ATTACHMENT "K"

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Acknowledgments

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Introduction

Millville City General Plan

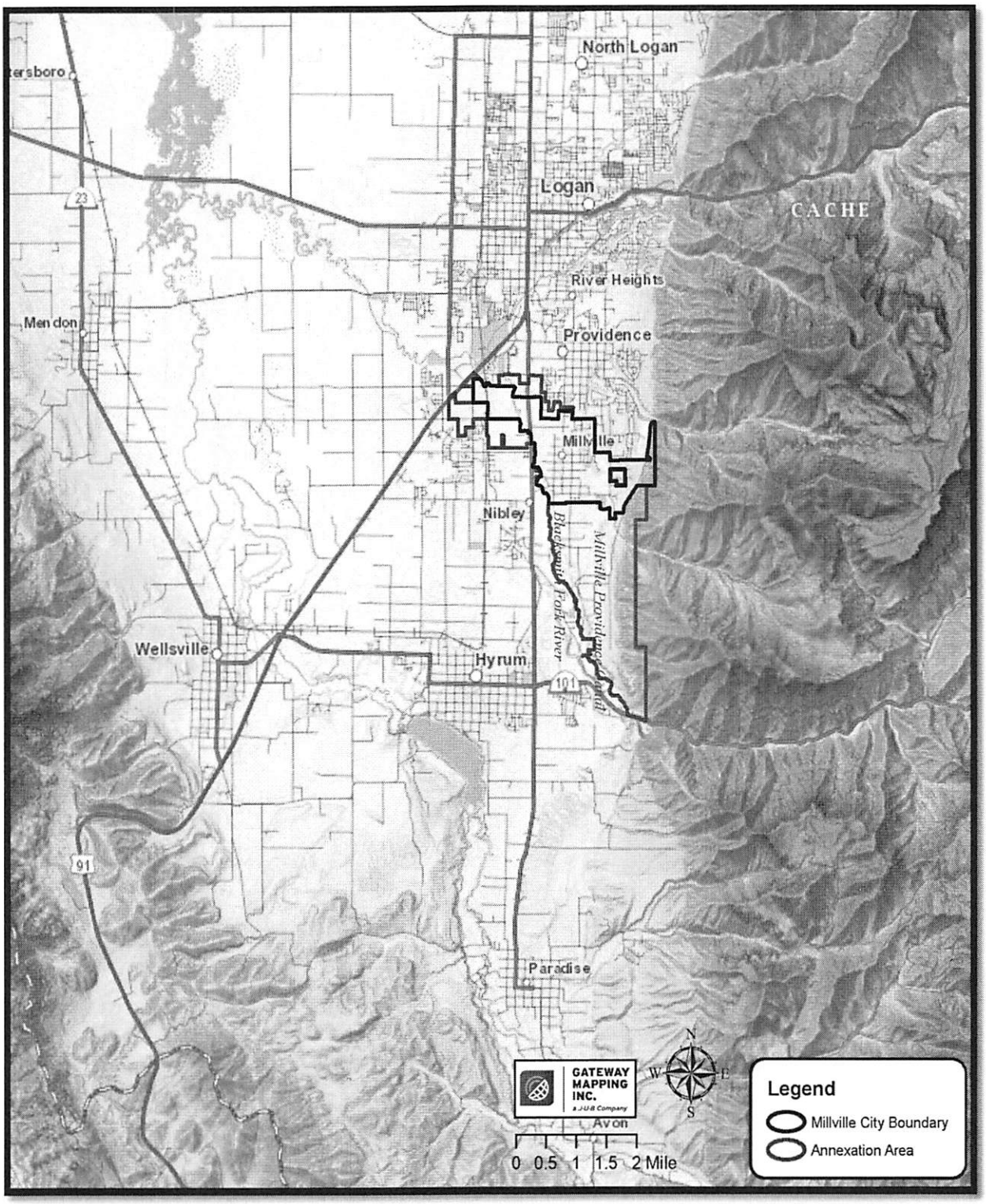
Millville City is located in Cache County, Utah along the Bear River Mountain Range. In 1860 the early settlers built the first sawmill in Cache Valley near the mouth of the canyon, which was soon to know as Millville Canyon. A number of other mills were built and the City became known as Millville City. The views and vistas of this area have drawn many families over the years and the unique rural lifestyle enjoyed by the residents is what keeps them in Millville and brings their children back to raise their own families.

Millville City developed a General Plan in 1994. There have been a few map updates over the years, but nothing as significant as this update they are doing now.

Many things have changed in 21 years – new housing developments and roads, a new school, and new businesses – that have changed the face of the land and naturally changed the needs of the community. Since the last General Plan was developed the City's population has grown from 1,200 in 1993 to just over 1,867 in 2014. The City has added over 230 homes, 5 miles of new roads, and annexed several acres of land to enlarge the city boundary. The School District is in the process of remodeling the old portion of the elementary school and adding a new $45 million high school. This growth Millville is experiencing requires a fresh look at the vision and desires of the residents and a plan that will address the community's needs now and in the future.

Millville is primarily a rural agriculture community. As voiced in the General Plan Survey and at public hearings, the residents of Millville have a desire to preserve the community identity and rural feel. In 1995 the community slogan was "Country living at its finest." Over the years country living has changed a lot for many of the surrounding communities but Millville hopes that by planning for growth they can preserve the character and identity of the community as it grows.

Regional Map



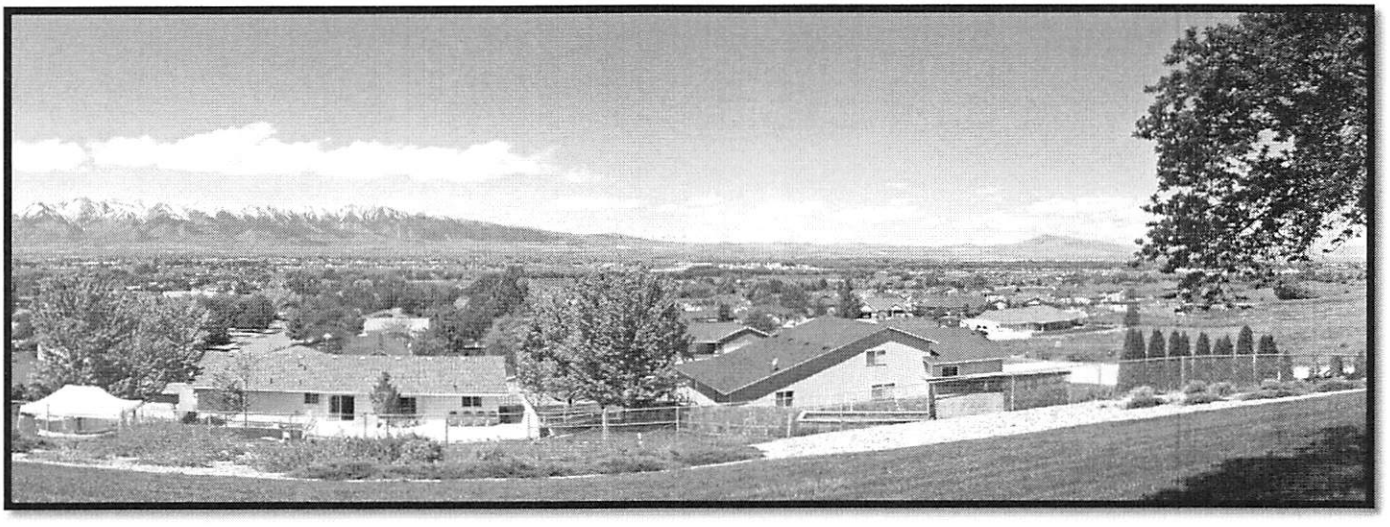
Chapter 1
Land Use & Growth Management

Vision: *Protect and maintain the unique country living as the community grows by providing quality well-planned residential areas that preserve open space and complement the rural character of Millville.*

