanced growth, collaboration, and long-term economic stability.

STRATEGIC INDUSTRIES AND EMPLOYMENT OPPORTUNITIES

Milford's economic future is influenced by a combination of existing industries, emerging sectors, and regional trends. While no single industry defines the community, certain categories of employment align more closely with Milford's location, infrastructure, and workforce characteristics.

Identifying these areas helps frame economic opportunity in a way that supports diversification and long-term stability.

Energy production remains a central component of Milford's regional economic identity. The Milford Wind Corridor and surrounding solar installations represent some of the most visible and economically significant infrastructure in western Beaver County. These facilities contribute to local employment, tax base stability, and regional energy production. As energy markets evolve, related support services, maintenance operations, and compatible industrial uses may present additional opportunities. Careful attention to land use compatibility, infrastructure capacity, and long-term environmental considerations will remain important as this sector develops.

The development of geothermal energy resources represents an emerging opportunity in this sector. Fervo Energy's project north of Milford is among the first utility-scale enhanced geothermal projects in the country, and its construction and operation may generate local employment and support services that complement the city's existing energy economy.

Transportation, logistics, and light industrial uses represent another area of opportunity tied to Milford's rail access and regional highway connections. These activities can support employment and local business growth when located in appropriate areas and designed to minimize conflicts with residential uses. Compatibility with existing development patterns and infrastructure capacity remains an important consideration as these opportunities evolve.

Small businesses, trades, and remote or distributed work also contribute to economic opportunity in Milford. Local service providers, construction trades, and homegrown enterprises support daily community needs, while expanding broadband connectivity enables remote work and location-flexible businesses. These activities tend to integrate well with Milford's scale and can strengthen the local economy incrementally.

Taken together, these industry categories illustrate a balanced approach to economic opportunity – one that supports a range of employment types rather than reliance on a single sector. By focusing on compatibility, diversification, and alignment with infrastructure and land use capacity, Milford can pursue economic opportunities that reinforce community stability and support long-term resilience. These considerations provide context for the goals that follow.

ECONOMIC OPPORTUNITY GOALS

Goal 1: Maximize Use of Existing Commercial Space and Infrastructure While Encouraging Economic Development

A. Encourage Infill and Reuse

- 1 Prioritize business development on vacant lots and in underutilized buildings.
- 2 Explore flexible land use policies that allow small-scale manufacturing, services, and live/work uses.

B. Improve the Business Environment in Core Commercial Areas

- 1 Explore zoning updates to allow more flexible use of limited commercial parcels.
- 2 Work with property owners to explore shared access, parking, or other improvements.
- 3 Prioritize infrastructure improvements (e.g. sidewalks, lighting, signage) in commercial areas.

C. Expand Access to Regional Resources

- 1 Collaborate with Beaver County, the Governor's Office of Economic Opportunity, and other state agencies to connect residents to training, funding, and support.
- 2 Join multi-community initiatives that promote economic development or tourism across Southwest Utah.

D. Align Commercial Zoning with Local Land and Infrastructure Capacity

- 1 Review and revise commercial zoning districts to reflect Milford's limited land availability, infrastructure capacity, and long-term growth projections.
- 2 Establish size and intensity thresholds for commercial uses to ensure compatibility with available water, sewer, and road capacity.
- 3 Encourage mixed-use or low-impact commercial formats that make efficient use of constrained land and resources.

Goal 2: Leverage Strategic Infrastructure to Attract Compatible Industries**A. Coordinate with Inland Port Planning and Rail Assets**

1

Work with the Utah Inland Port Authority and UDOT to explore logistics or light industrial opportunities tied to rail access.

2

Ensure local zoning and infrastructure planning align with potential inland port-compatible uses without compromising Milford's character.

B. Balance Economic Growth with Community Compatibility

1

Develop design standards that minimize noise, lighting, and traffic impacts of logistics or industrial operations near residential areas.

2

Require landscape buffers and screening where employment uses abut sensitive lands.

3

Prioritize job-generating uses that also contribute to community resilience and environmental quality.



Chapter 9: Public Safety/Utilities/Water

OVERVIEW AND PURPOSE

Reliable public safety services and utility systems are essential to Milford's health, safety, and long-term quality of life. Water, wastewater, stormwater management, and emergency response systems support everyday needs and become especially critical during severe weather events, infrastructure disruptions, or other emergencies. As the community evolves, maintaining these services in a dependable and fiscally responsible manner will continue to be a foundational priority.

Milford's size and rural setting shape how services are delivered. Many public safety functions rely on coordination with Beaver County and regional partners, and utility planning requires careful attention to long-term reliability, maintenance, and reinvestment. This Element provides a planning-level framework for how Milford can support effective service delivery, coordinate infrastructure planning with land use decisions, and strengthen community resilience over time.

This Element is intended to guide decision-making rather than prescribe specific projects. Technical documents, such as Milford's adopted water and wastewater planning documents, provide detailed analysis and infrastructure recommendations. The role of the General Plan is to translate those technical findings into long-range policy direction that supports orderly growth, efficient use of existing systems, and continued protection of public health and safety.

The sections that follow describe Milford's service context, summarize major utility and public safety systems at a planning level, and identify key considerations related to conservation, capacity, and hazard resilience. Together, these discussions provide the foundation for the goals and strategies that conclude the Element.

COMMUNITY SETTING AND SERVICE CONTEXT

Milford's public safety and utility services are shaped by the community's size, service structure, and reliance on regional partnerships. As a small city, Milford provides certain core utilities locally while depending on Beaver County and

special service districts for many public safety functions. This shared-service model is typical of rural Utah communities and reflects the need for efficiency, coordination, and flexibility in service delivery.

Water, wastewater, and stormwater systems must be planned and maintained with long-term reliability in mind. Limited precipitation and periodic drought conditions heighten the importance of conservation, system maintenance, and coordinated infrastructure planning. At the same time, Milford's modest growth patterns allow the City to focus on maintaining and reinvesting in existing systems rather than pursuing large-scale expansion.

Public safety services similarly depend on coordination and access. Law enforcement services are provided through Beaver County, while fire protection and emergency medical services are delivered through Beaver County Fire District #2, serving Milford and the surrounding areas. These arrangements require clear communication, adequate infrastructure, and ongoing collaboration among service providers. Land use decisions, street design, and development patterns all influence the effectiveness of emergency response.

This service context provides a framework for the discussion that follows, which examines Milford's utility systems, public safety services, and planning considerations related to capacity, conservation, and long-term resilience.

WATER, WASTEWATER, AND STORMWATER SYSTEMS

Milford's water, wastewater, and stormwater systems provide essential services that support public health, fire protection, environmental quality, and community development. These systems have been developed to meet the needs of a small, rural community and are supported by adopted technical planning documents that guide infrastructure planning and investment over time.

Water System

Milford operates a municipal culinary water system that serves residential, commercial, and institutional users and provides water for fire protection. The system relies on groundwater sources, storage, and a distribution network designed to support daily use and emergency needs. The City's adopted Water Master Plan serves as the primary technical reference for evaluating system capacity, long-term supply reliability, and infrastructure needs. At the General Plan level, the focus is on coordinating land use decisions and growth patterns with the City's ability to maintain safe, reliable, and efficient water service over time.

Wastewater System

Wastewater service in Milford is provided through a centralized collection and lagoon-based treatment system that reflects the City's scale and development patterns. This long-standing approach has proven to be a practical and



cost-effective solution for the community. While existing facilities are able to accommodate current demands and anticipated near-term growth, ongoing maintenance and periodic reinvestment are necessary to protect public health and environmental quality. Planning considerations emphasize coordinating wastewater improvements with street utility projects and aligning system planning with future development areas identified in the General Plan.

Stormwater and Drainage

Stormwater management in Milford relies on a combination of natural drainage features, roadside ditches, culverts, and limited built infrastructure. Although overall precipitation is low, intense storm events have resulted in localized street flooding in parts of the community, highlighting the importance of drainage maintenance and planning. From a General Plan perspective, stormwater management is closely tied to land use decisions, development patterns, and infrastructure coordination. Directing growth to areas with existing infrastructure, maintaining drainage systems, and incorporating stormwater considerations into new development can help reduce flood risk and improve long-term resilience.

Together, Milford's water, wastewater, and stormwater systems require coordinated planning and stewardship to remain reliable and effective. By aligning infrastructure planning with land use decisions and supporting the continued use of adopted master plans, the City can maintain service levels, protect public health, and prepare for future needs in a fiscally responsible manner.

WATER CONSERVATION AND RESPONSIBLE USE

Effective water conservation and responsible use are important components of maintaining reliable service in Milford's arid environment. Even where adequate water resources are available, efficient use and stewardship help protect long-term system reliability, reduce operational strain, and support fiscally responsible infrastructure management.

In Milford, water conservation is best addressed through a combination of land use planning, system management, and public awareness. Development patterns that make efficient use of existing infrastructure, such as infill and redevelopment, can reduce the need for system expansion

Why is Conservation Important?



PROTECT AND EXTEND our limited water resources



ACCOMMODATE our growing population



EXPAND economic and employment opportunities



PRESERVE our natural environment



ELONGATE life of our facilities



ENSURE long-term supply



SAFEGUARD property rights



ENHANCE drought resilience



MITIGATE unnecessary future infrastructure costs

and help limit unnecessary demand. Similarly, site design and landscaping choices influence outdoor water use and can play a role in reducing peak demand during dry periods.

At the system level, minimizing water loss and maintaining infrastructure supports conservation goals by ensuring that treated water is delivered efficiently to users. Coordinating conservation principles with utility planning helps extend the useful life of wells, storage, and distribution facilities while maintaining service levels for both daily use and fire protection.

From a General Plan perspective, water conservation is not a standalone objective but part of a broader approach to responsible growth and service delivery. By encouraging efficient development patterns and aligning land use decisions with long-term utility planning, Milford can support sustainable water use while retaining flexibility to respond to changing conditions over time.

UTILITY CAPACITY, INFILL, AND GROWTH MANAGEMENT

Utility capacity is an important consideration in how Milford manages growth and reinvestment over time. Water, wastewater, and stormwater systems must be able to support development in a manner that is fiscally responsible and consistent with the City's long-term planning objectives. Coordinating land use decisions with available infrastructure helps ensure that growth occurs in an orderly way and that public investments are used effectively.

Infill and redevelopment within the existing city footprint offer opportunities to accommodate change while making effective use of existing utility systems. Areas already served by water and wastewater systems generally require fewer extensions and upgrades, reducing long-term maintenance obligations and supporting efficient service delivery. Encouraging reinvestment in these areas can help maintain compact development patterns and support community vitality.

Expansion into undeveloped areas may require additional infrastructure investment and careful consideration of timing and sequencing. Evaluating utility availability and long-term maintenance implications supports informed decisions about the timing and sequencing of expansion. Aligning these decisions with adopted utility planning documents supports phased growth that is responsive to service capacity and fiscal considerations, rather than limiting development outright.

Utility planning also has implications for public safety and system resilience. Adequate water supply for fire protection, reliable wastewater service, and effective stormwater management depend on early coordination between development planning and infrastructure capacity. By considering utility capacity during land use and development review processes, Milford can support growth that is compatible with its infrastructure systems and long-term service goals.

PUBLIC SAFETY SERVICES AND EMERGENCY RESPONSE

Public safety services are a critical component of community well-being in Milford and are provided through coordinated local, county, and regional arrangements. Given the City's size and rural setting, these shared service models balance local needs with the efficiencies and capacity of regional providers.

Law enforcement services in Milford are provided through Beaver County, allowing the City to rely on countywide staffing, dispatch, and investigative resources. This arrangement reflects common practice among small Utah communities and supports consistent service coverage without the need for a standalone municipal police department.

Fire protection and emergency medical services are provided through Beaver County Fire District #2, which serves Milford and the surrounding areas. These services rely largely on volunteer personnel and are supported through mutual aid agreements with neighboring jurisdictions. This regional approach expands response capability and allows additional resources to be mobilized during incidents that exceed local capacity.

Land use and infrastructure decisions influence the effectiveness of emergency response. Street connectivity, clear addressing, reliable access for emergency vehicles, and adequate water supply and fire protection all affect response conditions. Considering these factors as development occurs helps ensure that public safety services operate effectively across the community.

At the planning level, Milford's role is to support coordinated service delivery and maintain infrastructure that enables emergency response. Continued collaboration with Beaver County, Fire District #2, and other partner agencies helps ensure that public safety services remain responsive as community needs change.

EMERGENCY PREPAREDNESS AND HAZARD RESILIENCE

Milford's location and environmental conditions expose the community to a range of hazards that require planning-level attention. While emergency response procedures are addressed through separate operational plans, the General Plan plays an important role in identifying risks and guiding land use and infrastructure decisions that reduce vulnerability and support community preparedness.

Hazards affecting Milford include drought, localized flooding from intense storm events, wildfire risk in surrounding rangelands, severe winter weather, and potential infrastructure disruptions. Each of these hazards has implications for where and how development occurs, how infrastructure is maintained, and how services are coordinated during emergencies.

Planning for emergency preparedness focuses on reducing exposure to hazards and supporting effective response conditions. This includes directing development away from known flood-prone areas where feasible, maintaining drainage systems to reduce localized flooding, and supporting development patterns that allow efficient emergency access. In areas near open lands or rangelands, consideration of wildfire risk and defensible space can help reduce potential impacts.

