

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

April 16, 2015

1. Roll Call:

Chairman Jim Hart, Commissioners Bonnie Farmer, Lynette Dickey, Garrett Greenhalgh, Rachel Thompson, Larry Lewis (Alt.), and Natalie Smith (Alt.).

Others Present:

Development Coordinator Harry Meadows, Councilman Michael Callahan, Treasurer Tara Hobbs, Dean Boulton, and Ezra Eames. Secretary Adria Davis recorded the minutes.

2. Opening Remarks/Pledge of Allegiance

Chairman Hart opened the meeting at 8:02 p.m.
He led those present in the Pledge of Allegiance.

3. Review and Approval of agenda

The agenda for the Planning Commission meeting of April 16, 2015 was reviewed. A motion was made by Commissioner Lewis (Alt.) to approve the agenda as outlined. Commissioner Dickey seconded. Commissioners Dickey, Farmer, Greenhalgh, Thompson, and Hart voted yes.

4. Review and Approval of the Minutes of the Planning Commission Meeting

The minutes for the meeting of April 2, 2015 were reviewed. A motion was made by Commissioner Farmer recommending approving the minutes as outlined. Commissioner Smith (Alt.) seconded. Commissioners Dickey, Farmer, Greenhalgh, Thompson, and Hart voted yes.

5.A. Consideration for approval of the Mond-Aire Heights Subdivision preliminary drawing. The subdivision is located East of 400 East to 550 East, and North of Center St. to 200 North in Millville.

The city engineer, Zan Murray had prepared a memorandum (see attached) which outlined all of the prior requirements from the previous meeting held May 28, 2014. All of the issues have been addressed with the exception of lot #39, which is not an immediate concern since it will not be developed until phase 5. He feels comfortable moving ahead to the final drawing stage.

The preliminary plat has the following label: DITCH TO CONVEY STORM WATER FROM END OF STREET TO DETENTION BASIN.

This should be changed to RETENTION BASIN. As a retention basin has no release.

On the Plat drawings the road that curves off of 380 East is not labelled and should be listed as 400 East.

The 3 ring binder required with the preliminary drawing documents has never been submitted and is still needed before final approval.

Only one access road will be developed with this first phase since up to 30 homes may be built before requiring a second access road.

Discussion was held regarding which roads would be completed and which would be left as dead ends in this first phase. The Commission wasn't happy with leaving roads unfinished. It was agreeable to the developers to complete more of the roads to allow for better access at this point. If a few more lots were included in phase 1, then the road at 430 E. could be connected to 100 N. and connect back to 380 E. making a complete loop.

Lots #17 and #18 are not listed on the plat because that area is designated as a retention basin. It is intended as a space for the city to develop a future park. The city will own, develop and maintain this land as they see fit.

The developers are ready to begin as soon as they get the okay from the city and receive their bids for the improvements.

Chairman Hart made a motion to approve the Mond-Aire Heights Subdivision preliminary drawing with the exceptions of:

- 1) Adding lots 65 and 18 to Phase 1.
- 2) Completing the road to connect as a complete loop with the existing road at 380 East.
- 3) Lots 30 and 34 may be added to Phase 1 at the developer's discretion.

Commissioner Dickey seconded. Commissioners Dickey, Farmer, Greenhalgh, Thompson, and Hart voted yes.

6.A. City council report

The commissioners received copies of the minutes from the April 9, 2015 City Council meeting. There were no comments.

6.B. Agenda Items for Next Meeting

Mond-Aire Subdivision Final Drawing

Possible 7 lot subdivision for Verla Olsen Trust

6.C. Other discussion items:

Development Coordinator Meadows needed clarification on the calculating of the city setback. It was reviewed that the setback requirements start their measurements at the property line and measure in from that point creating a buildable space where the home may be situated. The city guidelines are minimums and the home could be built farther away from the property lines if desired.

The commissioners were directed in the next step of setting up electronic access, through an app on their smartphones/IPads.

7. Calendaring of future Planning and Zoning Meeting

The next Planning Commission meeting will be held Thursday, May 7, 2015 at 8:00 p.m.