Population

When the General Plan was last updated in 1994, the population was 1,208 people. In the 2010 Census Millville had a reported a population of 1,829 people. This is an estimated increase in population over a 20 year period of 62%. From this it is estimated that the average yearly growth rate over the 20 years was 3.1%. Since that time the City has continued to grow adding another 38 people bringing the Census estimated population for 2014 to 1867. Millville City limits include 2.3 square-miles with a population density of 812 people per square mile.

The average household size in Millville is 3.63 persons which is slightly higher than Utah's state average of 3.1 person per household. The City currently has 550 homes with 89% listed as owner occupied. Millville's poverty rate is 10.6%. Millville has an unemployment percentage of 4.1% which is below the state average of 4.6% and a median household income of $60,179 this is $2,015 above the state median income of $58,164.



U.S. Census Bureau also indicates that the population of the City is fairly young, with a median age of 27.8 in 2010. The 65 years and older segment of the population has been

increasing over the past decade, from 4.6 to 5.7 percent. The Census in 2010 also reported that the City was 95.3 percent white, and 5.7 percent as Latino or Hispanic.

Growth

The ultimate goal of a General Plan is to facilitate growth and development that reflect the goals of the community. Maps have been developed to show the current land use and the possible options for the future land use based on the information gathered from the General Plan Update Committee and the surveys that were distributed to the community. Throughout the General Plan reference to "open space" can be identified by Millville's definition which includes preservation of larger lots, flood and utility corridors, parks, steep slopes and other undeveloped land. Both the Current Zoning Map and the Future Land Use Map are expressions of the various land uses, goals, and actions that comprise the General Plan.

The Future Land Use Plan Map encompasses areas within the City as well as areas adjacent to the City that have potential for annexation. The Map designations are intended to provide predictability as to appropriate zoning that *could* be applied to properties. It should be noted that the designations on the Future Land Use Plan Map *are general and approximate.* They are generally shown as "overlays" *that respond more to the natural characteristics of the land than to property lines.* Development approvals should take into account both the zoning of the property and the arrangement of land uses shown on the Future Land Use Plan Map.

Within Utah State Municipal Land Use, Development, and Management Act Title 10 Chapter 9a Part 405 and 406, it states the effect of the general plan and public uses to conform to the general plan. This information indicates that development decision should be in line with the General Plan and that it can be changed and updated as needed to reflect decision that differ from the general land uses indicated within the General Plan.

> **10-9a-405. Effect of the General Plan.**
> Except as provided in Section 10-9a-406, the general plan is an advisory guide for land use decisions, the impact of which shall be determined by ordinance.
> **10-9a-406. Public uses to conform to general plan.**
> After the legislative body has adopted a general plan, no street, park, or other public way, ground, place, or space, no publicly owned building or structure, and no public utility, whether publicly or privately owned, may be constructed or authorized until and unless it conforms to the current general plan.

The Governor's Office of Economic and Budgeting estimates that the population of Millville in 2030 will be 2,593. These estimates are conservative and are based on the existing City limits and do not consider the annexation of the surrounding land.

Millville City has large areas of open land within the current City limits that can still be developed as well as hundreds of acres within their annexation boundary. Residents indicated in the community survey that they wanted to direct the growth of the community to areas where existing infrastructure is available and continue to allow new development with low density lots generally being 1/3 to 1/2 acres. Millville does not have a defined definition of "densities" however referencing the residential density ranges from the "Growth Centers Development Codes" used by planners as a standard to follow. Millville's density falls into the category of low density based on these codes. Millville residents indicated that the City should retain the agricultural and rural values that gives the community its charm and uniqueness. Currently, Millville has 70 lots that are either available to build upon or are in the planning stage to be developed.

Land Use

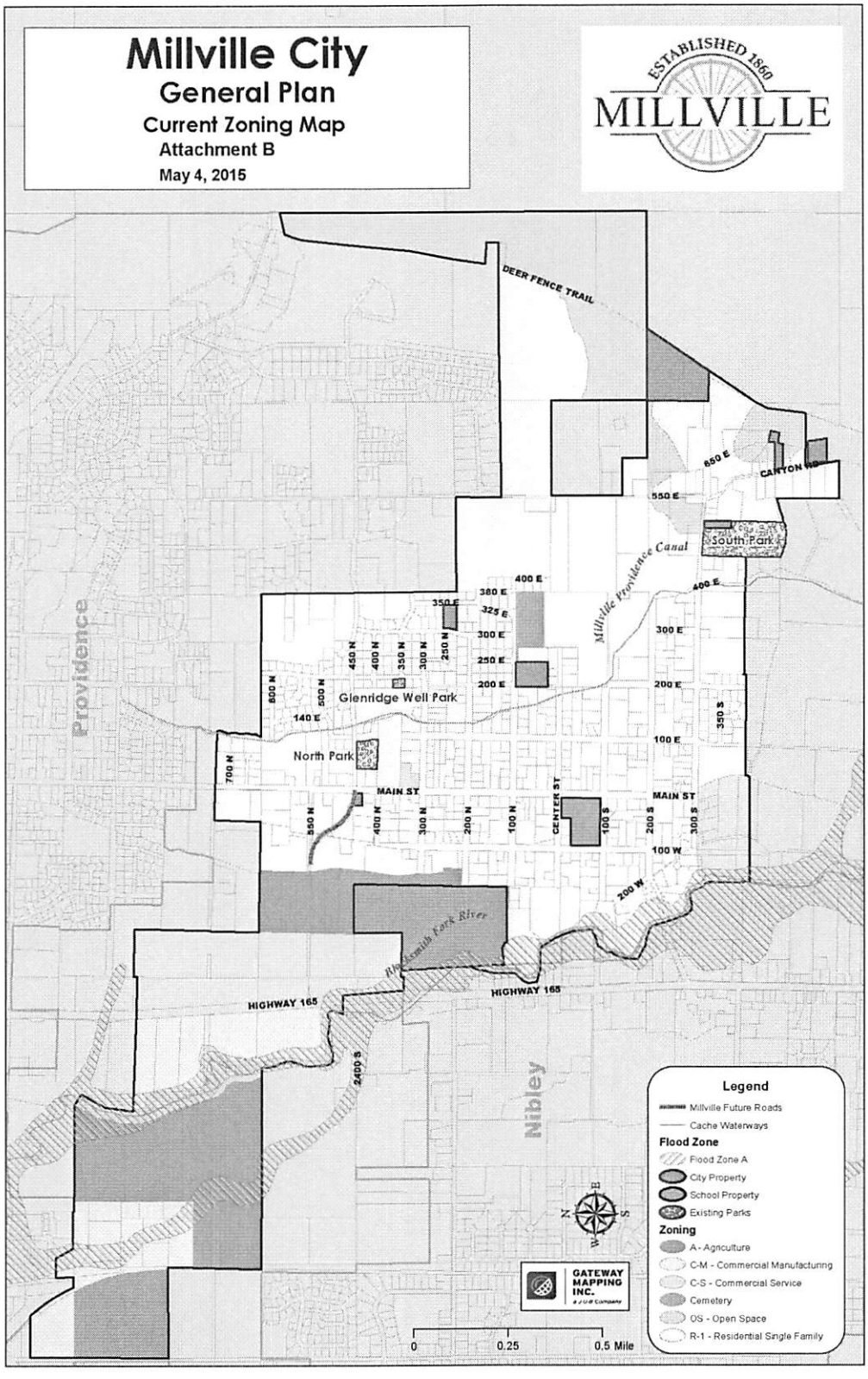
Land use information is a critical element of any General Plan because it provides residents, planners, and elected officials with information on current, expected, and sustainable land use patterns. As stated before, maps have been developed to illustrate the current land use and the possible options for the future land use based on the information gathered through this planning process. The Current Zoning Map *(for a larger map see Attachment B)* indicates the current use of the land, and the Future Land Use Map *(for a larger map see Attachment A)* is a graphic representation of the various goals and actions that have been included in this General Plan.