Preparedness also relies on coordination and awareness. Collaboration with Beaver County emergency management, Fire District #2, and other regional partners supports consistent planning and response efforts. Encouraging public awareness and readiness helps residents understand risks and reinforces shared responsibility for community safety.

By addressing hazards and preparedness at a planning level, Milford can reduce risk, support effective emergency response, and improve its ability to recover from disruptive events. These considerations inform the long-term planning approach discussed in the following section on infrastructure resilience and service reliability.

REGIONAL COORDINATION AND INTERAGENCY PARTNERSHIPS

Regional coordination is essential to the effective planning and delivery of public safety services and utilities in Milford. As a small community, the City relies on partnerships with Beaver County, special service districts, and state agencies for service delivery, emergency preparedness, and long-term infrastructure planning. These relationships expand local capacity and allow Milford to respond to needs that extend beyond municipal boundaries.

Beaver County serves as a primary partner in several service areas, including law enforcement, emergency management, and coordination during large-scale incidents. Ongoing communications with County officials help ensure that local conditions and priorities are reflected in regional planning and response efforts.

Special service districts and regional providers play an important role in supporting public safety and utility-related services. These arrangements allow Milford to share resources, participate in mutual aid agreements, and benefit from economies of scale that would not be achievable independently. Continued coordination with these partners supports consistent service coverage and flexibility as conditions change.





State agencies provide additional support through technical assistance, regulatory oversight, and funding opportunities related to water systems, infrastructure planning, and hazard mitigation. Coordination with state partners helps Milford align local planning efforts with broader regional and statewide initiatives.

By maintaining strong interagency relationships, Milford can support reliable service delivery, improve preparedness, and plan for infrastructure needs in a coordinated and effective manner. These partnerships are an integral part of the City's approach to public safety, utilities, and water planning.

INFRASTRUCTURE RESILIENCE AND LONG-TERM SERVICE RELIABILITY

Long-term reliability of public safety and utility services in Milford depends on proactive infrastructure stewardship and coordinated planning. As systems age and service demands evolve, maintaining dependable operations requires ongoing attention to maintenance, reinvestment, and alignment with adopted planning documents.

Infrastructure resilience focuses on the ability of systems to continue functioning under a range of conditions, including periods of high demand, routine maintenance activities, or temporary disruptions. For utilities, this includes consideration

of system redundancy, backup power for key facilities, and operational flexibility that supports continuity of service. For public safety services, reliable infrastructure such as road access, communication systems, and water supply for fire protection supports effective response across the community. Milford's role within a region that includes significant wind and solar generation reinforces the importance of reliable utility infrastructure and coordination with power providers, particularly where industrial or energy-related uses intersect with municipal systems.

Long-term service reliability is also influenced by how growth and reinvestment are managed. Directing development toward areas already served by infrastructure, coordinating improvements with street and utility projects, and phasing expansion in a manner consistent with system capacity can help control costs and reduce operational strain. These planning considerations support fiscally responsible decision-making and help extend the useful life of public assets.

By emphasizing infrastructure resilience and long-term reliability at the planning level, Milford can better protect public health and safety while managing infrastructure assets responsibly. This focus supports continuity of essential services and provides a stable foundation for the goals and strategies that conclude this Element.

PUBLIC SAFETY/UTILITIES/WATER GOALS

Goal 1: Ensure Reliable and Sustainable Water Supply and Infrastructure

A. Maintain and Upgrade Water, Sewer, and Stormwater Systems

- 1 Conduct regular assessments to prioritize aging infrastructure for repair or replacement, especially where drainage issues are recurring.
- 2 Develop a targeted stormwater management plan to mitigate localized flooding or poor drainage conditions.
- 3 Pursue grants and state/federal funding for high-priority water, wastewater, and stormwater projects.
- 4 Monitor system performance data to proactively identify leaks, inefficiencies, or capacity concerns.

B. Promote Water Conservation and Responsible Use

- 1 Offer public education on household and landscape water conservation practices.
- 2 Encourage the use of water-efficient appliances and xeriscaping in new and existing development.
- 3 Evaluate tiered rate structures that reward reduced water use.

C. Coordinate Utility Planning with Future Development

- 1 Require utility capacity reviews for new development proposals.
- 2 Align land use and utility planning to focus on infill and avoid costly network expansion.
- 3 Use development agreements or impact fees to fund necessary utility upgrades.
- 4 Map and digitize infrastructure for long-term planning and emergency response.

Goal 2: Deliver Reliable and Responsive Public Safety Services

A. Strengthen Emergency Preparedness and Hazard Resilience

1

Regularly update the city's emergency operations plan with input from regional partners.

2

Use hazard maps and drainage data to prioritize flood risk mitigation projects and improve emergency access routes.

B. Expand collaboration with County and Regional Providers

1

Coordinate with Beaver County and state agencies for emergency planning and training.

2

Share data and planning resources to reduce duplication and improve service delivery.

Goal 3: Support Long-Term Utility Resilience and Community Capacity

A. Ensure Utilities Can Support Infill and Redevelopment

1

Evaluate current system capacity, including drainage, to support reuse of existing buildings and sites.

2

Avoid utility and stormwater extensions into undeveloped areas that could strain capacity.

3

Provide development guidelines that address on-site stormwater retention and runoff control.

B. Plan for Long-Term Service Reliability

1

Encourage use of backup generators or battery systems at essential municipal facilities.

2

Identify critical utility infrastructure at risk from flooding, drought, or seismic events.

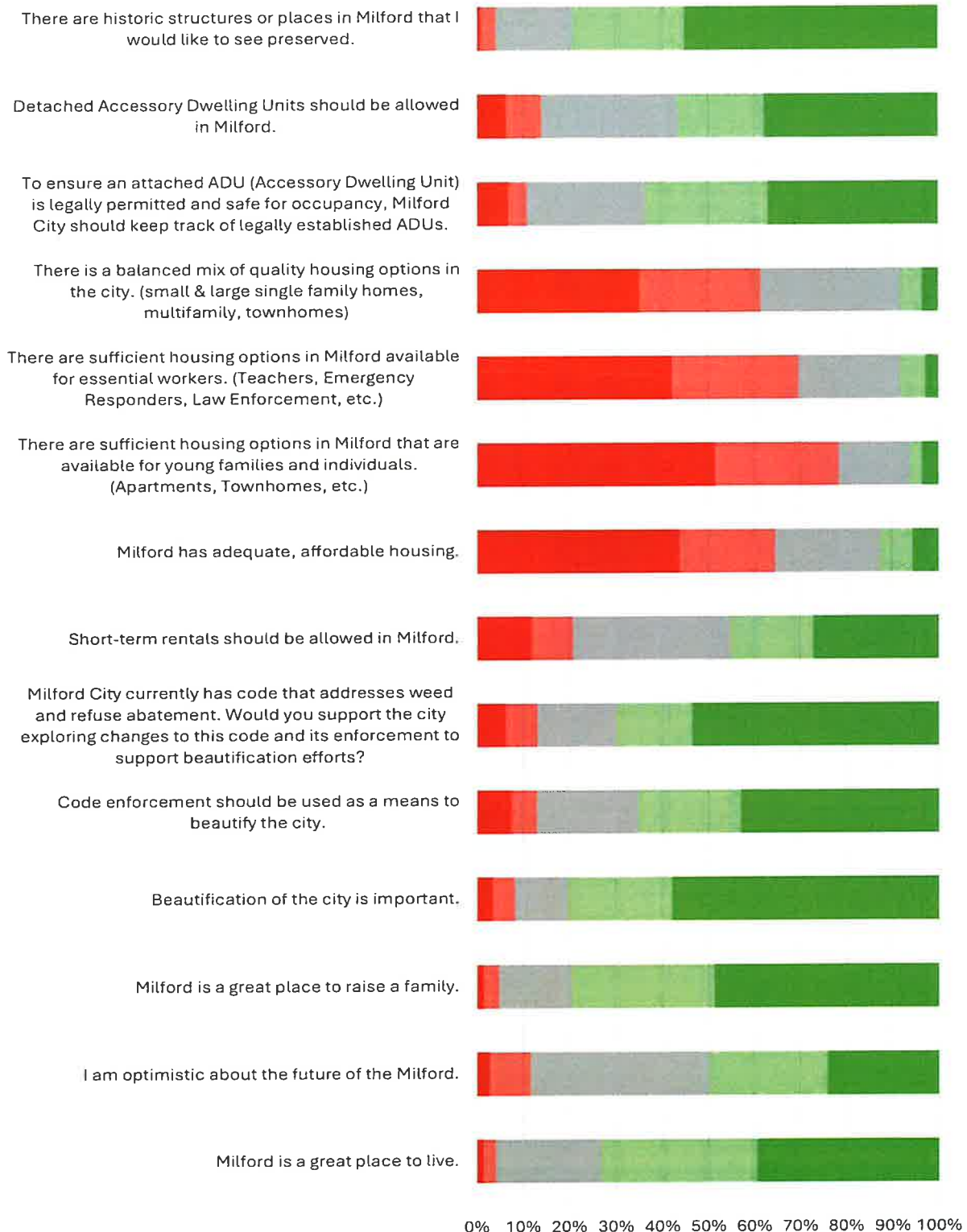
3

Involve utility providers in resilience and emergency planning discussions.

4

Develop and regularly update a utility and drainage risk mitigation strategy.

Appendix: Survey Results



I would rather have additional commercial and industrial business in Milford than pay higher property taxes.



Proximity to services (Grocery Stores, Restaurants, Schools, Health care, etc.) is important to me.



There are quality jobs/employment opportunities in Milford.



I would support a small increase to the City's portion of property tax to support a higher level of road maintenance.



The city should take steps to obtain funding to address roadway issues.



Generally speaking, the roads in Milford are satisfactory.



The city should pursue funding opportunities to address Milford's sidewalks.



Sidewalks in Milford are satisfactory.



I would support the city in pursuing a matching grant or other funding opportunity to improve pedestrian and parking facilities along Main Street (striping, landscaping, curb and sidewalk improvement).



The city should take proactive steps to find solutions to address the parking situation on Main Street (such as off-street parking, clear signage, education efforts, etc.).



Parking on Main Street is satisfactory.



I would support efforts by the city to pursue funding opportunities to preserve and/or restore the downtown Main Street area.



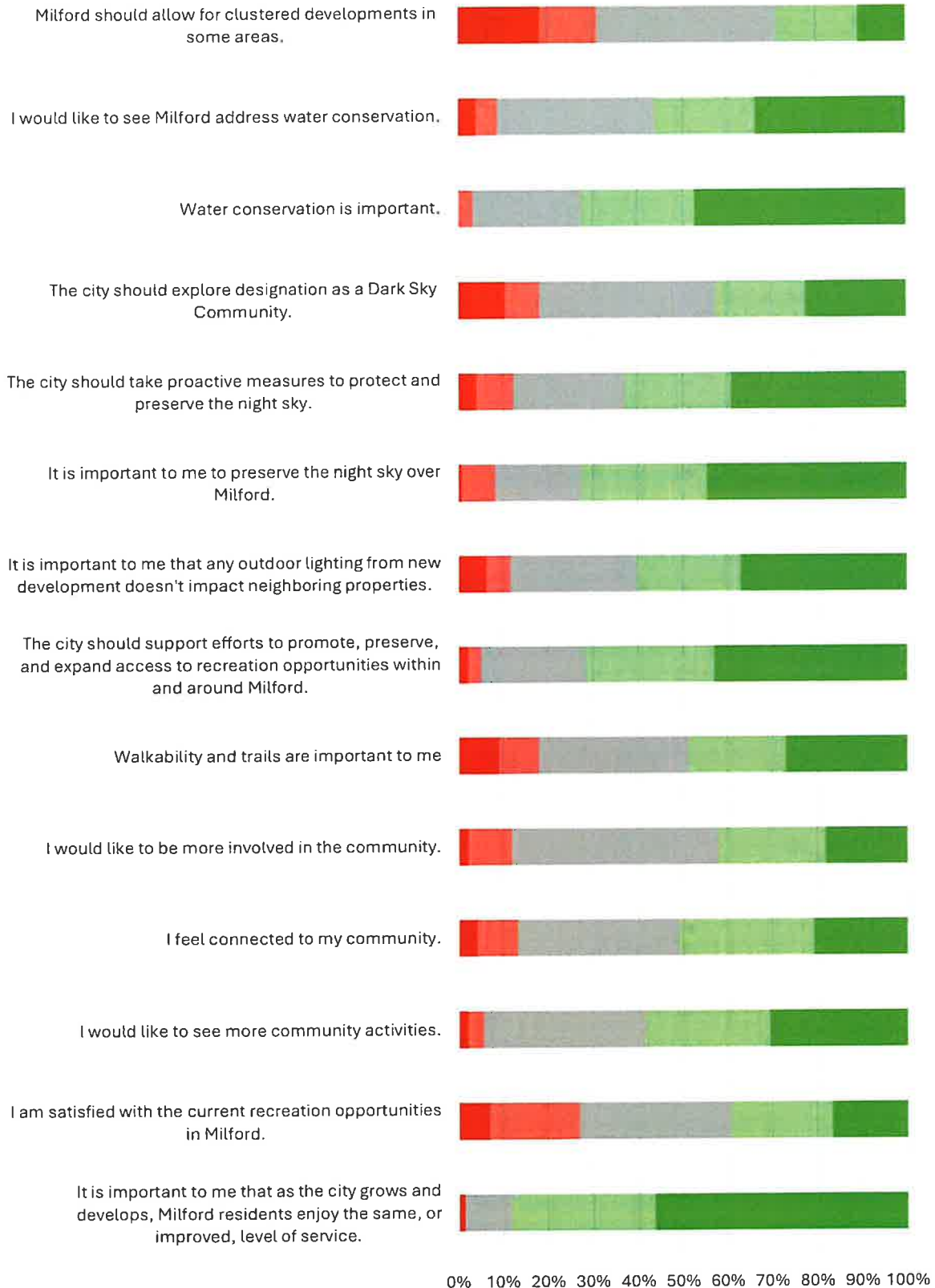
I would support design standards and regulations for new and redevelopment related to the preservation of the Downtown District.