8. Assignment of Representative for City Council Meeting

There was no commissioner designated to represent the planning commission.

9. Adjournment

Chairman Hart moved to adjourn the meeting at 8:42 p.m.



J-U-B ENGINEERS, INC.

THE COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

MEMORANDUM

DATE: April 15, 2015

TO: Millville City Planning Commission

CC: Harry Meadows

FROM: Zan Murray, S.E.

SUBJECT: Mond-aire Heights Subdivision

The developer for Monde-aire Heights Subdivision has submitted another preliminary plat for review. Below are the updates of the items address from the preliminary plat submittal from May 2014.

General

1. The name of the developer is not show on the plat. -Done
2. The contours on the drawing are not labeled. - Done
3. Provisions of the Hillside Development Overlay will need to be followed to receive final approval. – **There are still issues with the Hillside Overlay Ordinance. Lot 39 does not comply with the ordinance as the subdivision is currently laid out and roadways designed. I have discussed some of the potential ideas with the developer’s engineer. They are discussing alternatives.**

Lots / Boundary

1. The map and the legal description do not match on Course S. 01°06’56”W. on the westerly side of the boundary. The map has a distance of 655.34 feet while the legal shows 655.37 feet. It does not close. – **The boundary closes now.**
2. Several Lots do not have enough information to check closure.
 - a. Verify closure on Lots 8, 10, 30, 31, 32, 33, 34, 35, 36, 37, 51, and 52. - Done
 - b. Missing curves C33 on Lot 50 and C52 on Lot 62. Cannot verify closure of these Lots. - Done
 - c. Missing easterly distance on Lots 7, 17, 33, 48, 49, 57, 58, and 63 (2). -Done
 - d. Missing northerly distance on Lots 21, 22, 39, and 54. - Done
 - e. Missing westerly distance on Lots 26, 57, and 61. - Done
 - f. Missing southerly distance on Lot 63. - Done
 - g. Missing bearing for back Lot line for Lots 30 to 36. Assumed to be same as 470 East Street. - Done

J-U-B ENGINEERS, Inc. *celebrates* 60 YEARS

Roadway

1. 150 foot curve on the east end of the subdivision is sharper than the standard allows. - **Done**
2. Center Street has cuts of up to 13 feet into the north hillside next to the sidewalk. A retaining wall or grading will be required. Items to address this should be included on the preliminary plat. This will also affect the Hillside Overlay requirements. **See item 3 above.**
3. There are existing structures on the south side of Center Street that will interfere with construction of a full 66' right-of-way. The road should be shifted to have the full 66' right-of-way on the development. There may be a payback agreement created for the adjacent property owner if they utilize the road at a future date. – **The road has been shifted.**
4. The curves west of the development on Center Street appear sharper than city standard allows. – **These are only visual at this time and will be corrected in final design of that property.**
5. There should be a roadway dedication on the north and south end of the project where the property is adjacent to 550 East. – **The south end of the project has the dedication included in the plat. The north end of the project already has a 66 foot right of way in Providence, therefore the dedication there is not needed.**
6. Landings per the MDCS at all intersections must be accounted for in final design. - **Done**
7. Street lighting will need to be installed on the project. – **This will be completed in final design.**

Drainage

1. The spring in the NE Corner of the property is likely a wetland. Any alterations to the spring will need to be approved by the Corp of Engineers. – **This is noted on the plans**
2. The outfall from the drain to Center Street shows no connectivity to the temporary pond. Please clarify if this will be connected via a pipe or ditch. – **This will be completed in the final plans**
3. There appears to be several bubble up boxes in the development. These are not allowed in the City. See 8.05.B of the MDCS. – **The bubble up boxes have been addressed.**
4. The sump in 420 East will need to be abandon and drainage incorporated into this project. - **Done**

Water

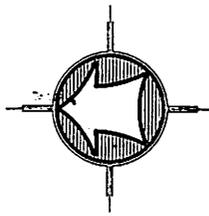
1. The final grade of the waterline in Center Street should be confirmed in final design so cover over the pipe is not affected by the final road grade. - **This will be completed in the final plans**
2. The approximate maximum water service elevation for the area is 4849.00. This service limit is along the east side of the property and should be shown on the plan. - **Done**

3. The waterline along 550 East should be extended to the intersection with waterline at approximately 90 North. Any easements will need to be obtained so the line can be installed and maintained. - **Done**

With the exception of the hillside overlay issues on lot 39, the preliminary plat meets our engineering review.