Current Land Use

The City is divided into approximate zoning boundaries to encourage orderly growth and facilitate the expansion of the City. The hope is that by zoning this will be able to facilitate adequate provisions for transportation, water, sewer, schools, parks and recreation, and encourage development that is attractive and sustainable.

It is important to remember that this General Plan *is a guide for future land use, that can be changed and updated and is not a binding legal document.* The zoning ordinance, on the other hand, regulates present land use and has specific regulatory authority. The General Plan provides and supports the regulatory direction of the zoning ordinance, and as a result, future re-zoning efforts should generally be consistent with the General Plan. Millville's zoning ordinance contains both the code (defining purpose, approval process, guidelines and requirements, and permitted uses), and the current zoning map.

Current Zoning Map



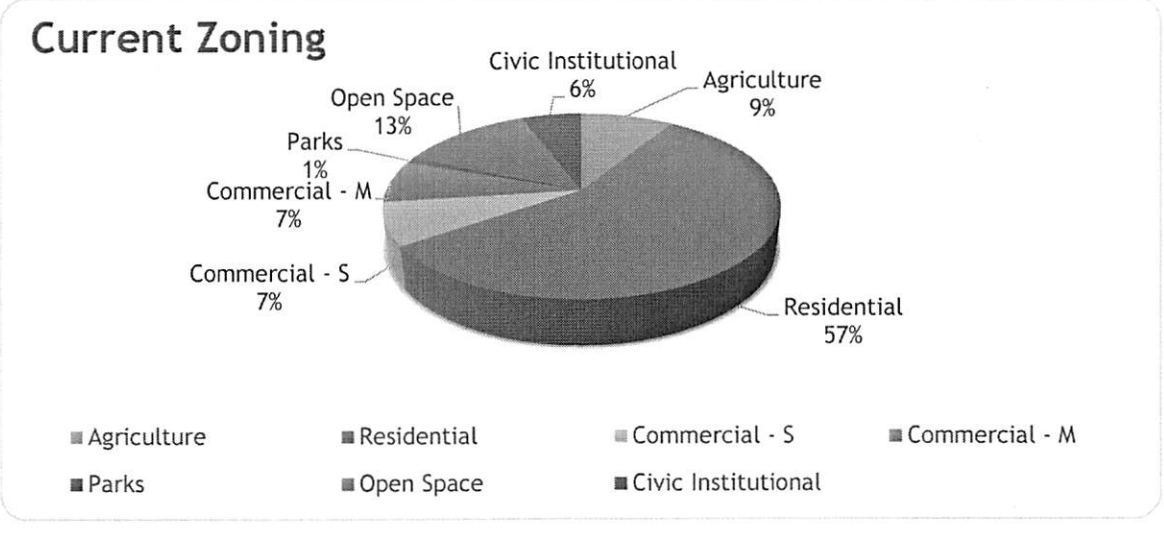
Zoning

Millville's current zoning includes one agricultural/residential zone, one residential zone that includes a hillside overlay, three commercial zones, and an open space zone. The City has a limited number of zones due to the fact that it currently has no sewer system in the residential areas of the community. A larger lot is required in order to have adequate space for the septic system and appropriate drainfield. The fact that sewer is only available at the new high school location and surrounding commercial areas reduces the opportunity for higher density developments within the residential zones.

Table 1 Zones and Use Type

Zone	Use Type	Acres	Percent
A	Agricultural Zone – Very Low Density Residential	228.90	9%
R-1	Single and Two Family Detached Residential Zone – for single family and two family homes there is a minimum lot size based on the classification and slope of the lot.	890.58	57%
CR	Commercial Retail Zone – intended for retail and professional services	0.00	0%
CS	Commercial Service Zone – intended for light manufacturing	115.21	7%
CM	Commercial Manufacturing Zone – intended for major wholesale/warehousing and manufacturing	110.98	7%
OS	Open Space Zone – intended to provide for the natural features or hazards to stay open and protected from encroachment	195.74	13%
The following are not considered a zone at this time however they are important to the understanding of the use of the land			
CI	Civic Institutional Zone – schools, cemetery, and municipal owned land	88.1	6%
Park	Park Land – land that has been established as a park	15.6	1%
	Total	1,521	100%

Figure 1 Percentage of Current Uses



Future Land Use

During the planning and outreach processes for the general plan, Millville's residents were engaged to consider and develop a vision for the City's future. This vision is as follows:

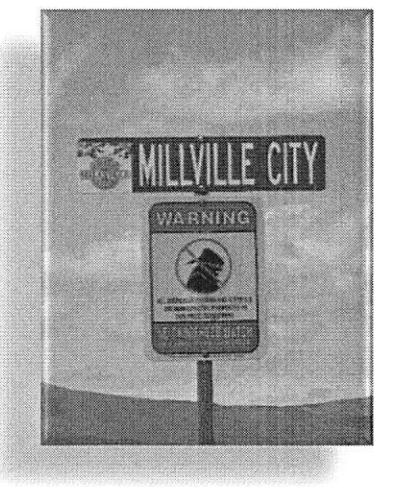
> ***"Millville City wants to preserve the open country feel that distinguishes it from adjacent communities. Millville supports an organized, sustainable, consistent plan that directs future land use and promotes a future that:***
>
> - *Protects and maintains Millville's rural character and unique lifestyle.*
> - *Supports an appropriate variety of local economic opportunities and choices.*
> - *Safeguards tax rates while ensuring key community services are provided.*
> - *Enhances recreation opportunities while protecting open and sensitive lands*."*
>
> *(*See Sensitive Land Map Attachment D)*

To ensure consistency with this vision, Millville's Future Land Use Map illustrates the land use patterns planned for the City in the coming years. This Future Land Use Map shows how Millville might appear at build out, if the General Plan principles are executed and development proceeds as projected. The plan would retain the City's focus on residential uses and a feeling of openness, and would ensure that excellent mobility patterns are realized over the long term. It also balances the future economic need for some retail and commercial services with the desire to protect residential values and functions.