Downtown Main Street is an area that contains historic structures but is not included in the National Register with the State Historic Preservation Office. Regardless of Register status, this is a location I would like to see...

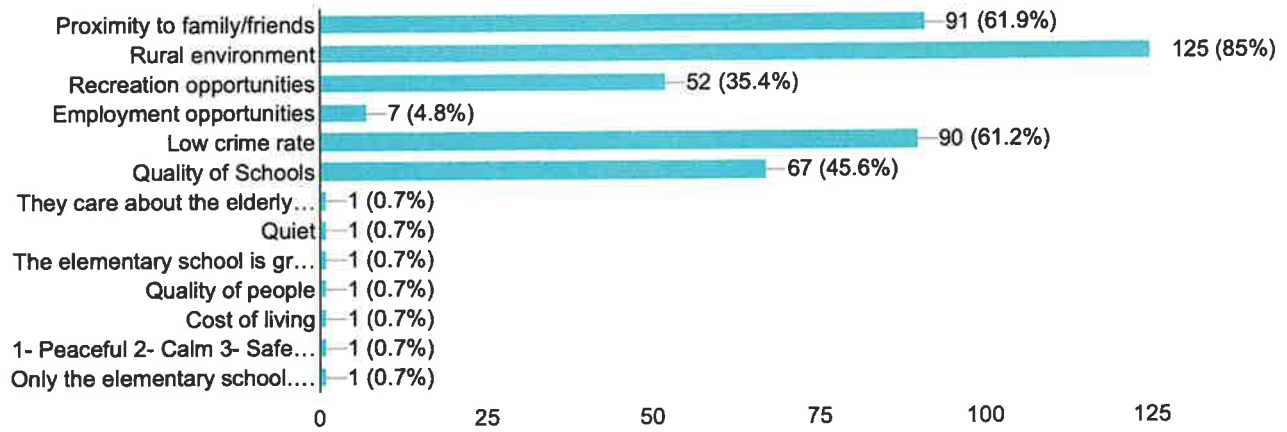


0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%



What do you like most about living in Milford? (Select all that apply)

147 responses

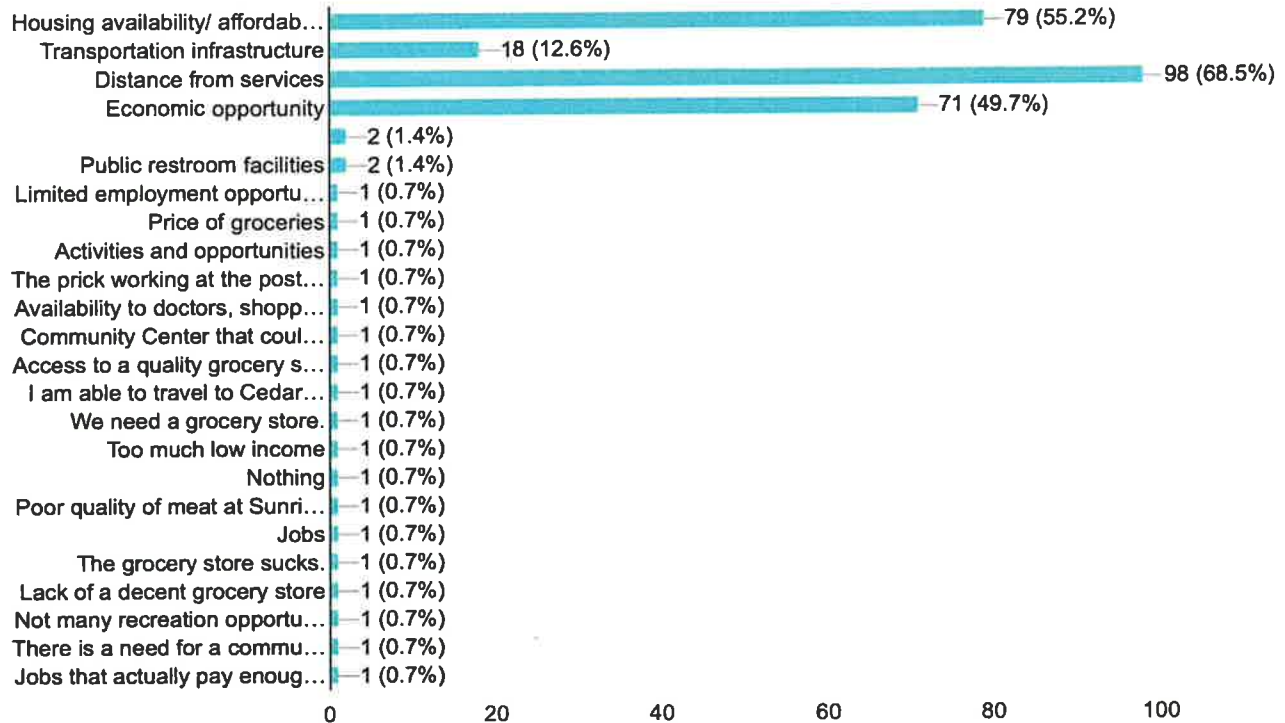


Other responses:

- They care about the elderly people
- Quiet
- The elementary school is great – the high school needs some improvement.
- Quality of people
- Cost of living
- 1 – Peaceful 2 – Calm 3 – Safe Place
- Only the elementary school, the HS needs work.

What are the biggest challenges to living in Milford? (Select all that apply)

143 responses

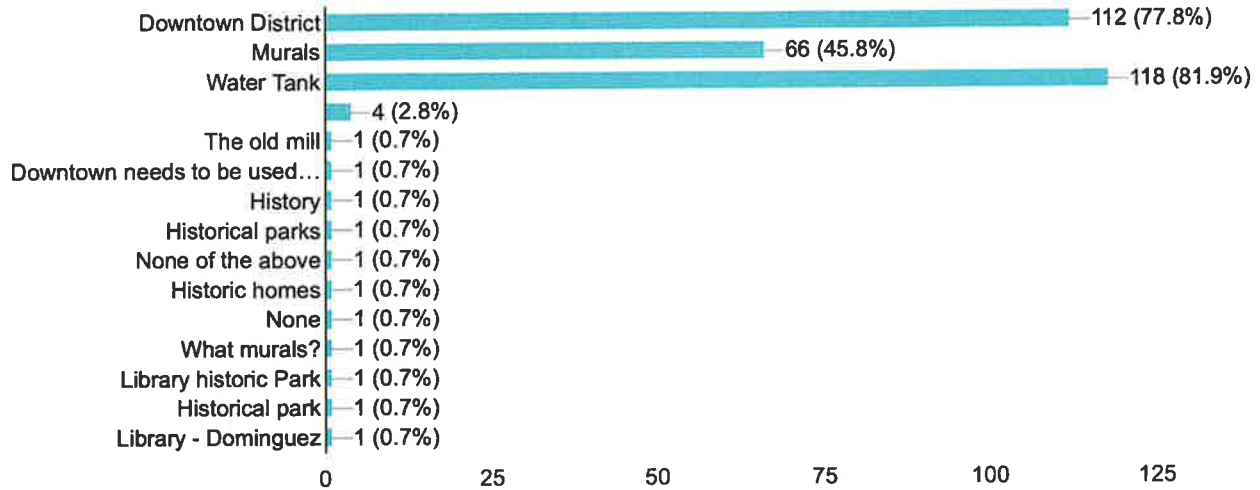


Other responses:

- Blank
- Public restroom facilities
- Limited employment opportunities
- Price of groceries
- Activities and opportunities
- The price working at the post office
- Availability to doctors, shopping, and restaurants
- Community Center that could house many activities. With rooms to rent for dance, tumbling, and cheer. And other sports practices.
- Access to a quality grocery store
- I am able to travel to Cedar – My heart goes out to those who have to rely on what is offered here.
- We need a grocery store.
- Too much low income
- Nothing
- Poor quality of meat at Sunrise Market
- Jobs
- The grocery store sucks
- Lack of a decent grocery store
- Not many recreation opportunities & things for kids.
- There is a need for a community center that has a gym in it for big gatherings and to support the winter little league programs.
- Jobs that actually pay enough to keep people here.

What locations or structures would you like to see preserved?

144 responses

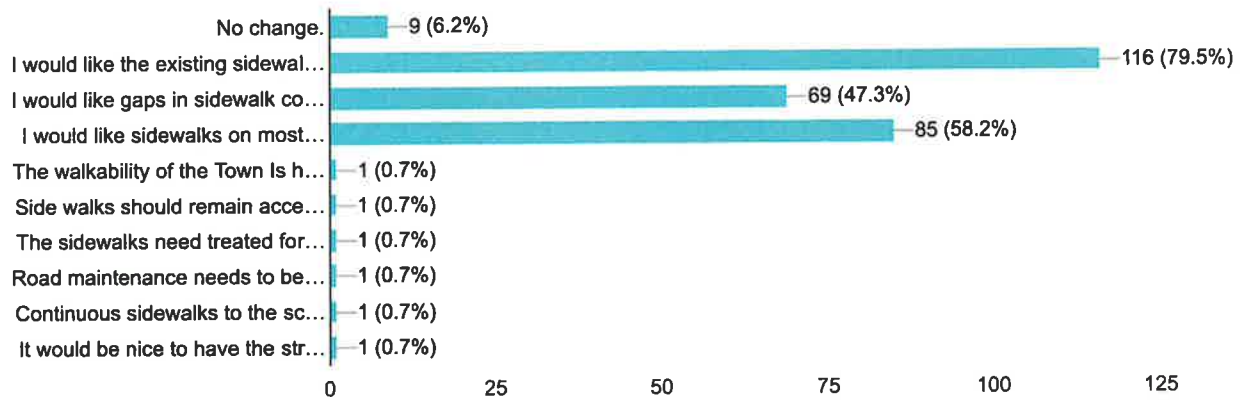


Other responses:

- The old mill
- Downtown needs to be used while being preserved. Let new business come in and fix the old building. Stop just boarding them up and leaving in to rot.
- History
- Historical parks
- None of the above
- Historic homes
- None
- What murals?
- Library historic Park
- Historical park
- Library – Dominguez

What changes, if any, would you like to see regarding Milford's sidewalks? (Select all that apply)

146 responses

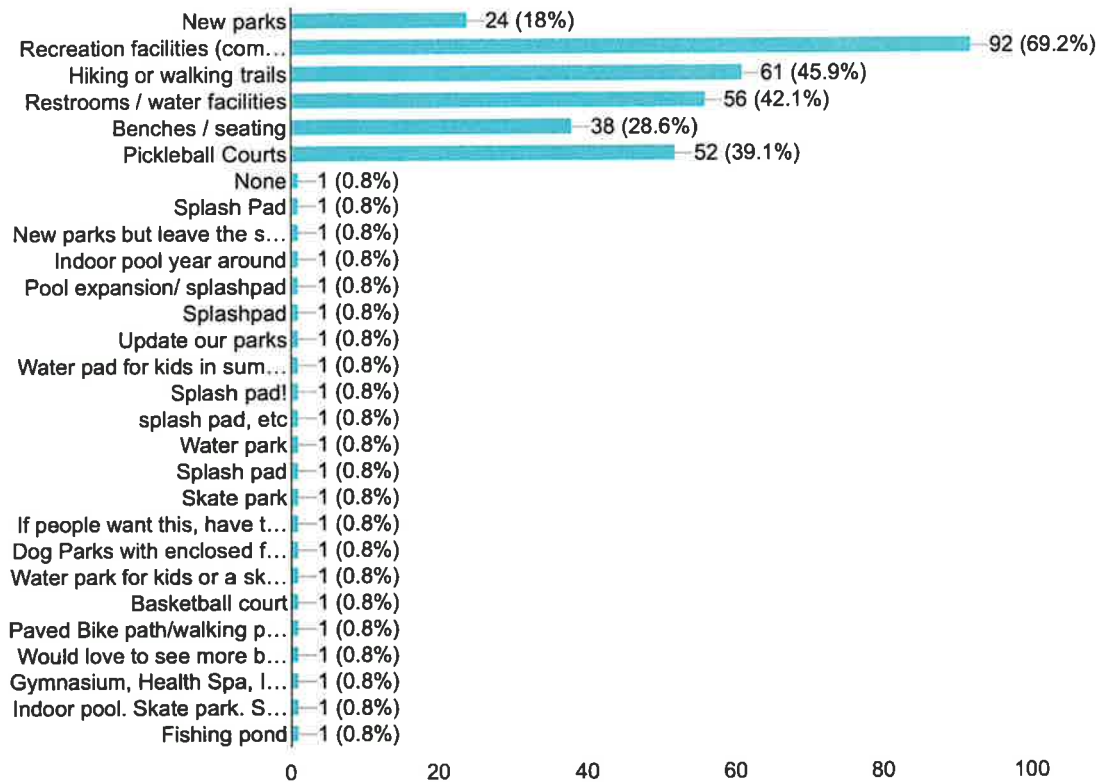


Other responses:

- The walkability of the Town is horrid; that is what our tax money should be going towards.
- Sidewalks should remain accessible, not blocked.
- The sidewalks need to be treated for the salt and we need more sidewalks
- Road maintenance needs to be considered for side street sidewalks. Some of the streets are so raised the sidewalks are being destroyed.
- Continuous sidewalks to the schools, and maintained
- It would be nice to have the streets and gutters swept on a regular basis.

