

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

July 16, 2015

1. Roll Call:

Chairman Jim Hart, Commissioners Bonnie Farmer, Lynette Dickey, and Larry Lewis (Alt.)

Others Present:

Development Coordinator Harry Meadows, Councilman Michael Callahan, Neal Artz, Bob Bates, Leanna Ballard, Bob Oaks, and Martha Balph. Secretary Adria Davis recorded the minutes.

2. Opening Remarks/Pledge of Allegiance

Chairman Hart opened the meeting at 8:04 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 July 16, 2015 was reviewed. A motion was made by Commissioner Dickey to approve the agenda as outlined. Commissioner Lewis (Alt.) seconded. Commissioners Farmer, Dickey, Hart, and Lewis (Alt.) voted yes, with Commissioners Greenhalgh and Smith (Alt.) excused and Thompson absent.

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

The minutes for the meeting of June 18, 2015 were reviewed. A motion was made by Commissioner Farmer recommending approving the minutes as outlined. Commissioner Dickey seconded. Commissioners Farmer, Dickey, Hart, and Lewis (Alt.) voted yes, with Commissioners Greenhalgh and Smith (Alt.) excused and Thompson absent.

5.A. Public Hearing regarding the request to Rezone Parcel 03-037-0016 from Open Space (OS) to Residential (R-1) as requested by Martha H. Balph.

Clarification was made for those present regarding this parcel. It had originally been part of Martha's first rezone request; however it was dropped from the petition because it had different and separate issues than the other two parcels. Martha decided to address them individually.

Bob Bates – Martha still has no plans to develop this property, she only wants to have the full value of her property available to her for a Line of Credit she is trying to obtain.

Michael Callahan – referred to JUB's letter (attached) which stated that this property was close to the city's serviceable limits.

Neal Artz (Neighbor to this property) – Made the point that Zoning is not put in place because of what the property owner wants; it is what the community wants. There are some geologic concerns with this land. There is also a need for open space. He questioned whether due process was followed when the change was first made, and suggested the city should look at the original process that took place years ago.

Leanna Ballard (another neighbor to this property) – Her property is also zoned as Open Space, and she questioned if her property was worth less value due to this zoning. She also wanted to know if those reasons (for the original change) were still valid today?

Dr. Robert Oaks – He has walked the land with Martha and they found steel pipe and concrete from the 1959 debris flow. ¾ of this space is low gentle slopes that were not hit by the 1959 debris flow. Of all her land this is the best area that she owns. He brought maps and handouts (attached) showing the different flooding of each surrounding area. The Millville Canyon is a much higher risk than this area because it stays constantly reloaded (i.e. filled with sediment and rocks that could sluff off and be carried down in a flood).

A map of google earth was pulled up and the gulley's created by the 1959 debris flow/flooding were still visible today from the overhead view.

Mr. Artz expressed a little concern that one of the paths of the drainage field was showing a direct channel towards his house.

Jim Hart – After seeing where the drainage fields were on the map, and as they were defined by Dr. Oaks, felt that maybe the entire area should be reviewed again as some of the other R-1 areas really should be Open Space, and some OS should be R-1.

Larry Lewis – made a reference to an area in Farmington that had flooded long ago and they put retaining walls in place for protection. After a long time had passed the residents no longer felt a threat and tore them down, then another flood came and did a lot of damage. He pointed out that if the landscape is such as to indicate a danger then it's probable that it will happen again.

Chairman Hart moved to close the Public Hearing, Commissioner Dickey seconded. Commissioners Farmer, Dickey, Hart, and Lewis (Alt.) voted yes, with Commissioners Greenhalgh and Smith (Alt.) excused and Thompson absent.

5.B. Consideration for Recommendation to the City Council regarding the rezone request by Martha H. Balph.

Commissioner Lewis (Alt.) pointed out that according to the city engineer 40% of the land couldn't be serviced with water.

Chairman Hart replied that future owners could build a well or water tank to resolve the water issues. A retaining or diversion wall could also be built to address concerns. However when a developer tries to develop the land our city ordinances and building requirements could make it too expensive to build on.

Commissioner Farmer wanted to know how those two homes were built in an Open Space zone. It was explained by Commissioner Lewis (who was on the city council at the time these changes took place) that the area was originally zoned as Residential when the homes were built. Then soon afterwards the zoning was changed on a recommendation from the city engineers who said the city needed more open space.