Planning and zoning decisions *should seek to ensure consistency* with the Future Land Use Map, in order to protect this vision.

Future Land Use Goals

- Maintain rural character and animal rights.
- Reduce impacts to sensitive resources.
- Buffer and maintain compatibility between zones.
- Allow for large lot home development, including equestrian and agricultural accessory uses.
- Contribute to a connected system of open space and trail corridors.
- Continue conventional suburban open grid and block system development pattern.



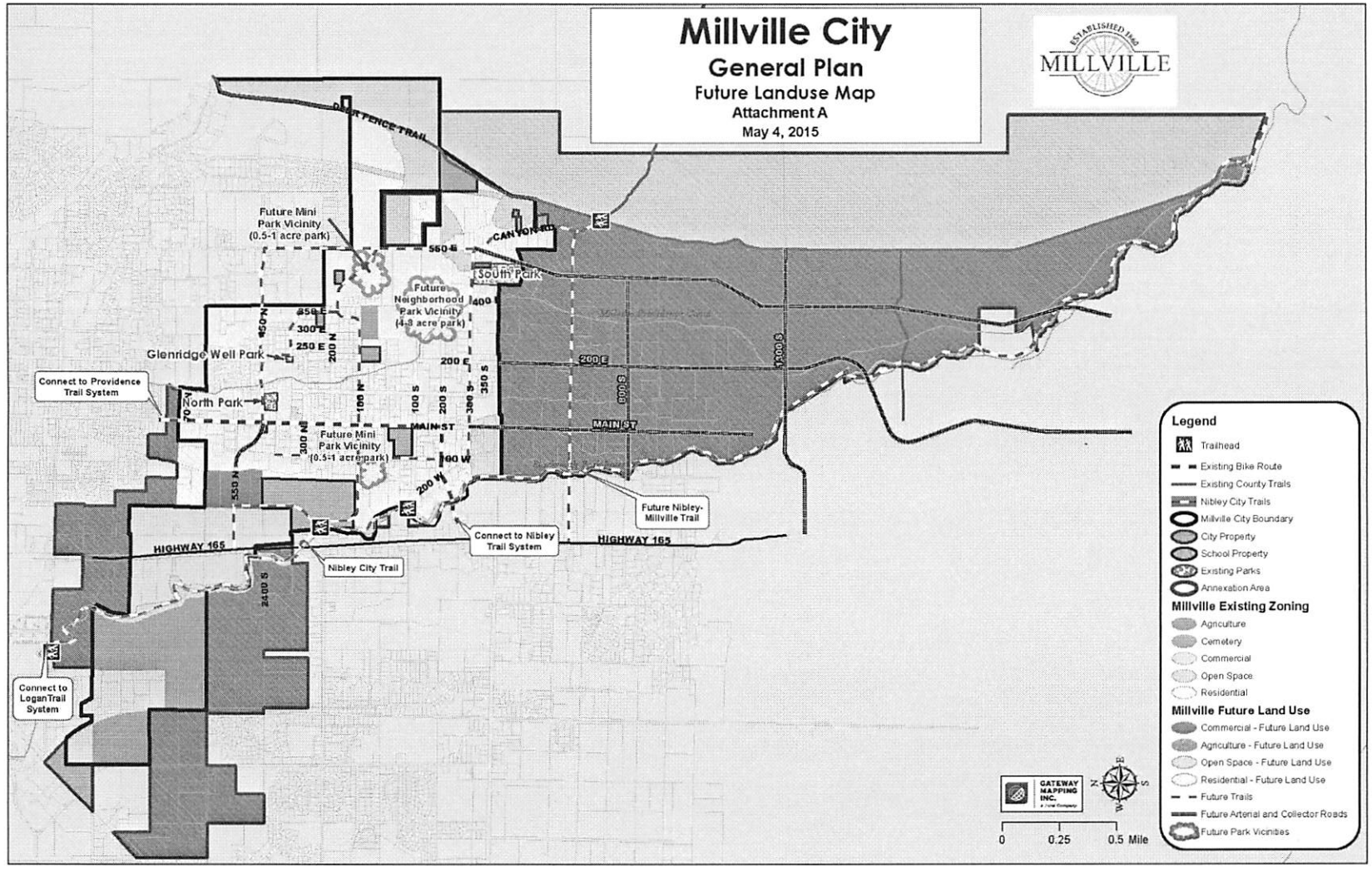
- Preserve open space as defined previously and within neighborhoods, where appropriate.
- Plan for areas for public and civic uses such as parks and recreation, and other community uses.
- Restrict development on sensitive lands such as steep slopes, utility corridors, floodplains, and wetlands.
- Encourage conservation of natural areas with unique physical, historic, scenic features, or highly productive agricultural lands.
- Increases infrastructure efficiency such as roads and utilities.
- Buffer the impacts of more intense land uses from lower density residential neighborhoods.
- Support safe pedestrian and bicycle accessibility throughout the City.
- Ensure commercial centers are developed at a scale that serves local residents and that businesses are of a type that contribute to, rather than detract from, the City character. With a balance of retail, employment, and service uses.
- Promote quality landscaping, signage, and design that reflect Millville's desired character.

LAND USE BEST PRACTICES

These best practices come from the American Planning Association (APA) and are suggestion for planning of any size community.

- Maintain a diversity of land uses that allow for balanced, predictable, and orderly development
- Ensure connectivity between residential, employment, and open space areas
- Maintain an open space system that enhances quality of life, preserves environmental quality, and protects development from natural hazards
- Position land uses in a way that supports the achievement of community goals
- Concentrate commercial land use along the highways, gateways and key intersections corridors to maximize thoroughfare revenue