What additional recreation opportunities, if any, would you like to see in Milford? (Select all that apply)

133 responses

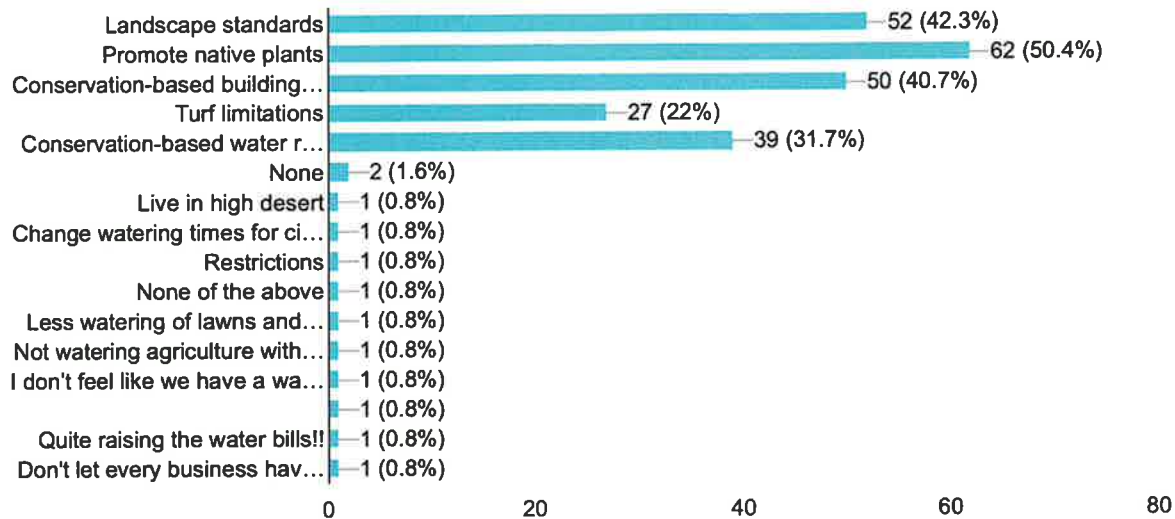


Other responses:

- None
- Splash pad
- New parks but leave the small park small. The new park has a big section and a baby nothing in between. Bathrooms would be nice. More activities for adults. An open Gym for all ages.
- Indoor pool year around
- Pool expansion/splashpad
- Splashpad
- Update our parks
- Water pad for kids in summer
- Splash pad!
- Splash pad, etc.
- Water park
- Splash pad
- Skate Park
- If people want this, have them pay for it.
- Dog Parks with enclosed fencing
- Water park for kids or a skate park for kids
- Basketball court
- Paved Bike path/walking path
- Would love to see more baseball/softball fields! We need more and would be huge for the tournaments we already host. Having more fields so the kids and coaches do not have to fight for time on the field
- Gymnasium, Health Spa, Indoor pool
- Indoor pool. Skate park. Splash pad. Covered awnings for the softball fields.
- Fishing Pond

What, if any, kind of water conservation efforts would you like to see in Milford?

123 responses

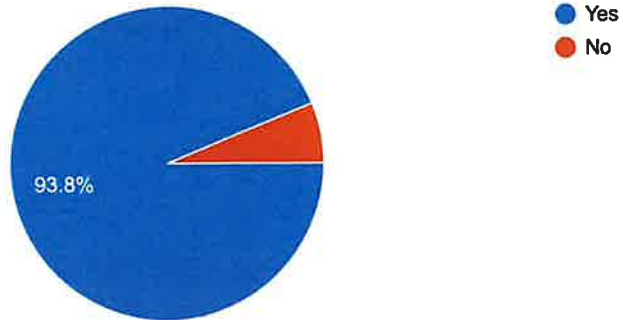


Other responses:

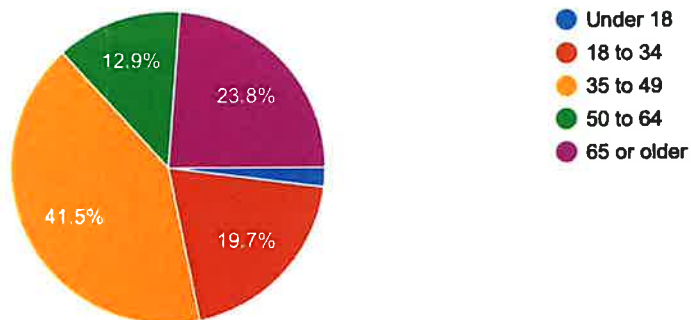
- None
- Live in high desert
- Change watering times for city and business owned property to water at night - not during the day
- Restrictions
- None of the above
- Less watering of lawns and planting of more trees
- Not watering agriculture with culinary water rights
- I don't feel like we have a water problem. Stop giving it to iron county that might help or tell Beaver to share.
- Blank
- Quite raising the water bills!
- Don't let every business have unlimited use of water with no accountability. We constantly see big water trucks filling up at fire hydrants around town. What do they pay? Nothing. Also, not allowing other counties and states to effectively steal Milford and Beaver county water tables.

Do you live in Milford?

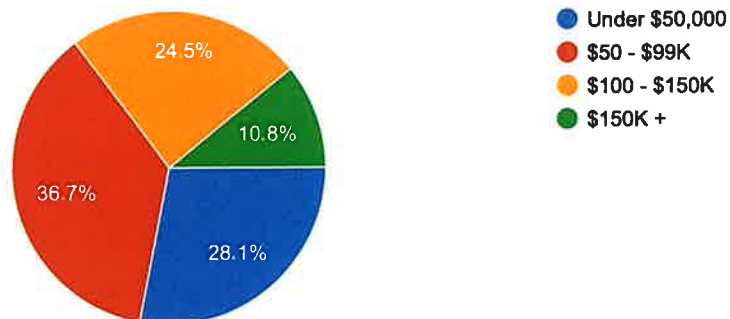
145 responses

**Age**

147 responses

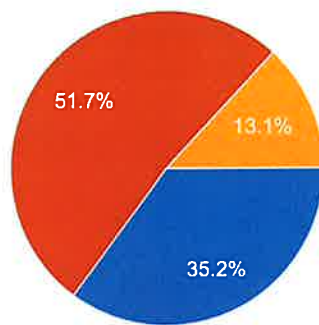
**Household Income**

139 responses



Education

145 responses



- High School / Some High School
- College / Some College / Trade School
- Graduate / Professional / Doctoral Degree

What types of economic development or job opportunities would you like to see in Milford?

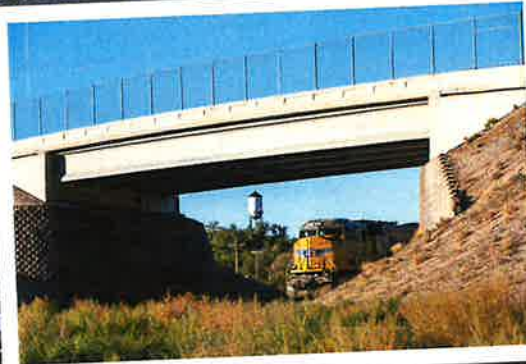
- Restaurant, smaller retailers, mom and pop shops.
- Better housing options, enforcement of current rentals to update and maintain their establishments.
- Job opportunities
- Low income housing
- A better grocery store.
- Good paying jobs to keep our kids here
- Retail, government and state
- Grocery shopping
- I'd like to see the golf course finished and properly staffed I'd like the grocery store to make many improvements or sell to someone that will I'd like the city to take a good hard look at the beaver County building department and rein them in quite a bit. They are known to be extremely difficult to work with and there are many, if not a majority of subcontractors that refuse to work in beaver County because of their methods. The city has the authority to tone them down, i hope they will.
- A rentable Community center with indoor track and gym.
- Development of business, mining, manufacturing
- More stores/ grocery stores/restaurants or some places for kids
- Any type of decent paying, long term jobs.
- Manufacturing
- Data centers
- Mining, wind farms, solar
- More companies to give jobs Healthcare and stability.
- Growing vegetables using old pig farms, factories, computer information, power, construction, shipping for clothes and other things. A new grocery store.
- Better paying career jobs
- Better paying
- More places to eat
- Anything, we need to make Milford look way nicer. If Milford is appealing to the eye that brings people and businesses to Milford. As of now there are yards that aren't taken care of, the Mcdermotts have a junk yard, streets have pot holes, and we have way too many empty buildings on Main Street that if renovated could potentially bring businesses to milford or people who are already from Milford would start a business
- Jobs, housing, snow removal and salting of roads, town hall meetings with government officials frequently
- Manufacturing, Restaurants, Grocery Store
- Restaurants, tourism (maybe), factory work,
- More entertainment based businesses for the youth and for the adults
- New businesses
- Any type

- High paying factory jobs
- Industrial jobs
- Jobs so that young adults don't have to relocate for employment.
- Grocery store
- Small businesses and industry
- More industrial or distribution services
- Ones that pay enough to cover the rent without 2 or more jobs.
- More stores. - I would totally support a grocery store in Milford if it was clean, groc, with good exp dates, and rodent free. I cannot shop where mice and rats are present. I have also seen birds on produce. This is not right. - I like the clean energy that is coming to Milford. We need more of this.
- A few more stores and some higher paying jobs.
- I would like to see long term jobs that are here to stay and not shut down every 5 years.
- More restaurants, boutiques and agricultural jobs
- More part time and night shift opportunities or jobs for moms.
- Industry of any kind. With railroad service readily available anything is possible. Iv heard we don't have enough population to support some industry but I believe if the job opportunity is there, it will get filled. (If you build it they will come)
- None
- It's hard to find full-time employment with decent wages.
- Opportunity for women
- High paying jobs
- Truck stop/parking for semi trucks, non sport recreational activities for youth and teens
- A slaughterhouse or a big recycling center with easy access to the rail yard
- Jobs that pay affordable wages and allow growth for college graduates
- Long term stable jobs that pay a living wage
- environmental protection and preservation of public lands
- A descent store. Long term employment.
- Any and all opportunities would be appreciated. Unless you are working for the school district, on a farm, or for the city, there's no decently paid jobs here other than Atkore.
- AG business
- More places of employment
- Any type of industry that brings growth and employment.
- A functional grocery store.
- Better food stores
- Gymnasium, Town homes, Housing. Jobs/Any
- Jobs for students.
- I would like more things to do. Recreational center. Splash pad. Indoor and outdoor pool. Skate park. Public gym not connected to the hs. Bike trails. Walking trails. Skating rink. More places to eat. Fast food restaurants so teens can have a job. Community garden with green houses. It's cold 8 months out the year and windy all the time! It would be amazing if we had more places to go during these times.
- Good paying jobs that don't attract low income families. I'd rather have a few good paying jobs than hundreds of lower income.
- Better grocery store - local police force
- A better grocery store
- Anything that pays a liveable wage that can support families.
- Recreation center/gym
- I'd like to see more locals getting jobs instead of people from out of town.
- I would like to see higher paying jobs that bring in young families, I would like to see housing that is affordable for young families, I would like to see more people take advantage of good paying work from home jobs.
- Getting company's to come to Milford is more an issue than what that company is. Our residents have never shied away from hard work. It would be nice for higher paying jobs so families can afford for mom to stay at home and raise their own children or more affordable childcare must be available.