The other two homeowners adjacent to this property (Artz and Ballard) expressed a desire to have their zoning changed back to Residential also. Development Coordinator Meadows explained the process and that they would have to petition the city separate from Mrs. Balph.

Chairman Hart expressed that when a future time comes that someone wants to develop this parcel they will still have to pass the building regulations of the city. When they apply for a building permit they will have to come before the planning commission and any hazards or dangers can be mitigated at that time. The city ordinances are in place as a protection to the property owners.

Commissioner Lewis (Alt.) made a motion to recommend to the City Council that Martha Balph's parcel 03-037-0016 be rezoned from Open Space (OS) to Residential (R-1). Commissioner Farmer seconded. Commissioner Farmer, Dickey, Hart and Lewis (Alt.) all voted Yes.

6.A. New Ordinance for Private Streets

This item was tabled until a future meeting.

6.B. Review Ordinance 17.08.020; definitions side, front, and rear yard

This item was tabled until a future meeting.

6.C. City council reports

The commissioners received copies of the minutes from the July 9 and June 25, 2015 City Council meetings. There were no comments.

6.D. Agenda Items for Next Meeting

Private streets
Ordinance 17.08.020

7. Calendaring of future Planning and Zoning Meeting

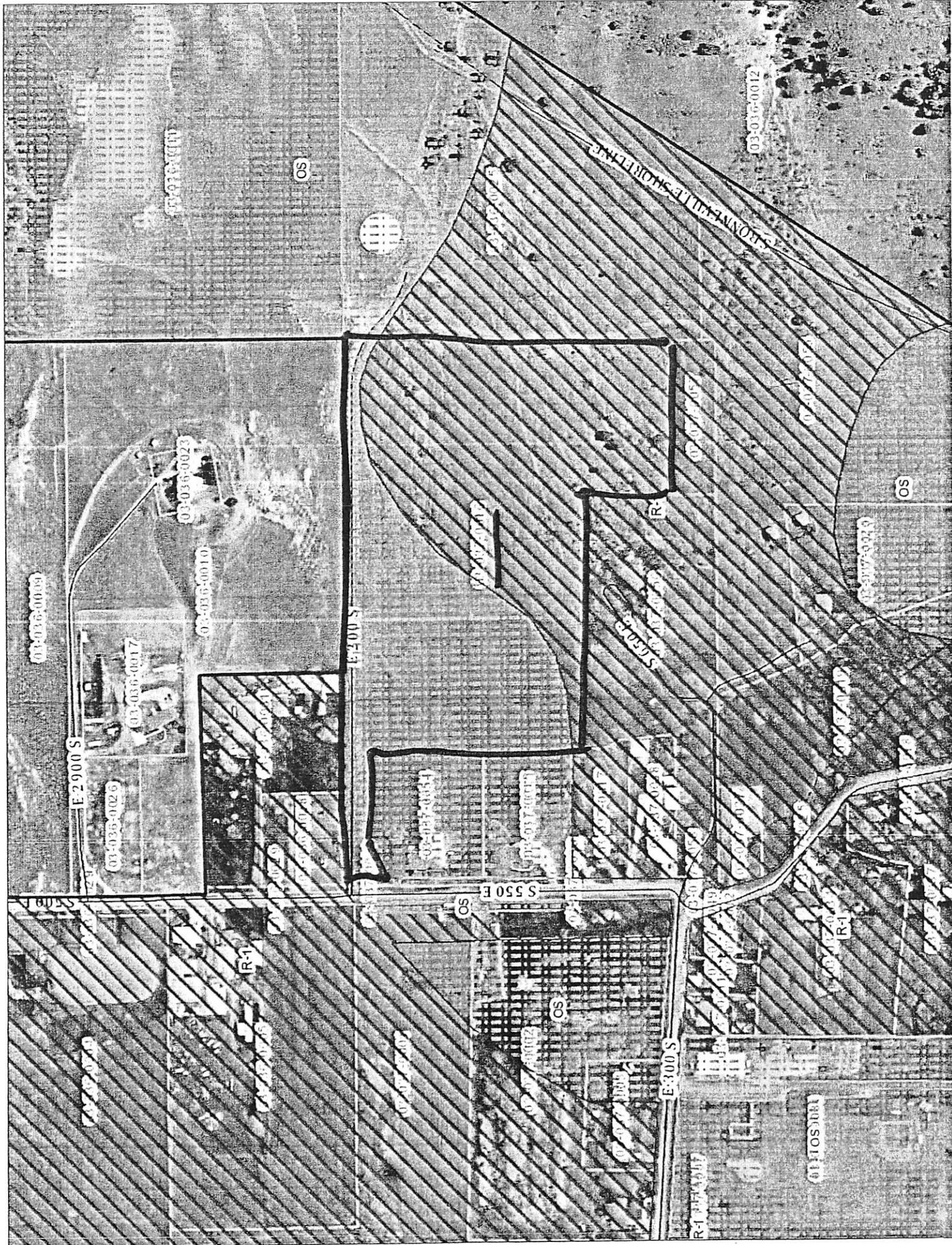
The next Planning Commission meeting will be held Thursday, Aug 6, 2015 at 8:00 p.m.