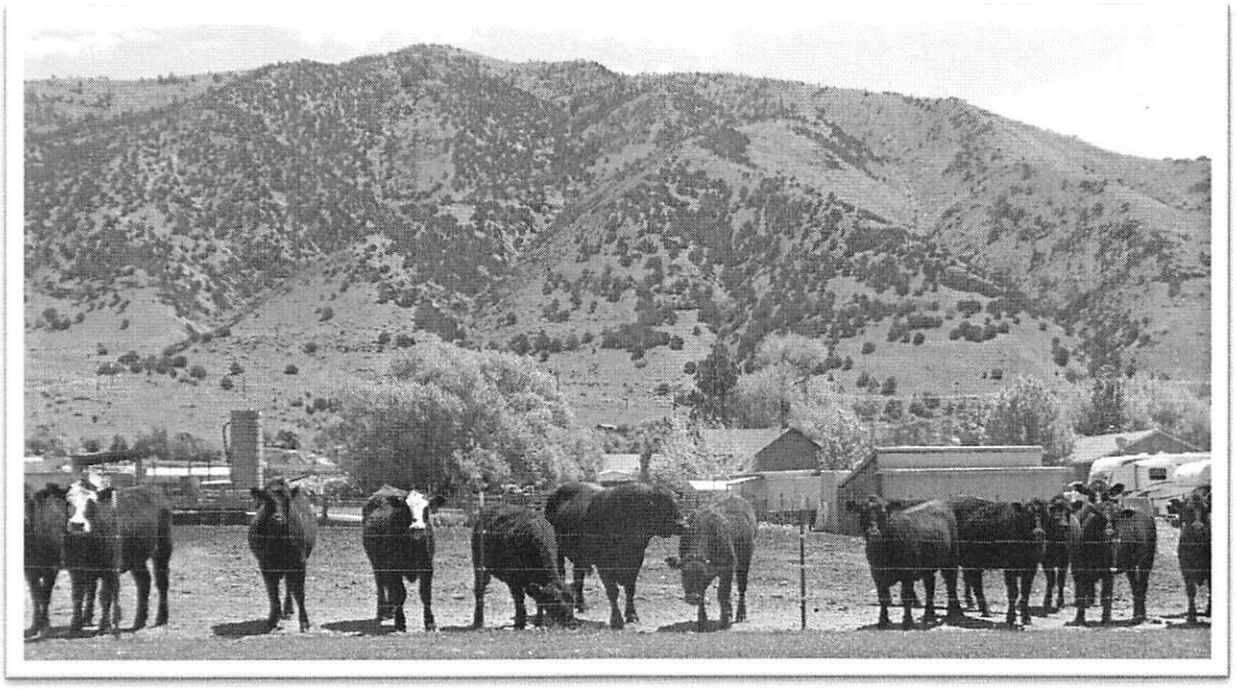
Future Land Use Map



Community Vision

Millville residents enjoy having a distinct community identity that differs from surrounding communities. Millville is a primarily residential city where large, one-acre lots are common and represent an important cultural feature. The City is on a septic system which limits the size and number of lots that can be developed. The City's newest development is a large new high school and anticipates commercial growth associated with it in the commercial zoned areas near Highway 165. Within this area there is opportunity for additional sewer connections which are favorable for commercial opportunities.

A primary goal of this General Plan is to maintain the City's traditional low-density land uses and values while accommodating for new opportunities for retail development near the Highway. Most Millville residents are prepared to see more commercial, retail, or service industries near Highway 165 and look forward to the help it will bring with tax revenue. They generally agree that it is essential to follow an organized, consistent plan that proactively directs growth to preserve what makes Millville unique. Special attention should be given to development patterns and details that will protect and enhance the City's character.



Land Use Goals and Actions

City Council, Planning and Zoning, and Staff are responsible for reviewing, updating as needed, and ensuring that these goals and actions are being pursued.

Land Use Goal 1. Guide land use and urban growth decisions through application of the General Plan, its Future Land Use Map, and other master plans, relevant goals, actions and projects

Actions:

1. Regularly review the General Plan, Future Land Use Map, and other master plans associated with this General Plan (Transportation, Capital Facilities Plan, Parks & Trails, Water, and Affordable Housing Plan). Use these documents to guide land use decisions to achieve orderly growth.
2. Each of these Plans and associated Goals and Actions may be evaluated, updated, and prioritized every five years on a rotating basis.

Land Use Goal 2. Strive to achieve responsible and well-managed growth within the City, ensuring that development occurs in suitable locations and can be efficiently served over the long term.

Actions:

1. Promote an appropriate variety of complementary, desirable, and needed land uses in the community, such as agricultural, residences, businesses, and recreation to help ensure balance and economic viability and stability for the community.
2. Encourage well-planned developments within the City, focusing activity in areas where existing infrastructure is already in place or planned in the near future. These developments should provide the on-site and off-site improvements necessary to support the development and mitigate its effects on or beyond the immediate site.

Land Use Goal 3. Balance land-use decisions among individual property rights, consideration of environmental conditions, and the overall needs of the community.

Actions:

1. Encourage residents to learn about land use planning and decision-making processes in the City by reading the General Plan, and attending Planning & Zoning and City Council meetings.
2. Develop planning tools or acquisition strategies to limit unsafe or inappropriate development on and near designated environmentally sensitive lands and desired open spaces.
3. Plan for transitions between designated current and future commercial and residential land uses, by focusing on design techniques that will reduce or minimize incompatibilities.

Land Use Goal 4. Regularly evaluate and update the development review process to ensure adopted rules, ordinances, policies, and procedures are clear and working to achieve the vision for the community.

Actions:

1. Complete appropriate infrastructure analysis when evaluating zone and general plan changes.
2. Develop subdivision ordinances which promote General Plan goals. Ensure zoning, and other development ordinances reflect the goals and actions of the General Plan.
3. Permit development only to the degree the City has capacity to efficiently provide necessary municipal services, and ensure new development and development codes consider and provide for appropriate interconnection with roads, trails, and transit.

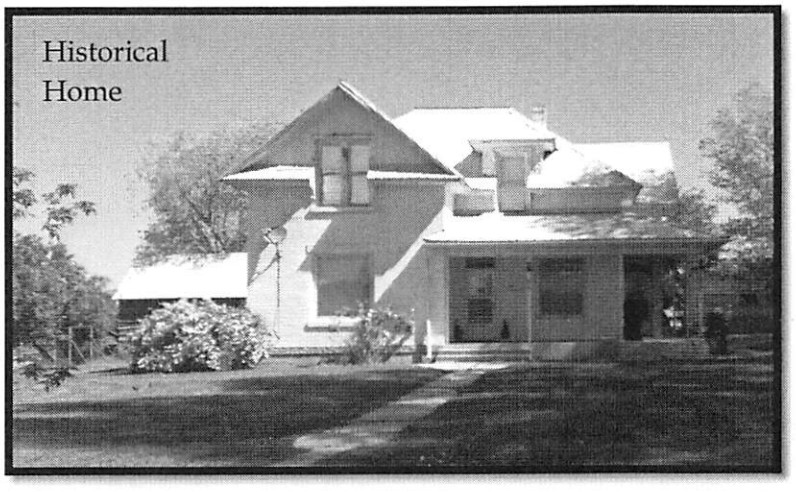
Chapter 2
Residential Development & Housing

VISION: *Protect and maintain the community's strong country feel and character while providing quality housing and open space.*

Present and Future Conditions

Millville residents take pride in their community and have a desire to ensure its residential housing is safe and efficiently served by available infrastructure. Much of the quality of life in a community is connected to the nature of its housing. The image of a city is, to a large degree, conveyed by the type, quality, and appearance of its residential developments.

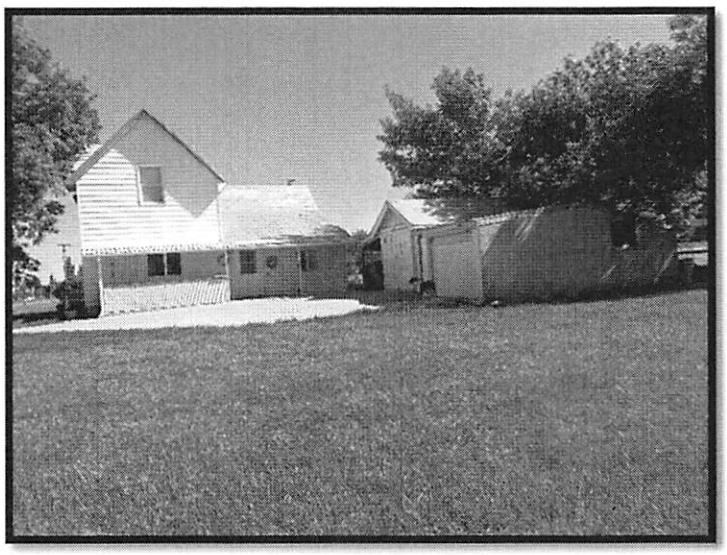
Millville's housing is made up of mostly single family homes, a few duplexes, and limited apartment housing. Millville's housing mix is limited by many factors, one being the lack of a sewer collection system. This requires lots to be larger to accommodate the use of a septic system. Other factors that impact the housing mix of Millville include market factors, the City's zoning and land use regulations, sensitive areas with steep slopes and flood potential, present land uses, and transportation patterns.