Additional comments and feedback about Milford

- Rental house standards need to be brought up dramatically. Section 8 housing needs to be limited. A lot of our recent move ins are a drain on society, they are making Milford look trashy. The crime is going to follow with it as well.
- Stop trying to bring the big city here!! If you try to upgrade milford through laws it will destroy our little community. No little family will be able to afford a house. Instead of trying to put in laws to beautify our city we could start a service group where we can go help clean up peoples yards and paint main street or houses, we can even donate to a new park. I can't afford to clean up my yard. I would love a service group to get help. It can be something you can sign up for and donate to. It can help with feeling close with the community. Please don't enforce it with laws.
- Help keep Iron County away from our water.
- Clean up the town, it's an embarrassment!
- I love Milford and would love to see Milford grow as a community and I feel like the first step is getting everyone on board with keeping their properties clean. ESPECIALLY on Main Street/Center street.
- When citizens express concerns, the concerns should be investigated rather than just brushed off by office staff
- City council needs to be proactive. Milford is dying. We need to hire a City planner and have the council be accountable.
- Convince certain members of our community that dumping their garbage in the brush around town degrades everyone's perception of the kind of people who live in Milford.
- I love Milford . One issue that needs addressed Is people parking semis on streets . Parking wrong way . Abandoned broke down vehicles need to be removed . Law enforcement needs to address these issues like they did in the good old days
- I love living here and I am involved in the community. We need more individuals being involved in our community. Nothing gets done without someone lifting a finger
- I realize that there are no easy answers. - The cost of living is so high and raising taxes is hard on the lower and middle incomes. The elderly are stretched to their limits. We must benefit from industry locating in Milford. They need to pay a share. - Let's face facts. We all have dreams of wha Milford should be, and what we would like here. For Milford to attract more people, some changes need to be made. We just can't punish the locals in the process.
- Improve and preserve what we have. Condemn homes not lived in for over 2 years. And for God sake come up with other ways for the city to make money other than raising the water bill.
- The dips in the roads used for water runoff is really hard on vehicles, even when going over them slowly. Maybe culverts would be worth looking into.
- Need to begin addressing beautification. The city has many eyesores that need cleaned up.
- Plan for the future generations of Milford. We need to allow changes that will improve our community's economic development. Have housing available to encourage families to relocate here or return to Milford instead of commuting from other towns to work here. Quality Local businesses that contribute to our community so citizens can shop local and not have to travel elsewhere to get groceries.
- Potable water should be drinkable through filtration, reverse osmosis etc. And should be monitored more closely for health and safety reasons
- Stop leasing municipal water to farmers
- Change Milford water tower light back to white.
- need taxis and buses. Needs a local Walmart . New grocery store. Better meat at reasonable prices. Our store stinks and I saw a rat crossing the aisle!!! Better food bank (too many outdated products, terrible selection, thank God for Amazon)
- A peaceful and calm community. Need of a Gymnasium
- Storm drainage is and always will be important.
- We are already crammed into small building lots
- Need more information about water conservation projects.

ANNEXATION POLICY



MILFORD ANNEXATION POLICY PLAN

Beaver County, Utah

2026

Adopted by Resolution of the Milford City Council

Prepared in conjunction with the Milford General Plan 2026



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Chapter 1: Purpose and Authority

This Annexation Policy Plan guides the Milford City Council and Planning Commission in the orderly, deliberate evaluation of future annexation requests. It identifies the general area where annexation may be appropriate, establishes criteria for evaluating petitions, and provides a framework for coordinating boundary changes with Beaver County and other affected entities. The plan reflects Milford's size, resources, and planning priorities and is intended to ensure that any expansion of city limits advances long-term community interests rather than creating near-term burdens on existing residents and infrastructure.

Milford is a fifth-class city with approximately 1,430 residents. Its planning context is defined by a compact historic core, limited water and sewer capacity, a legacy role as a regional rail and service hub, and more recently, by its inclusion in the Mineral Mountains Inland Port Project Area established by the Utah Inland Port Authority in 2023. These conditions shape both the opportunities and the constraints that any annexation decision must weigh.

This plan is adopted pursuant to Utah Code §10-2-401.5, which requires municipalities within specified counties to adopt an annexation policy plan before annexing unincorporated territory. Beaver County is a specified county under Utah law.

The plan is adopted by resolution of the Milford City Council, following a recommendation from the Planning Commission and after the public meeting, comment, and public hearing process required by state law. It is advisory in character. Nothing in this plan requires the City to annex any property, grants any right to annexation, confers zoning or development entitlements, or obligates the City to extend municipal services. Inclusion within the Annexation Policy Area map does not guarantee annexation; exclusion does not permanently foreclose it. Each annexation request is a legislative decision made by the City Council on its own merits at the time of petition, in accordance with applicable state law.



Chapter 2: Relationship to the Milford General Plan

The Annexation Policy Plan does not function independently from the Milford General Plan. The two documents are intended to be read and applied together. The General Plan, adopted concurrently with this plan, establishes Milford's long-range vision for land use, housing, transportation, infrastructure, and public services. Annexation decisions must be evaluated for consistency with that vision.

In particular, the General Plan's Land Use Element emphasizes that Milford's primary growth strategy for the foreseeable future is reinvestment within the existing city footprint, focusing on filling vacant lots, rehabilitating underutilized commercial properties, and expanding housing options in established neighborhoods. Outward expansion is a secondary consideration, appropriate only where adequate services can be provided efficiently and where new development would genuinely extend and complement the city's existing patterns rather than jump over vacant land or fragment service delivery.

The Future Land Use Map (FLUM) in the General Plan identifies the land use categories appropriate for different parts of the city and its immediate surroundings. Annexation proposals will be evaluated for compatibility with the FLUM. A proposal that would result in development patterns inconsistent with the FLUM — for example, large-lot rural residential development in an area designated for industrial or employment use, or industrial uses adjacent to planned residential areas without adequate transitions — warrants heightened scrutiny or may be deemed inappropriate without a concurrent General Plan amendment.

The General Plan also emphasizes Milford's infrastructure constraints, particularly its water system and wastewater lagoon capacity. These constraints are not abstract planning considerations; they are real operational limitations that shape where and at what pace growth can occur. The Annexation Policy Plan carries forward those constraints as direct considerations in evaluating annexation requests.

Zoning, land use entitlements, and development rights do not follow automatically from annexation. Any property annexed to Milford is subject to a separate zoning designation process, which must comply with the General Plan, applicable state law, and the Milford City Code.



Chapter 3: Milford's Planning Context

COMMUNITY CHARACTER AND GROWTH HISTORY

Milford was platted following the arrival of the Union Pacific Railroad in 1880, and its street grid, commercial core, and industrial corridor along the rail line reflect that origin. The city's population has fluctuated throughout its history, never exceeding roughly 1,700 residents at its peak, and stood at 1,431 in the 2020 Census. This stable, modest scale is not a planning failure—it reflects Milford's role as a small but durable service center in a rural high-desert setting, supported by rail, agriculture, and increasingly by the renewable energy economy.

Residents consistently identify Milford's small-town character, dark night skies, rural setting, and strong civic identity as the community's most valued qualities. Planning for annexation must take seriously that outward expansion for its own sake could undermine those qualities if it outpaces the city's ability to provide services, dilutes the compact community form, or brings incompatible land uses to the city's edges.

THE MINERAL MOUNTAINS INLAND PORT PROJECT AREA

In October 2023, the Utah Inland Port Authority (UIPA) board unanimously approved the Mineral Mountains Project Area in Beaver County—Utah's sixth inland port designation. Milford City passed a resolution supporting the project area in May 2023. The designation encompasses approximately 19,820 total acres across four zones, two of which directly involve Milford:

- Milford Flats Zone: Approximately 17,115 acres north of Milford City, intersected by State Route 257 and the Union Pacific Railroad, including the Milford Municipal Airport and multiple wind and solar facilities. Fervo Energy's Cape Station geothermal project (400 MW, phase one operational in 2026) is located in this zone.
- Milford Depot Zone: Approximately 445 acres immediately proximate to existing industrial infrastructure, including the former Smithfield Foods unit train loop track, Atkore's manufacturing facility, and Rocky Mountain Power's regional field office.

The inland port designation does not create immediate development pressure within city limits, but it changes the planning context in important ways. It signals the potential for logistics, light manufacturing, and energy-related employment to grow north and west of the existing city over the planning horizon. The Annexation Policy Area map reflects this context by identifying the SR 257 / rail corridor as the primary direction for potential future expansion, consistent with the General Plan's emphasis on employment lands and industrial compatibility.

Milford's relationship to UIPA also introduces a new intergovernmental dimension. Annexation of property within or adjacent to the Inland Port project area may involve coordination with UIPA in addition to Beaver County, and the City should account for that relationship in its review of

future petitions. The Annexation Policy Area map includes the Milford Municipal Airport and immediately surrounding lands within the Milford Flats Zone due to their proximity to existing city infrastructure, but excludes more distant portions of the zone where development timing and service demands remain uncertain.

INFRASTRUCTURE CAPACITY

Water and wastewater capacity are the most binding near-term constraints on Milford's ability to accommodate new development, whether through infill or annexation. The following provides a planning-level summary. Detailed analysis is contained in Milford's adopted Water Master Plan and associated utility planning documents, which should be consulted whenever specific annexation proposals are under consideration.

System	Planning-Level Considerations for Annexation
Culinary Water	Milford operates a groundwater-based municipal water system sized for current service area. Extending water service to annexed areas requires evaluation of well capacity, storage, and distribution line sizing. Water availability — not just infrastructure — is a limiting factor given Milford's arid setting and average annual precipitation of roughly nine inches. Annexation of land likely to generate significant water demand requires advance coordination with the Water Master Plan.
Wastewater	Milford's centralized collection and lagoon-based treatment system is practical and cost-effective for the city's current scale. However, lagoon-based systems have defined treatment capacity limits. Annexation proposals that would introduce high wastewater generation without corresponding capacity improvements should be carefully evaluated. Development agreements may be an appropriate mechanism for ensuring that annexation-related capacity needs are addressed at the developer's cost.
Stormwater	Milford's stormwater system relies largely on natural drainage, roadside ditches, and culverts. Intense storm events have caused localized flooding in parts of the community. New annexation areas, particularly those north of the city near the alluvial fans at the base of the Mineral Mountains, may require site-specific drainage analysis before development is permitted.
Roads	Local streets are maintained through General Fund and Class C Road Fund allocations. State Routes 21 and 257 are UDOT's responsibility. Annexation that generates new traffic on local streets should be evaluated for its maintenance cost implications. Connections to the existing grid street pattern are preferred over designs that create maintenance obligations without corresponding network benefit.
Public Safety	Law enforcement is provided by Beaver County Sheriff; fire protection and EMS by Beaver County Fire District #2, which relies on volunteer personnel. Expansion of city boundaries should not materially degrade response times or create coverage gaps without corresponding coordination with these partner agencies.

POPULATION AND GROWTH PROJECTIONS

As a fifth-class city, Milford's population growth over the next 20 years is expected to be gradual and closely tied to employment conditions in the energy and logistics sectors. The General Plan does not project a specific population target, but it anticipates modest growth consistent with Milford's role as a service center and energy hub. The inland port designation introduces potential for employment-led population growth that could modestly accelerate housing demand within and immediately adjacent to the city.

The Annexation Policy Plan reflects the expectation that most of Milford's near-term growth will occur through infill and reinvestment within existing boundaries. Outward expansion through annexation is anticipated to be incremental and responsive to demonstrated demand, particularly in the SR 257 / rail corridor where industrial and employment uses are most compatible with existing patterns and infrastructure.



Chapter 4: Annexation Policy Area

GENERAL DESCRIPTION

The Annexation Policy Area map, included as an exhibit at the end of this plan, identifies the territory surrounding Milford City that may be considered for annexation during the planning horizon of this document. The boundary of the policy area is not a development line—it identifies the outer extent within which the City is willing to consider annexation petitions, not a commitment that all property within it will be annexed.

The policy area is drawn to reflect the following conditions specific to Milford:

- Continuity with the existing city boundary and the street grid. The policy area extends outward from the existing city limits in directions where infrastructure connections are logical and where the terrain does not create barriers to service delivery.
- Alignment with the SR 257 corridor north of the city, which serves as the primary direction for potential employment and industrial expansion, consistent with the Mineral Mountains Inland Port Project Area zones and the General Plan's Future Land Use Map.
- Modest extension around the perimeter of the existing city in areas where low-density residential development could be served by extending existing distribution lines and streets without requiring disproportionate new investment.
- Avoidance of terrain or land use configurations that would create irregular or indefensible boundary conditions, unincorporated islands, or gaps inconsistent with 10-2-402(1)(b)(iii).
- The annexation policy area boundaries are as follows: The northern boundary extends from the existing city limits at the current city width northward to include the Milford Municipal Airport and adjacent lands along State Route 257. The southern boundary extends from the existing city limits southward at approximately the current city width to align with 1440 South. The eastern boundary extends modestly beyond the current city limits to logical property lines. The western boundary

extends beyond the current city limits following section lines and property boundaries to encompass lands with reasonable access to existing and planned infrastructure extensions.

Agricultural land within the policy area is not assumed to be developable or imminently available for annexation. Its inclusion reflects geographic context, not an intent to pressure conversion of agricultural uses to urban uses.

EXCLUSIONS FROM THE POLICY AREA

Certain areas within proximity to the city are not included in the Annexation Policy Area at this time. These exclusions reflect current planning conditions and the following considerations specific to Milford:

- Lands to the east, at the base of and within the Mineral Mountains, are excluded due to terrain constraints, their designation as public lands or open space on the General Plan's FLUM, and because annexation would not support efficient service delivery.
- Lands beyond the annexation policy area boundaries to the south (beyond 1440 South), west, and southwest are excluded because annexation would require disproportionate infrastructure investment relative to likely development potential or because terrain, access constraints, or distance from existing infrastructure make service extension impractical under current conditions.
- Distant portions of the Mineral Mountains Inland Port Milford Flats Zone beyond the annexation policy area boundaries are excluded at this time. While the policy area includes the Milford Municipal Airport and immediately adjacent lands within the Milford Flats Zone, the remainder of the 17,115-acre zone extending to the north and west is excluded. Development in those distant areas will be driven by port-related economic activity and large-scale industrial investment, not by typical municipal service demand. Timing and sequencing of any annexation of these distant lands should be demand-driven rather than speculative. Portions of the zone adjacent to or contiguous with the policy area may be considered for annexation as development occurs and service extension becomes feasible.