MOND
PRELIMINARY PLAT
AND-AIRE HEIGHTS SUBDIVISION
 MILLVILLE, CACHE COUNTY, UTAH
 PART OF THE WEST HALF OF THE NORTHWEST QUARTER
 OF SECTION 23, TOWNSHIP 11 NORTH, RANGE 1 EAST
 SALT LAKE BASE AND MERIDIAN

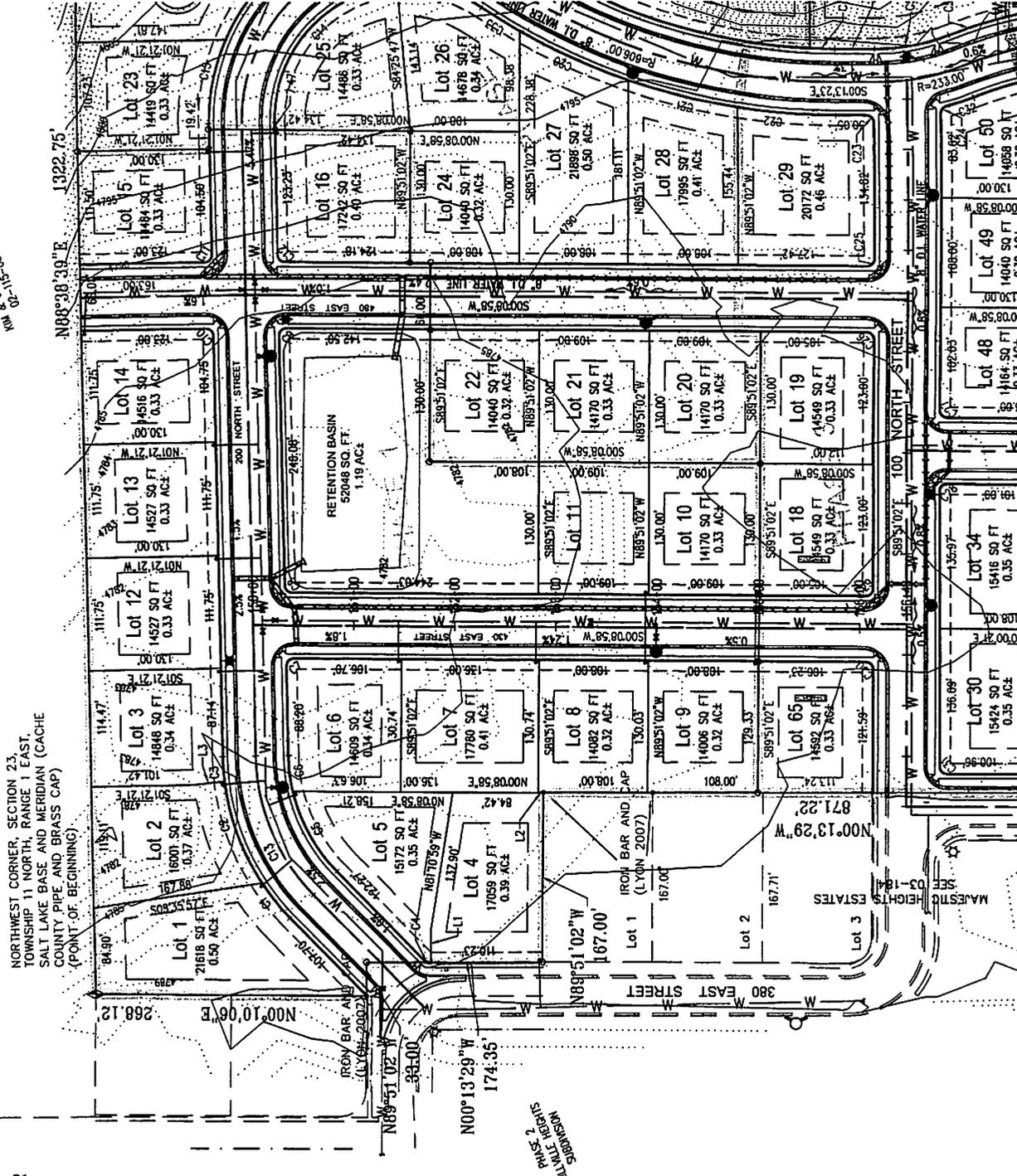
CONTAINING: 41.77 ACRES +/-



SCALE: 1" = 100'



Fence	-----
Boundary Line	-----
Proposed Lot Line	-----
Proposed Setback Line	-----
Proposed P.U.E. Line	-----
Adjacent Property Line	-----
Road Center Line	-----
Easement Line	-----
Existing Water Line	10W -----
New Water Line	W -----
New Storm Drain Line	-----
New Fire Hydrant	●
Set Marker	○
Found Marker	●
Section Corner	◆



NORTHWEST CORNER, SECTION 23,
 TOWNSHIP 11 NORTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN (CACHE
 COUNTY PIPE AND BRASS CAP
 (POINT-OF-BEGINNING))

20-11-30-00
 20-11-30-00
 RIMING

NOTES

1. DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OR LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS AND STREETS, HEREWATER TO BE KNOWN AS:
AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

LAYNE J. SMITH

DATE _____

BOUNDARY DESCRIPTION

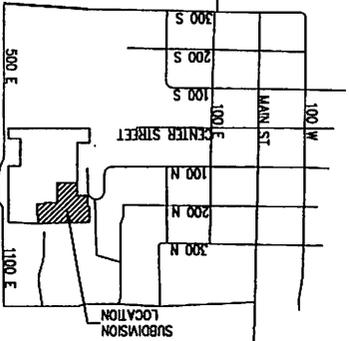
Part of the West Half of the Northwest Quarter of Section 23, Township 11 North, Range 1 East of the Salt Lake Base and Meridian described as follows:

Beginning at the Northwest corner of said Section 23; and thence North 88°38'39" East along the North line of said Northwest Quarter, 1322.75 feet (1320.00 feet by record); thence South 01°06'56" West, 655.34 feet along the West line of the Hillsborough Subdivision; thence South 00°13'33" West closely following a fence line, 276.47 feet;

Thence North 89°58'27" West, 194.37 feet; Thence South 00°01'33" West, 448.60 feet; Thence South 89°58'27" East, 194.37 feet; Thence South 00°01'33" West, 212.93 feet; Thence South 00°53'05" East, 1092.59 feet; Thence North 87°57'53" West, 16.07 feet to a fence; Thence North 00°22'27" West, 1091.60 feet along a fence line;

Thence South 89°41'30" West along the South line of the Northwest Quarter of said Section 23, 1306.99 feet (1287.00 feet by record); Thence North 00°08'58" East, following the West line of said Section 23, 255.60 feet to the Southwest corner of the Majestic Heights Estates; Thence South 89°51'02" East following the South line of the Majestic Heights Estates 206.74 feet (200.00 feet by record) to the Southeast corner of the Majestic Heights Estates; Thence North 00°13'29" West along the East line of the Majestic Heights Estates 871.22 feet, to the Northeast corner of the Majestic Heights Estates; Thence North 89°51'02" West along the North line of the Majestic Heights Estates, 167.00 feet; Thence North 89°51'02" West, 174.35 feet; Thence North 00°13'29" West, 33.00 feet; Thence North 00°10'06" East closely following a fence and along the West line of said Section 23, 268.12 feet to the beginning.