Historical Home

As indicated in Chapter 1 (Land Use and Growth Management), Millville anticipates a population that will grow from approximately 1,867 in 2014 to 2,800 in 2035. The objective of this General Plan is to manage the estimated growth in a way that protects the character of the City and the quality of life residents are accustomed to.

Limited Life-Cycle Housing Opportunities

Life-Cycle Housing is housing suitable for different stages of life, including appropriate units for first-time buyers, singles, young couples, families with many children, and older homeowners, as well as opportunities for senior citizen housing and long-term care/assisted living facilities. Life-cycle Housing creates opportunities for people to live and grow in the same community and enables young couples, families and the elderly to live near relatives. It allows for people from different ages, walks of life, and from different socio-economic groups to identify with each other and add diversity to a community.



Affordable Housing Plan

Planning housing opportunities for all people, regardless of income level, while maintaining the aesthetic qualities and public service levels Millville residents currently enjoy is an important part of the General Plan. Current zoning districts allow for single-family lots as small as 14,000 sq. feet with minimum frontages of 108 feet as long as they are conducive to a septic system.

It is the goal of the General Plan is to encourage and develop City Codes that promote well-maintained properties, regardless of housing value. Thus keeping with zoning principles to protect and promote the health, safety, order, prosperity, and general welfare of the present and future inhabitants of the City.

It has been and will continue to be the intent of the City to not limit the development of residential housing within the incorporated areas of the City. The physical environment (geography, zoning, etc.) will place some restrictions on the type and density of any residential development in the City. However, to meet the current and future affordable housing needs, zoning codes may be continually evaluated and, if necessary, changed to allow for more affordable housing choices.

The Affordable Housing Plan has been set as an appendix to the General Plan and was updated as part of the General Plan Update with Assistance from Bear River Association of Governments *(the plan can be found in Appendix 5)*. In accordance with State law Utah Code, Section 10-9a-401 and 10-9a-403, the plan includes the following:

- An assessment of the current supply of affordable housing within the community.
- House hold incomes and needs.
- Housing for individuals with disabilities or other special needs.
- Population changes and the affordable housing demand.
- Survey of total residential land use.
- A plan to meet the estimated needs for additional moderate income housing if long-term projections for land use and development occur.

Residential Development Goals and Actions

City Council, Planning and Zoning, and Staff are responsible for reviewing, updating as needed, and ensuring that these goals and actions are being pursued.

Residential Development Goal 1. Promote quality, well-planned, safe, and aesthetically pleasing residential development in the City.

Actions:

1. Implement residential development standards and policies that promote attractive and well-planned residential subdivisions in areas where these developments have ready access to streets, infrastructure, and other municipal services.
2. Encourage residential subdivision design that takes into account natural features and geologic and other hazards; that utilizes land efficiently; and that can be adequately, economically and conveniently served by public services.
3. Protect and enhance residential values and amenities from incompatible adjacent uses through the use of buffers.
4. Encourage residential developers to provide adequate recreational and public facilities to meet the needs of new residential developments.
5. Encourage appropriate integration of a reasonable moderate income housing within the community.

Residential Development Goal 2. Preserve and revitalize existing housing and neighborhoods when and where appropriate.

Actions:

1. Preserve and protect the quality and character of existing neighborhoods. Where applicable, ensure the compatibility of infill development with the existing neighborhood.
2. Ensure that home occupations and business activities in residential areas are compatible with residential uses and do not create nuisances

Affordable Housing Goal 1. Improve Access to Housing Opportunities for Low and Moderate Income Residents.

Actions:

1. Every five years the City Council will review the affordable housing plan and its implementation and prepare a report that sets forth the findings of the review.
2. Continued support of Bear River Regional Housing Authority, which is administered by Bear River Association of Governments (BRAG) and offers the HUD Section 8 Rental Assistance Programs to eligible renters who reside in Millville.

Chapter 3
Commercial & Economic Development

Vision: *Support a variety of local economic opportunities and choices to help safeguard low residential tax rates while ensuring the community's unique rural charter.*

Present and Future Conditions

Millville is a well-managed small city with low taxes, a city that provides cost effective basic services and an upper-income residential community. The City's top sources of revenue in the 2014 budget constituted about 72% of the budget; these included Property Tax (7%), Sales and Use Tax (22%), Franchise Tax (16%) Garbage Collection (16%), and B&C Road funds (9%). Within Millville's largest revenue category (sales tax), about 80 percent comes as a population-based distribution of sales tax income throughout the State.

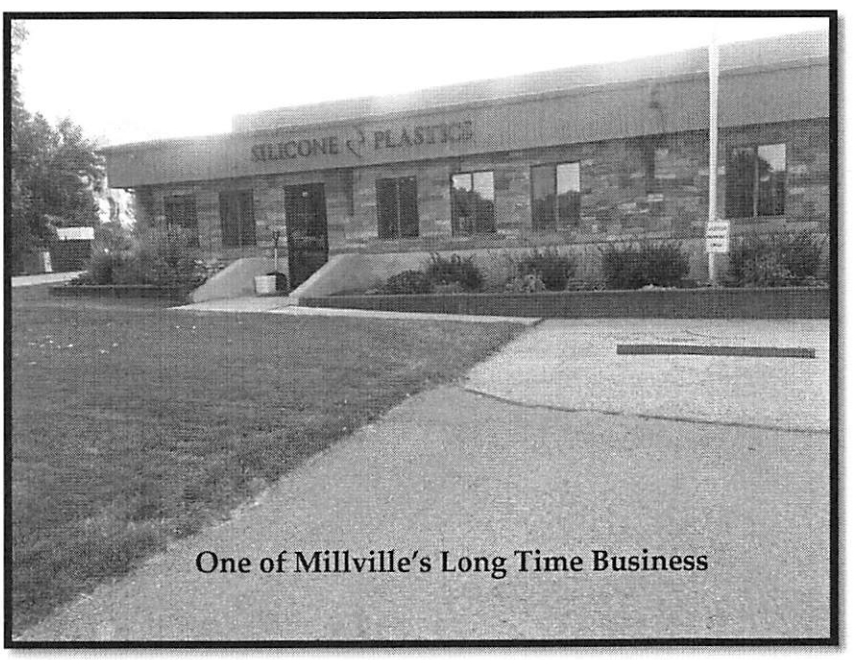
Generally speaking, residents have grown accustomed to living in Millville and driving to neighboring communities to work, dine, shop, and spend money. Millville has maintained a land base containing mostly single-family neighborhoods and does not have the population density to support significant retail/commercial growth or investment. This prioritization of residential land use, along with the high property values in the City, has provided a stable baseline of property tax revenue that is resilient to changes in the broader economy.