Exclusion from the policy area does not mean that annexation of a given parcel could never be appropriate. It means that under current conditions, annexation would not be consistent with Milford's planning priorities, infrastructure capacity, or fiscal responsibility. The plan may be amended as conditions change.

The Annexation Policy Area Map is provided as a separate exhibit in the Appendix to this plan. It should be read in conjunction with the Milford General Plan Future Land Use Map.



Chapter 5: Criteria for Evaluating Annexation Petitions

Utah Code §10-2-401.5(3)(b) requires the Annexation Policy Plan to include “a statement of the specific criteria that will guide the municipality’s decision whether or not to grant future annexation petitions.” The following criteria reflect both the statutory requirements and Milford’s specific planning context. These criteria do not function as pass/fail thresholds; the City Council retains full legislative discretion to weigh them in the context of each petition. However, petitioners should be prepared to demonstrate how their proposal addresses each criterion, and the Planning Commission’s recommendation to the City Council should specifically address each one.

CONSISTENCY WITH THE GENERAL PLAN AND FUTURE LAND USE MAP

The proposed annexation and the land use likely to follow from it should be consistent with the Milford General Plan, including the Land Use Element and the Future Land Use Map. A petition that would result in development incompatible with surrounding land uses, inconsistent with the FLUM, or in tension with the General Plan’s core planning principles

should not be approved without a concurrent General Plan amendment demonstrating community support for the change.

INFRASTRUCTURE CAPACITY AND SERVICE EXTENSION

This is the most operationally significant criterion for Milford, given its constrained water and wastewater systems. Before recommending approval of any annexation, the City should obtain confirmation — in writing from the appropriate City department or consulting engineer — that the following conditions are met or can be met through mechanisms described in the petition:

- Culinary water service can be extended to the proposed annexation area at the required pressure and flow without degrading service to existing customers, and that available water rights and well/storage capacity are adequate to serve anticipated development.

- Wastewater collection and treatment capacity exists for the proposed development density, or capacity improvements are committed in a development agreement with cost obligations assigned to the developer.
- Stormwater drainage from the proposed annexation area will not increase runoff onto adjacent properties or into existing drainage systems beyond their design capacity.
- Road access to and through the proposed area can be provided consistent with the city's street grid and emergency access standards without creating dead-ends, cul-de-sacs, or isolated street segments that impose long-term maintenance obligations disproportionate to the development served.

Infrastructure costs borne by the City to serve annexed areas should not create a long-term net fiscal burden on existing taxpayers. Development agreements, impact fees, or other mechanisms may be used to ensure that the costs of serving new development are appropriately allocated.

FISCAL IMPACT AND TAX CONSEQUENCES

Utah Code §10-2-401.5(3)(b)(v) requires the Annexation Policy Plan to address an estimate of tax consequences to residents both within the existing city boundary and within the proposed annexation area. For Milford, fiscal analysis should examine:

- Whether the anticipated property tax revenue from the annexed area, at likely development density, will offset the cost of providing municipal services over a ten-year horizon.
- Whether annexation will increase or decrease per-resident costs for existing services.
- Whether the development type proposed is likely to generate demand for public services (schools, parks, roads, emergency response) beyond what existing infrastructure can support without additional capital investment.
- For employment and industrial uses: whether the anticipated tax increment from development within or adjacent to the Mineral Mountains Inland Port project area would benefit City revenues, recognizing that

UIPA captures 75% of the tax differential within project area boundaries for 25 years.

The City may require a fiscal impact analysis as part of any annexation petition for properties larger than five acres or for development proposals exceeding 10 residential units or significant commercial or industrial floor area.

CONTIGUITY AND LOGICAL BOUNDARY CONFIGURATION

Annexed territory must be contiguous to the existing city boundary as required by Utah Code §10-2-402(1)(b)(ii). Beyond the strict legal requirement, Milford should evaluate whether proposed boundaries create logical service areas or instead result in irregular configurations, peninsulas, or gaps that complicate emergency response, utility maintenance, or street connectivity.

Annexation that would create unincorporated islands or peninsulas is generally not appropriate and is restricted under state law. Milford's compact existing form means that most viable annexation candidates lie immediately adjacent to the current boundary, and the City should be cautious about leapfrog annexations that skip over unincorporated land.

COMPATIBILITY WITH MILFORD'S CHARACTER AND COMMUNITY VALUES

Public input gathered during the General Plan process consistently identified Milford's small-town scale, rural setting, dark skies, and close-knit community identity as defining values. Annexation proposals should be evaluated for whether the land use and development they would enable is compatible with those values. Uses that would generate significant traffic, light pollution, noise, or visual impact near existing residential areas require careful evaluation and may warrant design standards or buffering requirements as conditions of any annexation approval.

This criterion does not mean that industrial or employment uses are inherently incompatible with annexation. Many of Milford's most economically important assets — its rail corridor, energy infrastructure, and airport — involve industrial-scale activity. The question is whether the location, buffering, and design of proposed uses are compatible with surrounding areas and consistent with the character the community wants to preserve.

COORDINATION WITH AFFECTED ENTITIES

Utah Code requires annexation proposals to be noticed to affected entities, including Beaver County, applicable special service districts, and utilities that serve or may serve the proposed annexation area. Milford should:

- Provide required notice to Beaver County, Beaver County Fire District #2, the Beaver County Sheriff, any applicable school district, and any other service provider identified in the annexation petition.
- Consider input received from affected entities as part of the Planning Commission's review.
- For annexation proposals within or adjacent to the Mineral Mountains Inland Port Project Area, coordinate with the Utah Inland Port Authority to identify any implications for the project area plan, infrastructure programming, or UIPA's statutory role within the project area.

The City will maintain and periodically update a list of affected entities for purposes of annexation notice, consistent with Utah Code requirements.

PREVENTION OF UNINCORPORATED ISLANDS AND GAP AREAS

In developing or amending the Annexation Policy Area boundaries, Milford shall attempt to avoid creating gaps between its expansion area and that of other municipalities, or configurations that would leave unincorporated pockets. There are no other incorporated municipalities immediately adjacent to Milford, but this principle applies as growth occurs and as the policy area is updated.



Chapter 6: Zoning Designation

ZONING PROCESS FOR ANNEXED PROPERTY

Property annexed to Milford must receive a zoning designation in accordance with Milford City Code Sections 13.38 (Prezoning Unincorporated Territory) and 13.08.080 (Zoning At Time of Annexation). The zoning designation process shall occur as follows:

A. Property Previously Prezoned Under Chapter 13.38

Where property proposed for annexation has been prezoned pursuant to Milford City Code Chapter 13.38, the prezoned classification shall apply upon annexation unless:

1. The City Council determines, based on changed conditions or information not available at the time of prezoning, that a different zoning designation is more appropriate; or
2. The petitioner requests a different zoning designation.

In either case, the property shall be zoned following the procedures described in Subsection 6.1(B)

B. Property Not Previously Prezoned

For property that has not been prezoned, the zoning designation shall be determined through the following process:

1. Petition shall identify requested zoning.

The annexation petition shall identify the zoning district(s) the petitioner requests be applied to the property upon annexation. If no zoning is requested, the City may select an appropriate zoning designation based on the General Plan Future Land Use Map and surrounding zoning patterns.

2. Planning Commission review and recommendation.

Following acceptance of the annexation petition but prior to City Council consideration of the annexation ordinance, the Planning Commission shall hold a public hearing

on the proposed zoning designation in accordance with Utah Code 10-9a-502 and Milford City Code. The Planning Commission shall forward a zoning recommendation to the City Council.

3. City Council determination prior to annexation approval. Before adopting an ordinance granting annexation, the City Council shall conduct a public hearing and make a determination regarding the zoning designation to be applied upon annexation. The City Council may:

- Approve the requested zoning designation;
- Approve an alternate zoning designation; or
- Determine that no zoning designation acceptable to both parties can be reached.

4. Right to withdraw petition. If the City Council determines that a zoning designation other than that requested by the petitioner is appropriate, the petitioner shall have 14 days following the City Council's determination to either accept the determination and proceed with annexation or withdraw the annexation petition without prejudice.

5. Zoning effective upon annexation. The zoning designation approved by the City Council shall be expressly stated in the ordinance granting annexation and shall become effective upon the effective date of the annexation as certified by the Lieutenant Governor.

NO DEFAULT ZONING

Milford does not apply a default zoning classification to annexed property. All annexed properties must receive a specific zoning designation through one of the processes described in Section 6.1.

CONSISTENCY WITH GENERAL PLAN REQUIRED

All zoning designations for annexed property shall be consistent with the Milford General Plan, including the Future Land Use Map, unless the General Plan is concurrently amended to accommodate the proposed use.



Chapter 7: Excluded Areas and Rationale

The following areas are not included within the Annexation Policy Area at this time. The rationale for each exclusion reflects current planning conditions, infrastructure constraints, and community priorities. These exclusions may be revisited in future amendments to this plan as conditions change.

Area	Rationale for Exclusion
Mineral Mountains foothills and slopes (east)	Terrain constraints limit street access and utility extension. Lands are predominantly public lands or open space. Development would conflict with the General Plan's commitment to preserving key viewsheds and Milford's rural mountain backdrop. No municipal services can be provided efficiently in this area.
Lands beyond the annexation policy area boundaries to the south (beyond 1440 South), west, and southwest	The Annexation Policy Area boundaries represent the practical limits of efficient service extension from existing city infrastructure. Lands beyond these boundaries would require disproportionate infrastructure investment relative to likely development potential, are constrained by distance from existing systems, or lack adequate access. Annexation of these areas is inconsistent with Milford's infill-first strategy and infrastructure capacity constraints.
Distant portions of the Mineral Mountains Inland Port Milford Flats Zone (beyond the annexation policy area)	The Annexation Policy Area includes the Milford Municipal Airport and immediately adjacent lands within the Milford Flats Zone. However, the majority of the 17,115-acre Milford Flats Zone extending north and west beyond the policy area boundaries is excluded. Development in those distant areas will be driven by UIPA's project area plan and large-scale industrial investment. Blanket annexation in advance of demonstrated demand would be speculative, fiscally imprudent, and inconsistent with Milford's incremental growth strategy. Portions of the distant Flats Zone may be considered for annexation as development occurs, service extension becomes feasible, and the City amends this plan to expand the policy area.
Areas beyond 1/2 mile of current city boundary without demonstrated service feasibility	Consistent with the General Plan's direction to prioritize existing infrastructure, the Annexation Policy Area is generally limited to areas within a reasonable service extension distance of current city limits. Properties beyond this range may be considered only when accompanied by a specific service extension analysis demonstrating fiscal viability.
Public Safety	Law enforcement is provided by Beaver County Sheriff; fire protection and EMS by Beaver County Fire District #2, which relies on volunteer personnel. Expansion of city boundaries should not materially degrade response times or create coverage gaps without corresponding coordination with these partner agencies.

Chapter 8: Coordination with Beaver County and Service Providers

Milford's public safety, utilities, and community services are deeply intertwined with Beaver County and a set of regional service providers. Annexation decisions that alter city boundaries have direct implications for those relationships, and Milford is committed to transparent, early coordination with its partners.

BEAVER COUNTY

As the county government and the provider of law enforcement services to Milford, Beaver County is the primary affected entity in any annexation proceeding. The City will provide required statutory notice to Beaver County for all annexation petitions and will genuinely consider County input before the Planning Commission makes its recommendation. Where annexation would affect County-maintained roads, drainage features, or agricultural land subject to County land use authority, early coordination is especially important.

Utah Code §10-2-402(5) provides that the Beaver County legislative body may not approve urban development within Milford's expansion area without first notifying Milford and obtaining consent or providing a response to written objection. Milford should ensure that its expansion area boundaries are clearly communicated to Beaver County and updated as this plan is amended.

BEAVER COUNTY FIRE DISTRICT #2

Fire protection and emergency medical services in Milford are provided by Beaver County Fire District #2, which serves Milford and surrounding unincorporated areas using primarily volunteer personnel. Annexation that meaningfully expands the geographic area requiring fire and EMS coverage should be coordinated with the District in advance. The City should not annex territory that would degrade the District's response capability without a plan for how the additional coverage area will be served.

UTAH INLAND PORT AUTHORITY

The Mineral Mountains Inland Port Project Area overlaps with portions of Milford's planning area. UIPA captures property tax increment within project area boundaries for 25 years, which affects the fiscal analysis for any annexation of property within a UIPA zone. For annexation proposals within or adjacent to the Milford Flats Zone or Milford Depot Zone, Milford should proactively coordinate with UIPA to understand the project area plan, anticipated infrastructure investments, and the relationship between UIPA's programmatic activities and the City's land use and service planning.

SCHOOL DISTRICT

Annexation that results in residential development affects school enrollment and school district service boundaries. The City should include the applicable school district on its affected entity notice list and should coordinate with the district on annexation proposals that include significant residential development.