Containing 41.77 Ac +/-



VICINITY MAP

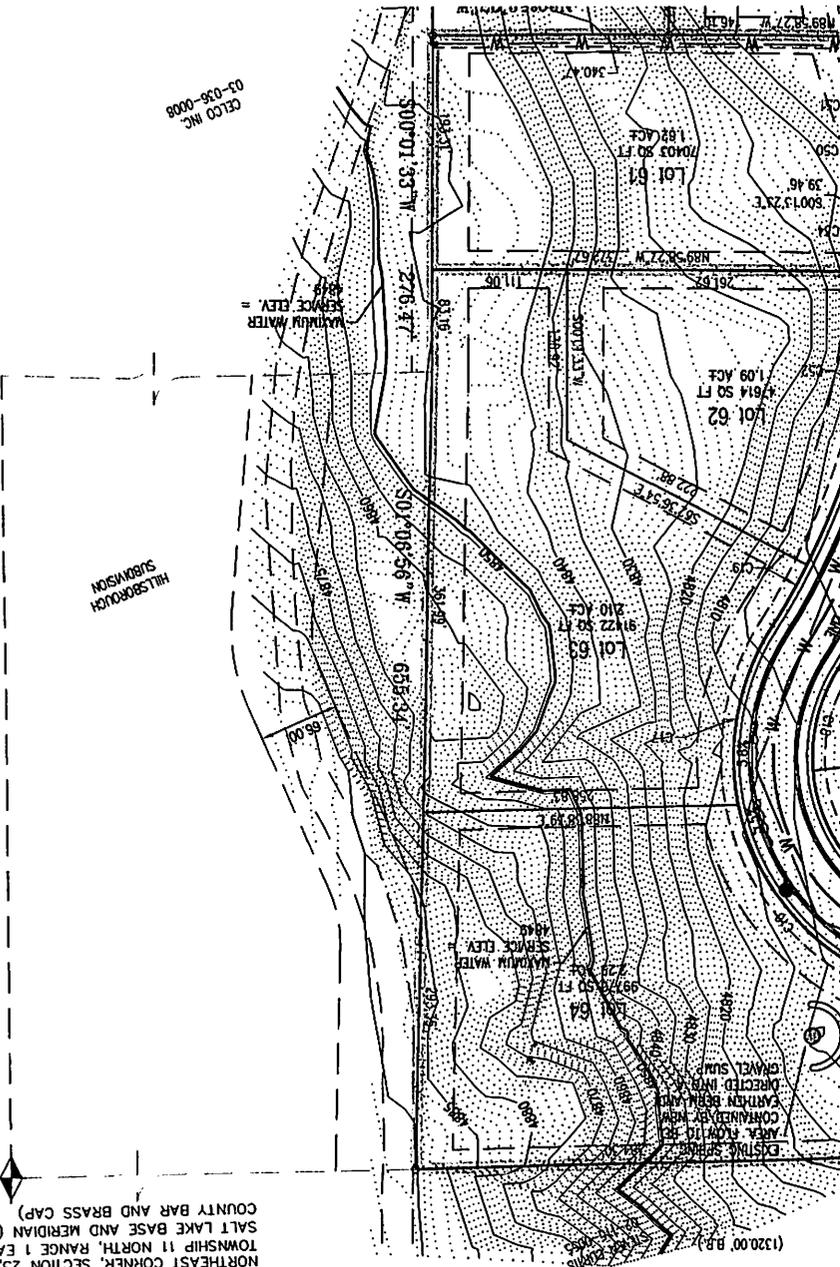
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	44.55	233.00	010°57'14"	44.48	N50°38'43"E
C2	108.00	233.00	026°33'28"	107.04	N69°24'04"E
C3	24.26	233.00	005°53'52"	24.24	N85°39'43"E
C4	7.92	10.00	045°23'35"	7.72	S22°28'18"W
C5	90.94	162.00	031°12'07"	89.82	S60°46'09"W
C6	35.78	162.00	012°16'27"	35.71	S82°30'26"W
C7	11.18	7.00	091°30'19"	10.03	N45°36'11"W
C8	10.81	7.00	088°29'41"	9.77	S44°23'49"W
C9	11.18	7.00	091°30'19"	10.03	N45°36'11"W
C10	11.00	7.00	090°00'00"	9.90	N43°38'39"E
C11	11.00	7.00	090°00'00"	9.90	S46°21'21"E
C12	10.81	7.00	088°29'41"	9.77	S44°23'49"W
C13	151.76	200.00	043°28'34"	148.15	N66°54'22"E
C14	199.19	132.00	086°27'38"	180.82	N48°07'32"W
C15	84.62	198.00	024°29'16"	83.98	S79°06'43"E
C16	191.29	198.00	055°21'12"	183.93	S39°11'29"E
C17	154.32	198.00	044°39'21"	150.44	N10°48'47"E
C18	87.63	132.00	038°02'11"	86.03	N14°07'23"E
C19	57.56	573.00	005°45'22"	57.54	N30°15'47"E
C20	118.06	639.00	010°35'10"	117.90	N23°47'31"E
C21	111.15	639.00	009°57'58"	111.01	N13°30'57"E
C22	97.65	639.00	008°45'21"	97.56	N04°09'18"E
C23	11.04	7.00	090°22'21"	9.93	N44°57'47"E
C24	9.17	7.00	074°37'40"	8.49	N59°30'19"W