While Millville's traditional revenue stream has been sufficient to support City services historically, it is important to note that the City has consciously maintained a conservative approach to provision of government services. Millville contracts out to other communities for police, animal control and fire service which has allowed the tax rates to stay relatively low. However, as population increases occur, Millville City may need to fund capital improvements and provide these services as well as others, i.e. sewer, building inspections, more storm water facilities, and additional recreational opportunities. In this context, a number of financial challenges may come and the City will need to look at a range of economic development strategies that could attract opportunities for appropriate retail establishments.

Community Vision

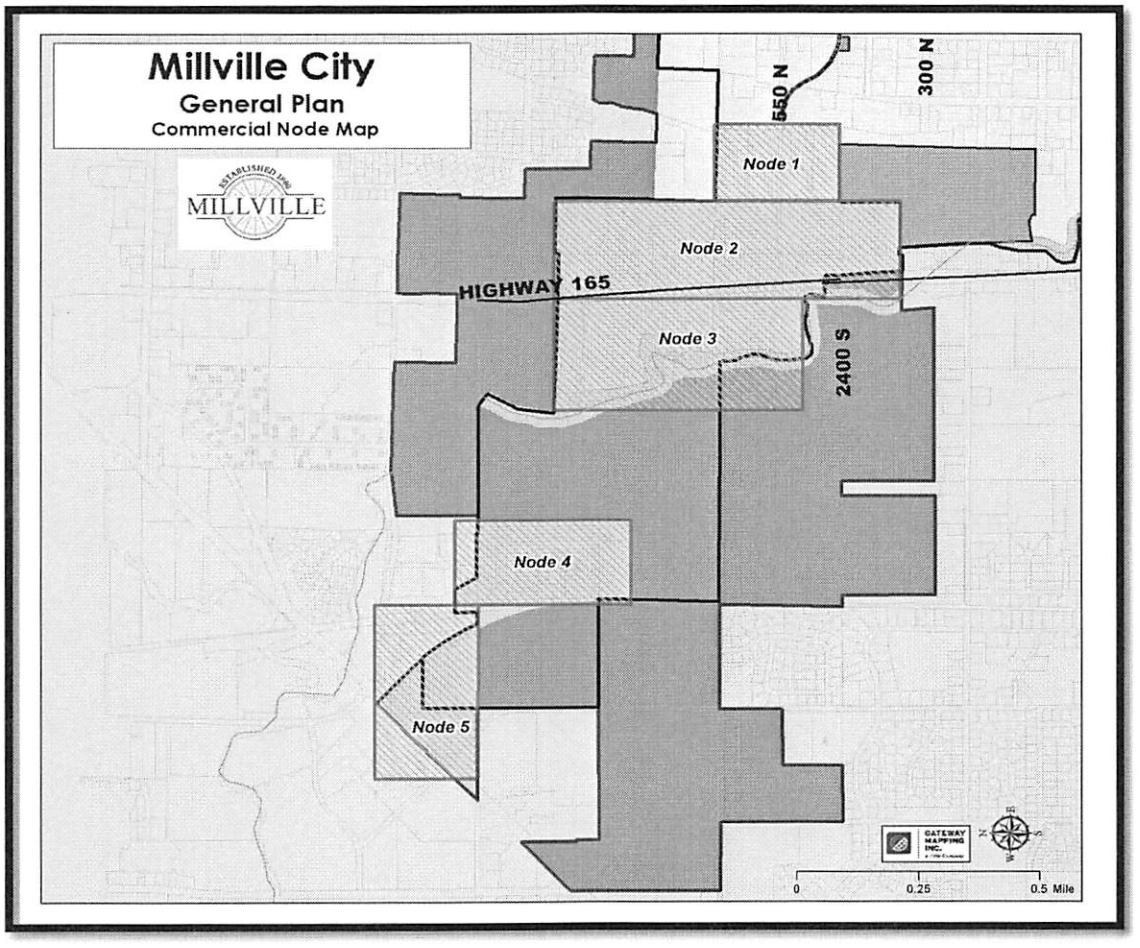
Millville's population has increased in the last two decades without any notable increase in the City's retail opportunities. Residents are relying on other communities for economic services. Millville can transition toward attracting commercial, retail, and service establishments without upsetting the primarily residential character of the City by looking at the value of the property to the north of the new high school and along Highway 165. By developing these areas the impact of commercial development will have little effect on the residential area of the City.

Millville can address its desires and needs for commercial growth and economic development while respecting and protecting the City's overall residential character and values. This will be accomplished through implementation of planning that focuses on careful location of commercial development, appropriate transportation to manage commercial traffic, and by developing commercial design standards that ensure visual compatibility and quality. New opportunities for commercial development are indicated as five major commercial nodes on the following Commercial Nodes Map. In these areas, there is additional land and available sewer prospects that help make these areas feasible options for new opportunities. The Zoning allows for three commercial zones: C-R: Commercial Retail Zone – intended for retail and professional services, C-S: Commercial Service Zone – intended for light manufacturing, C-M: Commercial Manufacturing Zone – intended for major wholesale/warehousing and manufacturing.



One of Millville's Long Time Business

Figure 2 Commercial Node Map



The five commercial nodes that are key for new commercial development include:

1. North and south sides of 550 North from 150 West to 300 West
2. Along the east side of Hwy 165 from 2000-2500 South
3. Along the west side of Hwy 165 from 2000-2400 South
4. 1800 South from 600 West to 700 West (Nibley coordinates)
5. 800 West to HWY 91

Commercial and Economic Goals and Actions

City Council, Planning and Zoning, and Staff are responsible for reviewing, updating as needed, and ensuring that these goals and actions are being pursued.

Commercial Development Goal. Encourage attractive and functional commercial/ industrial developments at appropriate locations in the City, employing high development standards.

Action:

1. Ensure commercial and industrial development uniformly follows community design standards by developing standards that follow and help implement the goals and principles of the General Plan, such as architectural, site planning, landscaping, signage, and other standards for economic development in the City.
2. Look for potential opportunities to attract commercial and retail businesses that are supported by current demographic consideration.

Economic Development Goal 1. Develop, enhance, and protect Millville's aesthetics and character to maintain a positive public image.

Actions:

1. Encourage and sustain general, citywide efforts toward beautification, landscaping, and related streetscape improvements.
2. Create and maintain commercial and industrial zoning standards that protect and promote the quality of life in Millville. Develop and carry out existing ordinances that require maintenance of commercial and industrial properties, and discourage open storage within Millville.
3. Collaborate with UDOT to encourage specific improvements, both functional and aesthetic, to Highway 165.

Economic Development Goal 2. Protect and expand amenities and programmed events in Millville that promote and enhance quality of life.

Action:

1. Ensure development of appropriate quantities of parks and recreation facilities to accommodate the needs and demands of the population. Support connection and establishment of local and regional trails amenities, as identified in the Parks & Trails Master Plan.
2. Support organizations that strengthen public activities, business, youth programs and social networks.