**ROCKY MOUNTAIN POWER AND
OTHER UTILITIES**

Rocky Mountain Power maintains a regional field office in the Milford Depot Zone and provides electrical service to Milford and the surrounding area. Coordination with Rocky Mountain Power and any other utility providers operating in proposed annexation areas is appropriate to understand service boundaries, infrastructure capacity, and any easement or right-of-way considerations.



Chapter 9: Plan Use, Amendment, and Review

USE BY CITY STAFF AND DECISION-MAKERS

The Annexation Policy Plan is a planning tool, not a regulatory standard. City staff should reference it when evaluating annexation petitions and when providing guidance to property owners and developers who inquire about potential annexation. The Planning Commission should use the criteria in Section 5 as the framework for its recommendation to the City Council on any annexation petition. The City Council retains full legislative discretion; no provision of this plan limits the Council's authority to approve, condition, or deny a petition based on its assessment of community interest at the time of review.

RELATIONSHIP TO ANNEXATION PROCESS UNDER STATE LAW

This plan satisfies the requirement under Utah Code §10-2-401.5 that Milford adopt an annexation policy plan before annexing territory within Beaver County. The procedural requirements for specific annexation petitions — including petition thresholds, required findings, notice periods, protest

procedures, and lieutenant governor certification — are governed by Utah Code §§10-2-402 through 10-2-425 and are not restated here. Staff and petitioners should consult current state law for procedural requirements, as those provisions may be amended from time to time by the Utah Legislature.

AMENDMENTS

Conditions affecting annexation eligibility and feasibility change over time. The infrastructure landscape around Milford is shifting with the Mineral Mountains Inland Port designation, with new energy development in the Milford Flats, and with potential changes to Milford's water system capacity and wastewater treatment capacity. This plan should be reviewed whenever the Milford General Plan is reviewed or amended, and may be amended independently when material changes in conditions warrant it.

Amendments shall be considered through a public process consistent with Utah Code §10-2-401.5(2), including notice to affected entities and a public hearing before the Planning Commission and City Council. Amendments to the

Annexation Policy Area map should be accompanied by an updated narrative explaining the rationale for boundary changes.

At a minimum, the City should review this plan every five years in conjunction with the required review of the Milford General Plan.

RELATIONSHIP TO MILFORD CITY CODE CHAPTER 13.38 (PREZONING)

Milford City Code Chapter 13.38 establishes a prezoning process by which the City may designate the zoning classification that would apply to unincorporated property upon annexation. Section 13.08.080 requires that property not previously prezoned undergo rezoning procedures upon annexation. These code provisions address the zoning classification applied to annexed property and are separate and distinct from the annexation decision itself.

This Annexation Policy Plan does not require or prohibit the use of prezoning. Where prezoning has been applied to property within the Annexation Policy Area, the prezoned classification may inform but does not control the City Council's discretion in evaluating an annexation petition. The City Council retains full authority to:

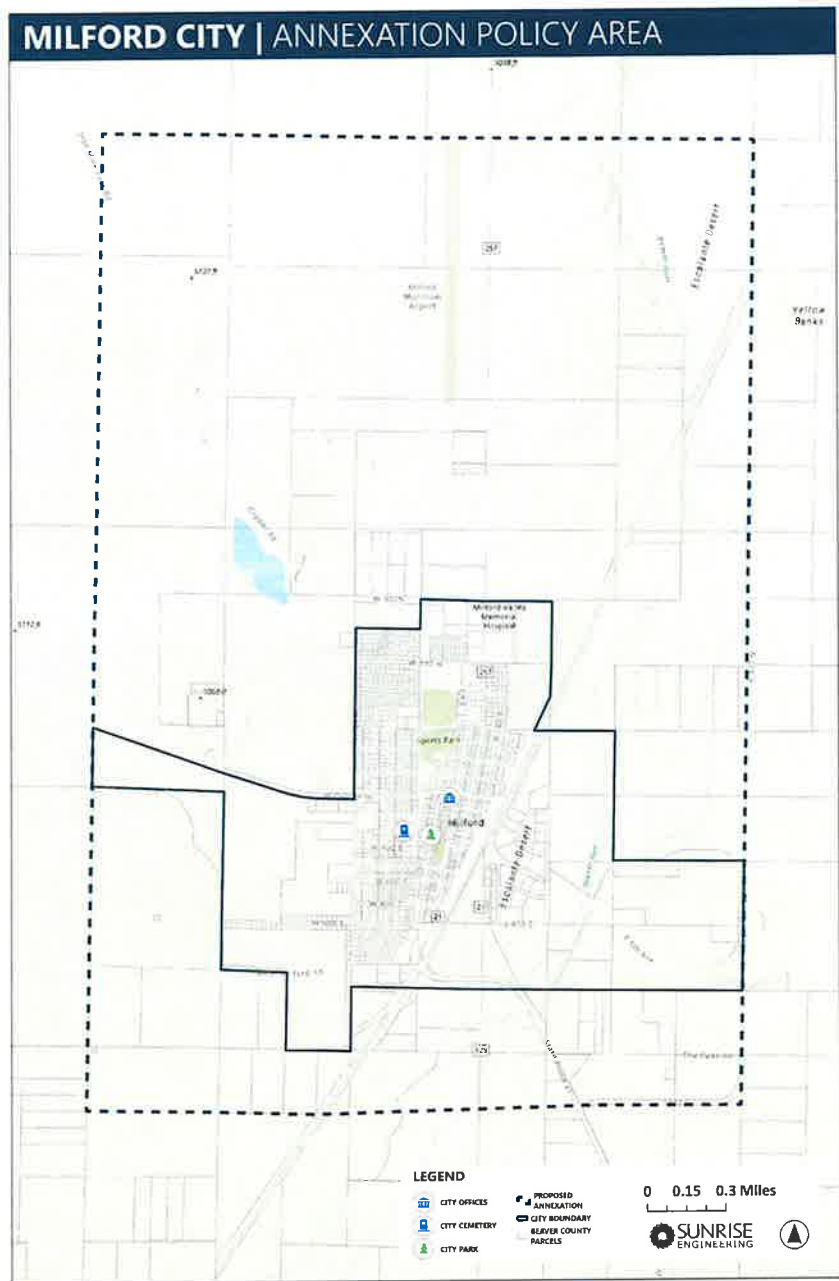
- Approve or deny any annexation petition based on the criteria in Section 5 of this plan, regardless of whether the property has been prezoned;
- Apply a zoning designation different from any prezoning classification, following the procedures required by state law and Milford City Code and Section 6 of this plan; and
- Revoke prezoning classifications pursuant to Section 13.38.030.

The prezoning of property does not create any entitlement to annexation, guarantee that an annexation petition will be approved, or alter the City's obligation to evaluate annexation petitions under the standards established in this plan and applicable state law.

Similarly, Section 13.08.080 requires that property not previously prezoned undergo rezoning procedures. Section 6 of this plan provides the specific procedure and timing for how zoning determinations are made in connection with annexation petitions.

Appendix: Annexation Policy Area Map

The Annexation Policy Area Map is provided as a separate exhibit. It should be read in conjunction with this plan and with the Milford General Plan Future Land Use Map. The map identifies the outer boundary of the area within which the City of Milford may consider annexation petitions during the planning horizon of this document. Inclusion within the map boundary does not guarantee annexation, confer development rights, or obligate the City to extend municipal services.



3/23/2026

Home Occupation Business License Review

B Detailed – Home Occupation Information

Business Name:

B-Detailed/LaDell Bealer

Business Location:

555 West 350 North

Operation Days & Hours

- Business will operate approximately 1–3 days per week (detail 1-2 cars per day)
- All work will occur during daytime hours only

Business Activities

- Vehicle detailing services will be performed primarily inside a 1,200 square foot garage located in the rear yard of the property
- Vehicles will be washed within the rear/side yard area, which is not visible from the street

Property & Storage

- No exterior signage or advertising signs will be placed on the property
- All detailing supplies, tools, and equipment will be stored inside the garage at all times

Customer Traffic

- It is anticipated that approximately 1–2 vehicles will be detailed on operating days
- No employees will work at the location
- Business operations are intended to remain low-impact and compatible with the surrounding residential neighborhood

**DISCUSS LAND
USE FOR
DATA CENTER/
POWER PLANTS**



City of Milford

P.O. Box 69
Milford, Utah 84751
435 387-2711

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May 22, 2026

Milford City Planning Commission
Milford, Utah

Dear Members of the Planning Commission,

The Milford City Council would like to thank you for your continued service and thoughtful work on behalf of our community. We appreciate the time and care you put into guiding the City's growth and development.

In light of the recent application for a data center project in Box Elder County, the Council believes it is important for Milford City to proactively evaluate how similar uses could impact our community. As such, we respectfully request that the Planning Commission consider researching and drafting a data center ordinance for Milford City.

This ordinance should help guide future decisions and provide clear standards that protect the City's interests. Areas of consideration may include, but are not limited to, noise impacts, protection of our water and sewer infrastructure, and potential effects on the power grid.

Additionally, we ask that you evaluate whether data centers should be limited to certain zones or potentially prohibited within city limits, depending on what is determined to be in the best interest of the community.

We also want to note that the Beaver County Economic Development Director will be touring data center facilities and plans to report back with additional information. This will provide valuable insight, and the City anticipates refining any proposed ordinance as we continue to learn more if necessary.

Our goal is to ensure that Milford City is prepared with thoughtful regulations that protect our residents, infrastructure, and long-term interests while allowing for informed decision-making in the future.

Thank you again for your time, effort, and dedication to Milford City. Please let us know if there is anything further the Council can provide to assist in this process.

Sincerely,

Milford City Council

MILFORD CITY ORDINANCE NO. 04-2026

AN ORDINANCE ESTABLISHING A TEMPORARY LAND USE REGULATION AND MORATORIUM ON DATA CENTERS, DATA CENTER POWER PLANTS, AND SOLAR ENERGY FACILITIES WITHIN MILFORD CITY FOR A PERIOD OF 180 DAYS

WHEREAS, Milford City is authorized under Utah Code Title 10, Chapter 20 Section 504 to regulate land use and protect the public health, safety, and welfare;

WHEREAS, Utah Code §10-20-504 authorizes municipalities to adopt temporary land use regulations for a period not to exceed 180 days when the municipality determines there is a compelling, countervailing public interest or when a land use is unregulated;

WHEREAS, Milford City finds that Data Centers, Data Center Power Plants, and Utility-Scale Solar Energy Facilities are not currently defined or adequately regulated within the Milford City Land Use Ordinance;

WHEREAS, Milford City further finds that such uses may significantly impact municipal water resources, source protection areas, utility systems, electrical infrastructure, transportation systems, and public services;

WHEREAS, The City Council finds that additional time is necessary to study, prepare, and adopt appropriate zoning regulations, development standards, utility requirements, and environmental protections governing such uses;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF MILFORD CITY, UTAH:

SECTION 1. PURPOSE

The purpose of this Ordinance is to establish a temporary land use regulation and moratorium prohibiting the acceptance, processing, and approval of land use applications and permits associated with Data Centers, Data Center Power Plants, and Utility-Scale Solar Energy Facilities within Milford City for a period of one hundred eighty (180) days while the City studies and develops permanent land use regulations governing such uses.

SECTION 2. FINDINGS

The Milford City Council hereby finds that:

A. Data Centers, Data Center Power Plants, and Utility-Scale Solar Energy Facilities are currently unregulated or inadequately regulated under Milford City ordinances;

B. Such uses may substantially impact municipal water supplies, source protection areas, electrical infrastructure, transportation systems, and public services;

C. Additional study and public review are necessary before such uses are permitted within Milford City; and

D. A temporary land use regulation is necessary to protect the public health, safety, and welfare while permanent regulations are developed.

SECTION 3. TEMPORARY LAND USE REGULATION

Effective immediately upon adoption of this Ordinance, Milford City shall not accept, process, or approve any application for the development of:

- A. Data Centers;
- B. Data Center Power Plants;
- C. Utility-Scale Solar Energy Facilities; or
- D. Any accessory use, structure, utility, transmission facility, battery storage facility, or infrastructure primarily intended to support the uses identified above.

This temporary land use regulation shall apply throughout all zoning districts within Milford City and within all municipal source protection areas.

SECTION 4. INITIATION OF LAND USE ORDINANCE AMENDMENTS

Concurrent with adoption of this Ordinance, the Milford City Council hereby initiates proceedings to amend the Land Use Code to establish regulations governing Data Centers, Data Center Power Plants, and Utility-Scale Solar Energy Facilities.

SECTION 5. EXEMPTIONS

The following shall be exempt from this Ordinance:

- A. Residential rooftop solar systems accessory to a permitted residential use;
- B. Routine maintenance or repair of existing legally established facilities; and
- C. Applications deemed complete prior to the effective date of this Ordinance, to the extent required by Utah law.

SECTION 6. TERM

This Ordinance shall remain in effect for a period not to exceed one hundred eighty (180) days from the effective date unless repealed earlier by the Milford City Council.

SECTION 7. SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 8. EFFECTIVE DATE

This Ordinance shall take effect immediately upon adoption and publication as required by law and shall remain in effect for one hundred eighty days (180) unless repealed, extended, or replaced by a subsequent ordinance.

PASSED AND ADOPTED by the Milford City Council this ____ day of _____, 2026.