Curve Table

NORTHEAST CORNER, SECTION 23, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (CACHE COUNTY BAR AND BRASS CAP)

HILLSBOROUGH SUBDIVISION

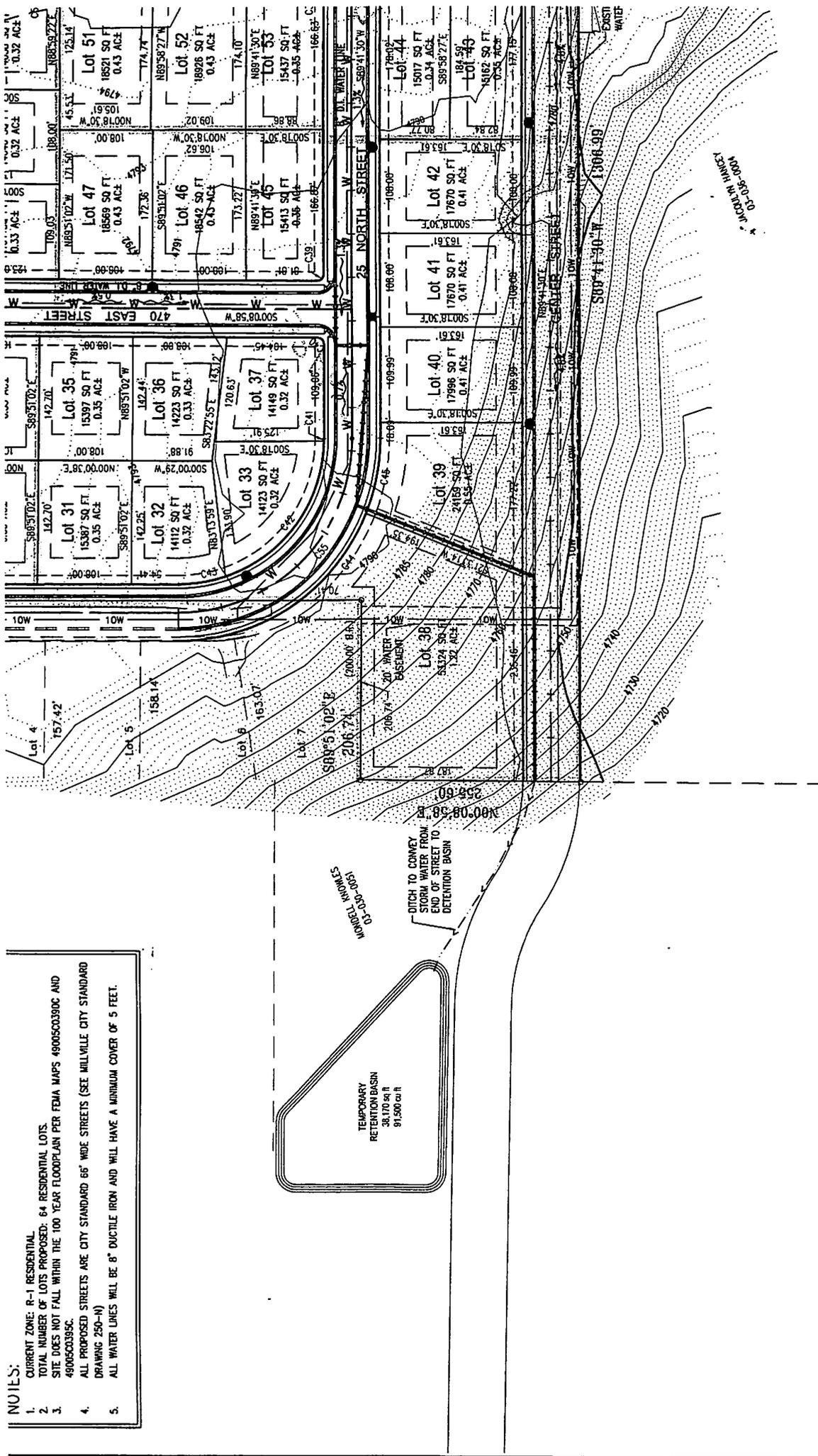
CEDCO INC 03-036-0008





NOTES:

1. CURRENT ZONE: R-1 RESIDENTIAL.
2. TOTAL NUMBER OF LOTS PROPOSED: 64 RESIDENTIAL LOTS.
3. SITE DOES NOT FALL WITHIN THE 100 YEAR FLOODPLAIN PER FEMA MAPS 49005C0390C AND 49005C0385C.