8. Assignment of Representative for City Council Meeting

There were no commissioners assigned to the meeting.

9. Adjournment

Chairman Hart moved to adjourn the meeting at 9:18 p.m. Commissioner Dickey seconded.





MEMORANDUM

DATE: July 13, 2015
TO: Millville Planning Commission
CC: Mike Johnson, Mayor
Harry Meadows, Development Coordinator
Rosemary Jones, Recorder
Gary Larsen, Public Works Superintendent

FROM: Zan Murray S.E.
SUBJECT: Rezone of Parcel 03-037-0016 (Balph)

J-U-B Engineers was requested by Harry Meadows to review a possible rezone of Parcel 03-037-0016 from Open Space to R-1. I have reviewed the parcel, its topography, geology, access and utilities for any concerns that would exist by rezoning the property.

General Description

Parcel 03-037-0016 is located between 200 South and 300 South East of 550 East. It extends east to an existing parcel owned by Millville City where a 1MG water tank is located. An access to the water tank is located at 200 South on the north boundary line of the property.

Topography

The slope of the ground is approximately 20%. Which may cause any development to be influenced by the Hillside Overlay Zone. The lower property elevation is approximately 4780 feet and the upper elevation is approximately 4900 feet. There are no apparent water streams or other water sources on the property.

Geology

During construction of the water tank east of this parcel it was determined that a debris flow occurred that extended onto this property. This is documented in the geotechnical report for the water tank and in a geological assessment report prepared for Martha Balph by Dr. Robert Q Oaks. Dr. Oaks report indicates that there is a potential for debris flows from South Hollow which is above the parcel. The potential exists because of the percentage of shales in the drainage and little or no restrictions or rock dams to limit debris flow from the hollow.



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

Access

Access to the property would need to occur at 200 South and 550 East. This roadway is a planned collector to west of 550 East in the Millville City General Plan. At a minimum a 66' ROW would need to be dedicated and improved to access the property.

Utilities

The elevation of Millville City's water tank limits development across the entire parcel. The maximum elevation that the tank can serve is 4850 feet. Development above this elevation will result in water pressure at the meter below state regulations. Approximately 40% of the parcel is located above the service elevation.

A Rocky Mountain Power corridor exists along the eastern edge of the property. Although it is present, there is little concern that it would impact development because of the limiting water service elevation. There is a power line extended to the water tank along the north boundary of the property. Whether further power lines would need to be extended to serve the property from 550 North is not known at this time.

Questar would need to extend gas into the area to service the property.