MILFORD CITY

By: _____
Nolan Davis, Mayor

ATTEST:

Monica Seifers, City Recorder

CITY COUNCIL VOTE

Council Member Les Whitney YES / NO

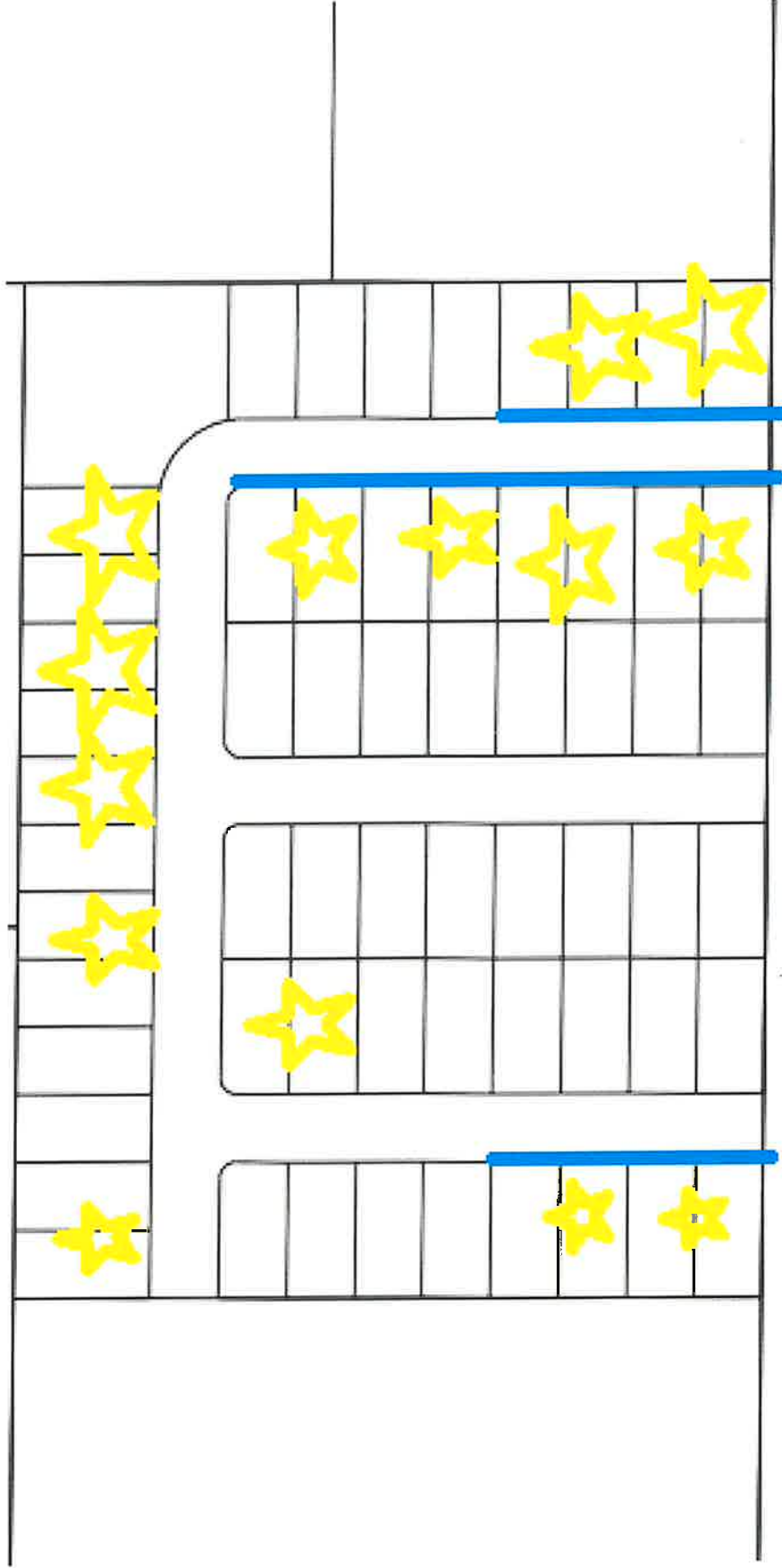
Council Member Russell Smith YES / NO

Council Member Tayson Willis YES / NO

Council Member Ian Spaulding YES / NO

Council Member Scott Symond YES / NO

HORN SILVER SUBDIVISION IMPROVEMENTS



- The stars indicate the houses currently in this subdivision
- Blue lines indicate the sidewalks that have been installed

Planning and Zoning Minutes 12/14/2005

Review and action on a proposal to change the North Star Subdivision name, lot size and use. After some discussion and explanation (by the Richardson's) of the proposal which asks to rename the North Star Subdivision to Horn Silver Estates Subdivision and to alter lot lines and sizes (in order to accommodate larger housing units), Commissioner Thieme made a motion to accept the proposal and offer a recommendation of approval to the city council at it's next regularly scheduled meeting, Commissioner Carter made a second to the motion and all were in favor. The motion passed unanimously.

PUBLIC HEARING Milford City Council 01/03/2006

The purpose of the public hearing was to hear comments relating to the recommendation of the Milford City Planning and Zoning Commission to amend the sub-division plat within the Milford City limits described as North Star Subdivision, presently located at 210 West 600 North and used as a mobile home park. Mayor Eugene H. Mayer called the public hearing to order at 6:30 p.m. Councilman Netto asked for clarification of the Planning and Zoning Commission's recommendation. Zoning Administrator Arden Fowles explained they were proposing to change the name of the subdivision and resize the lots to allow for construction of twin homes, taking the use from a mobile home park to a subdivision. Councilman Russell Smith entered the meeting at 6:34 pm. Zoning Administrator Fowles stated the lots are zoned multiple residential (MR-15) which allows anything from single family to up to 15 dwelling units per acre, the zoning will remain the same but the lot sizes and the subdivision name will be amended. Councilman Nolan Davis entered the meeting at 6:37 pm. Attorney Kanell stated that the plat change would not allow mobile homes as it would no longer be designated as a mobile home park. He suggested the property owners reach an agreement for the transition to allow time for the removal of the trailers during the construction of the twin homes. Milford City is obligated to ensure that the improvements are completed and all requirements have been met by the developer, including streets, water, sewer (with laterals into each lot), curb, gutter, sidewalk, fire code and drainage requirements. These improvements must be in place before the sale of any lots or units. Foreman Bradshaw entered the meeting at 6:46 pm. Councilman Sherwood stated the developer would like to not put the sidewalk in until at the end of the project.

Recognition and response to visitors relating to City Business

➤ *Riley Richardson – Horn Silver Estates*

Riley Richardson presented the Council with his proposal of building twin homes in the current North Star Mobile Home Park. Mayor Eugene Mayer informed Mr. Richardson that the Council held a public hearing regarding the proposal, which received no comment from the public. Mr. Richardson presented a draft of the final plat, reviewed by Attorney Kanell, and requested a list of items that Mr. Kanell would like to have included on the final plat. Mr. Kanell addressed the Certificate of Dedication and asked the Council if they were satisfied with the streets and were willing to accept their maintenance. He added that all required improvements, including water, sewer, and power, must be in place according to local code and subdivision ordinance. Mr. Richardson stated that he felt the power, sewer, and water was sufficient to handle the proposed development, adding that they were prepared to address the concerns of utility placement for each lot. Mr. Kanell asked how the infrastructure along 600 North would be handled. Mr. Richardson stated they would finalize the curb, gutter and sidewalk improvements as well as new pavement. Attorney Kanell explained that the change from mobile home park to an approved subdivision created a unique situation for the City, as they had not done this previously. Mr. Richardson ensured they would secure a warranty bond, which is typically for a year. Mr. Kanell explained the City would require a relocation agreement for the current tenants of the mobile homes located in the park, suggesting one year. Mr. Richardson clarified that the tenants were on a month-to-month basis and had been advised that the change of the use of the park was eminent. The owners had communicated they would assist the tenants in their relocation. Mr. Kanell asked Mr. Richardson how they proposed to give the City security on individual lot sales during the completion of the infrastructure, explaining that the subdivision would have to be fully completed, including all improvements, before the sale of the first lot. Mr. Richardson did not understand why he would have to guaranty anything on the sale of individual lots but

in regards to the City owned utilities and infrastructure, they would secure a warranty bond. He stated they would like to have the flexibility to revise the building plans based upon consumer's expectations and individual needs. Mr. Kanell stated that the City was primarily concerned with the lot sizes and did not want to be left with an unimproved subdivision should the project be abandoned before completion. He explained that the developer had the option of setting up the plat in phases or preparing some type of security agreement ensuring improvements on the subdivision would be completed if the project were abandoned. The City had experienced problems in the past with development that was never completed. Mr. Richardson stated that the city utilities are in place and the

developers would guaranty the curb, gutter and sidewalk would be in place regardless of the completion of the project in whole. He stated the sewer lines should be sufficient, referring to development in other communities where laterals were common among duplexes. He assured the Council that even if they did not build on every lot, the infrastructure and improvements would be completed. He stated they intended to maintain a 15-foot front yard setback, leaving adequate space for the rear yard with 10-feet allowed for each side yard. City Engineer McKeon asked Mr. Richardson if he had obtained a set of construction standards from city staff, he replied he had not. She declared her concern with splitting laterals and having them cross ownership lines. Rick Richardson commented that this was the first time they had proposed developing existing infrastructure for duplexes. He explained limited use common area, where the front yards would be one owner's limited use; he stated his concerns with the costs associated with having to tear up existing road and infrastructure to replace laterals. Attorney Kanell would like to have a document that outlines the infrastructure before the project commenced. Rick Richardson commented that they intended to offer affordable housing without compromising quality and value. Riley Richardson stated they could prepare a construction agreement for the subdivision that would be filed with the plat. Councilman Netto inquired if the sale of the duplex would split each lot into two separate states of ownership. Riley Richardson stated that was correct adding that the common utility easement for the lots would be included on the plat. Foreman Tom Bradshaw stated he did not want to see common laterals; each duplex should have their own water and sewer lines to prevent problems between property owners in the future. City Engineer McKeon suggested that the developers present a plan for the City to review to determine if they meet the specifications. Riley Richardson asked if they could phase the plans on an individual basis. City Engineer McKeon stated they could do that, but the City would like to see the phase plans before the project commenced. Foreman Bradshaw recommended a 2-inch overlay on the streets, adding removal of the speed bumps and the streets meeting City's specifications. Riley Richardson stated that a 2-inch lift would put it higher than the curb and gutter, but they would repair the streets and could seal coat them. City Manager Kennedy asked Mr. Kanell if he would draw up the agreement to accompany the plans. Riley Richardson stated he was more than willing to work with Mr. Kanell on the agreement and asked if he would redline the preliminary plats to include what the City would like to see on them. Riley Richardson will get the construction plans phased and ready for the City's review and approval, stating they would like to put the sidewalks in at the end of the project to prevent damage and loss during the construction process. Councilman Netto asked if the final plat would show hookups. City Engineer McKeon explained that they do not, but the developers are required to show the construction plans. City Manager Kennedy stated that the plat just shows how the developers plan to use the land. Councilman Davis stated he was concerned with the transition from a mobile home park to a subdivision,

particularly with the trailers being located on property approved for a subdivision no longer designated as a mobile home park. Attorney Kanell cited that the agreement for the trailer eviction would have to include a maximum timeframe for relocation. Fred Wright requested Council approval to place and operate a temporary sales office on the property. Zoning Administrator Fowles will review the provisions of the ordinance regarding the sales office.

City Council Minutes 12/05/2006

Mr. Richardson explained one change made to the plat map was the set back, due to the twin home units, there would be a zero lot line on one side and 8 foot lot line on the other; this was noted on the mylar. Attorney Kanell inquired if the required improvements had been completed. Mr. Richardson replied that the improvements were discussed previously and are already in place, they intend to complete 600 North. Mayor Mayer asked if the necessary bonds were secured. Mr. Richardson stated that no bond certificates had not been issued, but he would provide the certificates to the city. Foreman Bradshaw clarified that 600 North should be completed all at once, rather than in sections. Mr. Richardson stated they intended to finish the asphalt immediately with curb, gutter and sidewalk being done as the homes are completed, as discussed in the January meeting. Council Member Netto asked what action was required by the city. Mr. Richardson stated the city was recording the plat, which had been adjusted. City Manager Nedra Kennedy reminded the council that they could not take any action as Council Member Sherwood was required to abstain from voting due to conflict of interest. Council Member Netto asked for clarification of the process. Attorney Kanell explained the ordinance for subdivision approval requires that the improvements be in place, or a performance bond or insurance is in place. Mr. Kanell suggested researching the plats previously approved by the council in the 1990's and the concessions made at that time. He explained that this was a plat where the improvements were not built; the city's ordinance stated the city would expect a bond before the plat would be signed and recorded. The issue was tabled until the next regular meeting. Mr. Richardson will have the bond prepared for the council's presentation at that time. *Mr. Richardson left the meeting at 7:40 pm.*

City Council Minutes 01/02/2007

MOTION: *Council Member Nolan Davis moved to approve the final plat upon the posting of a performance bond by Mr. Richardson. Motion seconded by Council Member Troy Netto with affirmative votes by Council Members Troy Netto, Russell Smith, Nolan Davis and Cullen Carter; Council Member Bryan Sherwood abstained his vote due to a conflict of interest.*