4. ALL PROPOSED STREETS ARE CITY STANDARD 66' WIDE STREETS (SEE MILLVILLE CITY STANDARD DRAWING 250-N)
5. ALL WATER LINES WILL BE 8" DUCTILE IRON AND WILL HAVE A MINIMUM COVER OF 5 FEET.



PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____

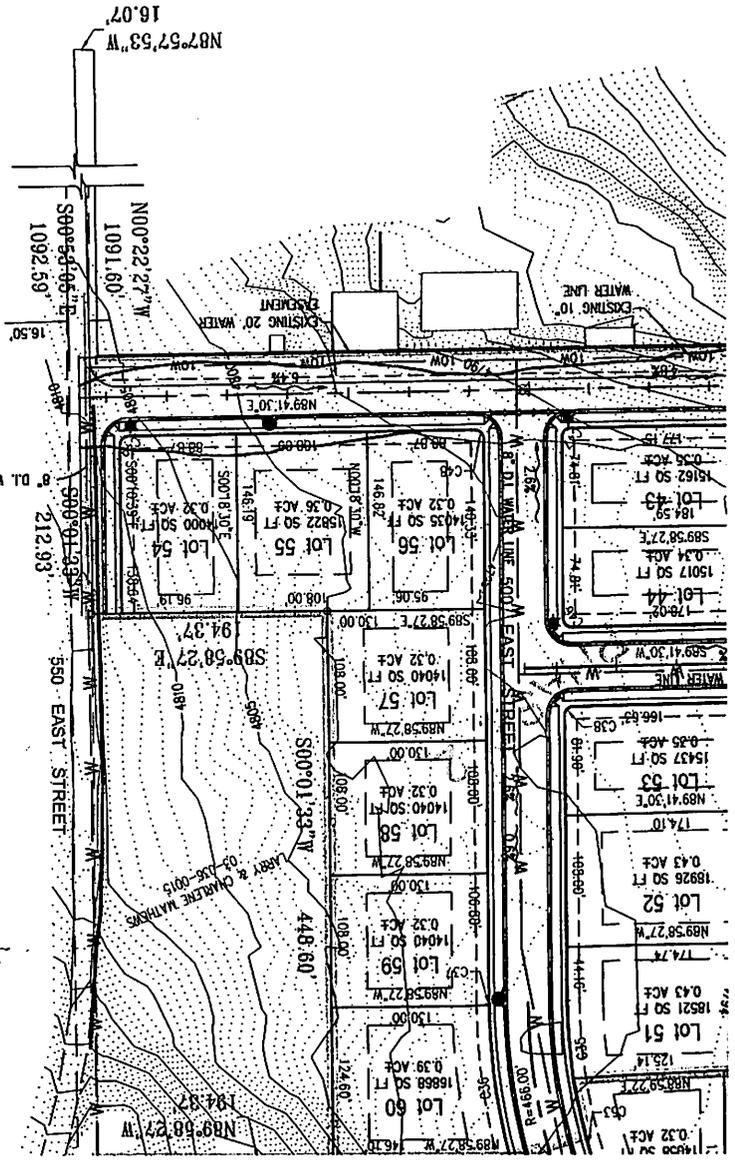
BY THE _____ PLANNING COMMISSION.