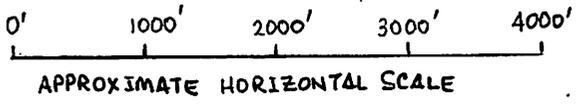
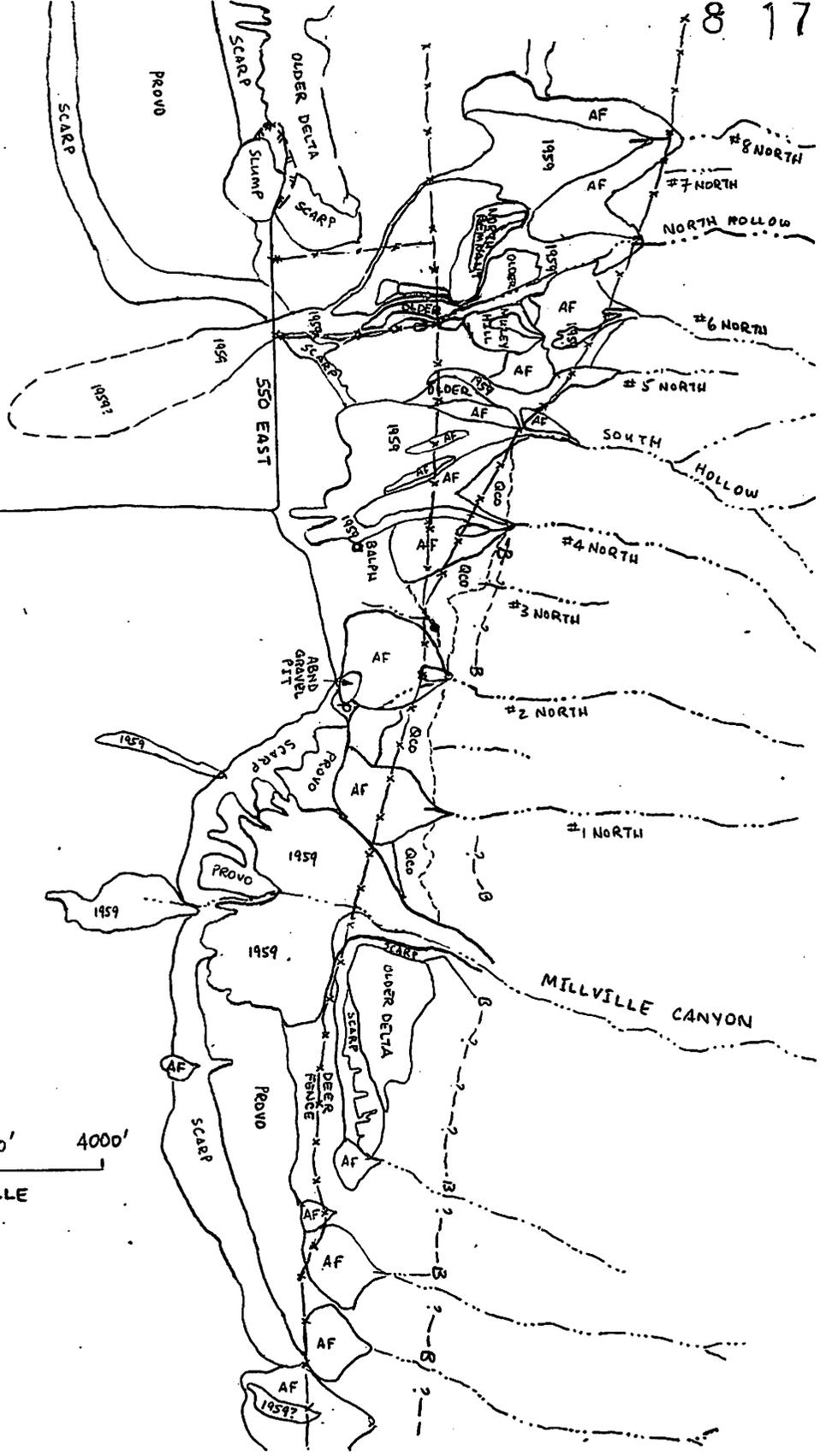
Summary

At this time there are some limitations and challenges that exist with developing on this property that will require attention if rezoned and developed. The most significant is the potential for debris flows. This could be mitigated through further study and design of a debris basin to protect future structures. Other items that warrant consideration are the Hillside Overlay Zone requirements and the water service elevation limits.

This is only a cursory review outlining a few items to consider moving forward with a rezone of the property. There may be additional items arise to be aware of if development occurs on the parcel.