I CERTIFY THAT I
WITH THE INFORM

CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

ENGINEER'S CERTIFICATE

UTILITY COMPANY APPROVALS
THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED.



Line Table

Line #	Length	Direction
L1	31.36'	S89°46'31"W
L2	5.23'	N00°13'29"W
L3	30.00'	S07°19'13"E

NO	T	U	S	E	D	CS#
24	9.12'	7.00'	074°37'40"	283.05'	S45°16'00"E	C24
25	9.90'	7.00'	090°00'00"	283.05'	S45°16'00"E	C25
26	9.90'	7.00'	090°00'00"	283.05'	S45°16'00"E	C26
27	9.90'	7.00'	090°00'00"	283.05'	S45°16'00"E	C27
28	9.90'	7.00'	090°00'00"	283.05'	S45°16'00"E	C28
29	9.90'	7.00'	090°00'00"	283.05'	S45°16'00"E	C29
30	9.90'	7.00'	090°00'00"	283.05'	S45°16'00"E	C30
31	11.04'	7.00'	090°22'27"	283.05'	S45°16'00"E	C31
32	28.93'	266.00'	006°13'55"	283.05'	S45°16'00"E	C32
33	45.24'	639.00'	004°03'22"	283.05'	S45°16'00"E	C33
34	24.48'	573.00'	002°26'52"	283.05'	S45°16'00"E	C34
35	63.83'	451.06'	008°06'30"	283.05'	S45°16'00"E	C35
36	125.97'	499.00'	014°27'50"	283.05'	S45°16'00"E	C36
37	1.12'	499.00'	000°07'42"	283.05'	S45°16'00"E	C37
38	10.95'	7.00'	089°39'58"	283.05'	S45°16'00"E	C38
39	11.05'	7.00'	090°27'28"	283.05'	S45°16'00"E	C39
40	10.94'	7.00'	089°32'32"	283.05'	S45°16'00"E	C40
41	2.85'	167.00'	000°58'38"	283.05'	S45°16'00"E	C41
42	205.10'	167.00'	070°22'08"	283.05'	S45°16'00"E	C42
43	54.61'	167.00'	018°44'14"	283.05'	S45°16'00"E	C43
44	126.92'	233.00'	031°12'36"	283.05'	S45°16'00"E	C44
45	88.91'	233.00'	021°51'44"	283.05'	S45°16'00"E	C45
46	11.04'	7.00'	090°20'02"	283.05'	S45°16'00"E	C46
47	10.95'	7.00'	089°39'58"	283.05'	S45°16'00"E	C47
48	11.04'	7.00'	090°20'02"	283.05'	S45°16'00"E	C48
49	10.98'	7.00'	089°52'09"	283.05'	S45°16'00"E	C49
50	74.11'	200.00'	021°13'54"	283.05'	S45°16'00"E	C50
51	59.99'	499.00'	006°53'18"	283.05'	S45°16'00"E	C51
52	251.62'	573.00'	025°09'37"	283.05'	S45°16'00"E	C52
53	98.51'	422.08'	013°22'20"	283.05'	S45°16'00"E	C53
55	314.45'	200.00'	090°05'00"	283.05'	S45°16'00"E	C55
54	314.45'	200.00'	090°05'00"	283.05'	S45°16'00"E	C54

Project Number: 11-010
Date: 11-01-10
Designed By: D Bottom
Drawn By: D Bottom

Sheet Title: MOND-AIRE SUBDIVISION MILLVILLE, VT
Project Title: PRELIMINARY PLAT



No.	REVISION

Developer: Ezra Earnest
Mailing Address: 1950 East North Lane