UTAH HWY 163



APPROXIMATE HORIZONTAL SCALE

- AF = ALLUVIAL FAN
- B = BONNEVILLE HIGHSTAND
- P = PROVO SHORELINE
- Qc = QUATERNARY COLLUVIUM
- 1959 = 18 AUGUST MUDFLOW/DEBRIS FLOW

UTAH HWY 163

Table 1. Areas of Drainages and Percentages of Mud-Bearing Rocks [Revised]

Drainage	Area		Area with Mud		% Area with Mud
	Sq. Mile	Acres	Sq. Mile	Acres	
Millville #9	0.051	33	0	0	0 [plus Osp?]
Millville #8	0.217	139	0.025	16	12%
Millville #7	0.009	6	0	0	0 [plus Osp?]
North Hollow	0.309	198	0.082	52	27% [plus Osp?]
Millville #6	0.032	20	0	0	0 [plus Osp?]
Millville #5	0.021	13	0	0	0
South Hollow	0.201	129	0.042	27	21%
Millville #4	0.073	47	0.009	6	12%
Millville #3	0.035	22	0	0	0
Millville #2	0.091	58	0	0	0
Millville #1	0.083	53	0	0	0
Millville Canyon	5.319	3403	1.505	963	28% [Includes 3% Floodplain]

Osp is the Ordovician Swan Peak Formation, with shales 50 to 100 feet thick at its base. Db is the Devonian Beirdneau Formation, which appears to be muddy near 3rd Dam in Logan Canyon, but is indicated as a sandy dolomite by Evans and others [1996]; thus it is excluded from the column “Area with Mud” in this table [compare with Table 1 in the original report of December 2014].



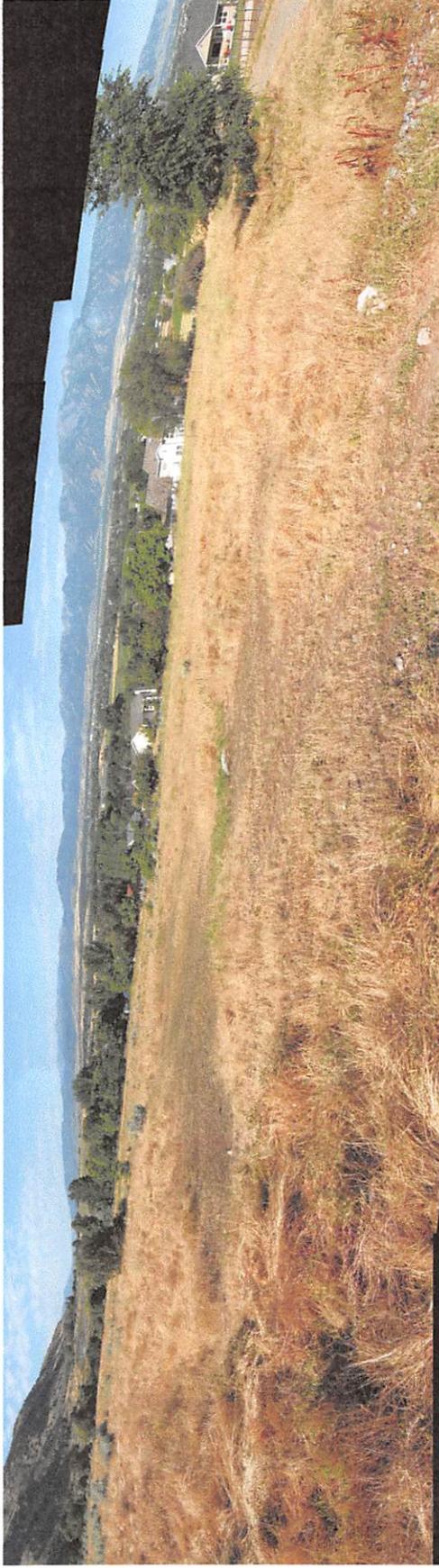
Stop AA. Panoramic view NNW to NE of open space in western part of northern Balph property, Parcel D, 03-037-0016. Note gentle slopes and paucity of clasts. View from N $41^{\circ}40.5964'$ W $111^{\circ}48.4357'$.



Stop BB. Panoramic view WNW to NE of open space in western part of northern Balph property, Parcel D, 03-037-0016. Note gentle slopes and paucity of clasts. View from N $41^{\circ}40.5917'$ W $111^{\circ}48.4157'$.



Stop CC. Panoramic view W to N of open space in western part of northern Balph property, Parcel D, 03-037-0016. Note gentle slopes and paucity of clasts. View from N 41°40.5983' W 111°48.3846' along old fence line toward SW corner of Jackie Hancey barn.



Stop DD. Panoramic view S to WNW of open space in western part of northern Balph property, Parcel D, 03-037-0016. Gravel dam in ditch at right is a human artifact. Note gentle slopes and paucity of clasts. View S of SW corner of Jackie Hancey barn.