Economic Development Goal 3. Improve, diversify, and increase Millville's tax base.

Action:

1. Use revenue growth from economic development activities to mitigate residential property tax increases that may be required to offset the increased levels of service costs.

Economic Development Goal 4. Integrate economic and commercial development efforts with transportation infrastructure projects.

Action:

1. Increase transportation infrastructure capacity to support existing and new development; carefully coordinate economic development and capital improvements programming to benefit the residents of the Millville. Promote expansion of public transit facilities and amenities servicing residential and commercial nodes in Millville.

Chapter 4
Transportation & Mobility

Vision: *Plan and develop a transportation system that allows safe, efficient land access and accommodates the mobility desires and needs of the City without disrupting neighborhood functions.*

Present and Future Conditions

Land use and transportation are inextricably linked because land cannot be developed without access to adequate transportation facilities. Also, the need for transportation does not occur unless land is developed with uses that generate travel demands. At the same time, investments in transportation often stimulate growth and changes in land use.

Millville has the origins of a grid street system, with local streets serving residential and other development and tying into the grid system at various points. The existing street system is made up of collectors and arterials, and is most prominently developed east of Highway 165 between 550 North and 300 South. Generally, the grid system of streets in Millville is only partially developed due to lack of demand. The north-south oriented streets of the grid essentially have a spacing of 760 feet whereas the east-west oriented streets have a spacing of about 620 feet.

A Transportation Master Plan was prepared in 2005. The information from the Plan is viable in that the community has not had an extreme amount of growth over the past 10 years. However, with the opening of the new high school, the City will see a few of the changes, relative to roads, outlined in the Transportation Master Plan. (See Attachment E for a larger Transportation Map)

Historically, roadways in Millville have been funded from a variety of sources. Class C road funds have supported a large portion of road construction and maintenance in Millville. New developments are currently required to construct new roadways with the appropriate roadway section as required by City ordinance. Typically these requirements are made as a condition of City approval of their development.

The largest traffic volume streets in Millville are HWY 165, Main Street, and 550 North, HWY 165 travels through the west of the city traveling in a north-south direction with two lanes in each direction and a center lane for turning and is listed as an arterial

street. Main Street (travels north-south) and 550 North (travels east-west) are both minor arterial streets with one travel lane in each direction. The City's streets have right-of-ways ranging between 60 and 115½ feet. Shoulders are usually found on each side of the travel lanes, with limited curbs, gutters and sidewalks.

Roadway Functional Classification

Roadways are classified in relation to their function with respect to both mobility and access. Roadway functions range from limited land access with high mobility to high land access with restricted mobility. The federal functional classifications that relate to Millville are defined as follows:

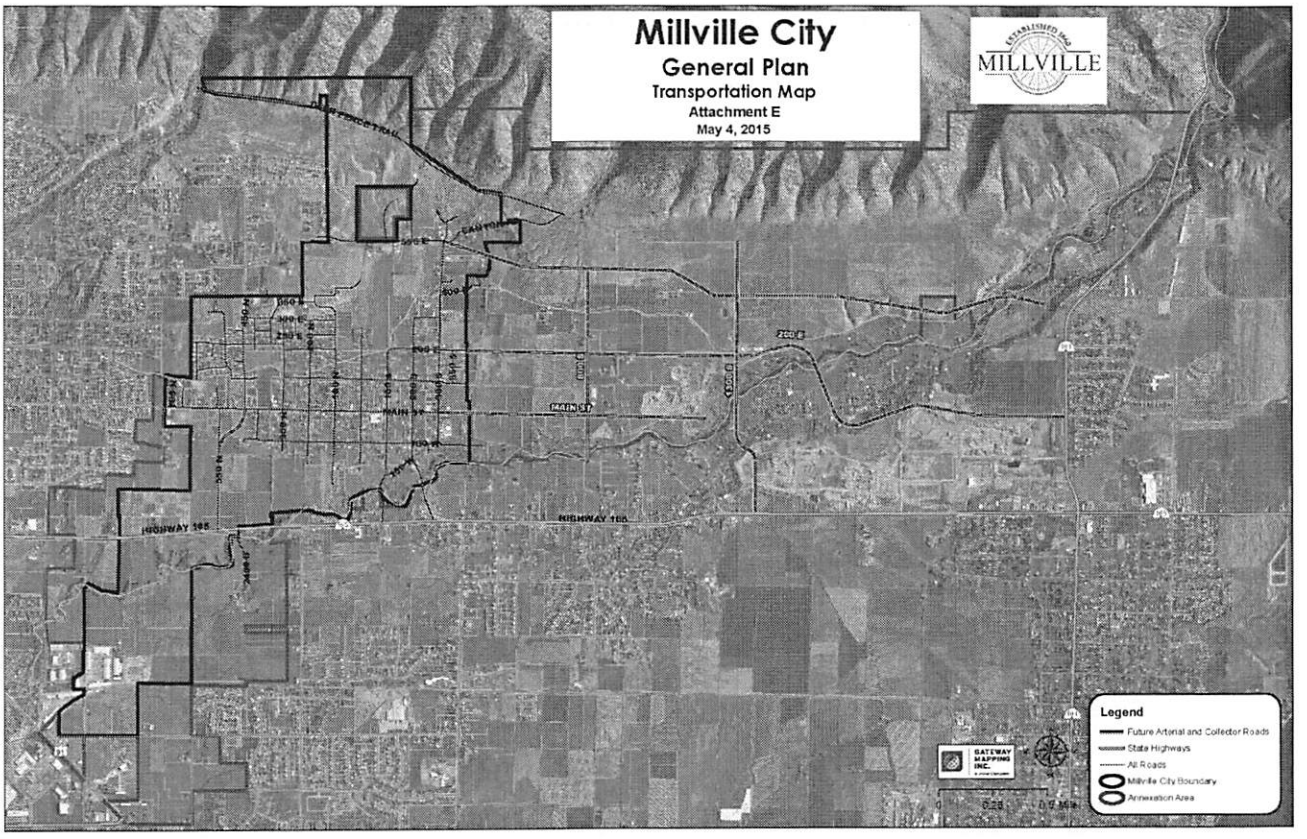
- Principal Arterial: Serve corridor movement having trip length and travel density characteristics indicative of substantial statewide or interstate travel. Provide an integrated network without stub connections except where unusual geographic or traffic flow conditions dictate. Example of Principal Arterial Hwy 165

- Minor Arterial: Minor arterials are generally high volume streets and contain the greatest proportion of through travel. Access is typically limited to promote efficient traffic movement; parking is usually prohibited. Speeds are generally in the 35 to 45 mph range. Minor arterials are commonly about a mile apart but may be one-half mile. Examples of Minor Arterial in Millville are Main Street and 550 North.

- Collector Streets: Functionally, a collector is intended to assemble and direct residential and rural traffic to the arterial system. To preserve neighborhoods, collectors are generally spaced about a half mile apart. Direct access to adjoining property is common and often essential. Operating speeds are in the 25 to 30 mph range. Parking is acceptable but may be limited. Examples of Collector Streets 450 North, 100 North, 200 South, 300 South, and 550 East.

- Local streets: Local roadways serve the primary purpose of providing access to adjacent properties. Most of the existing streets in Millville are local streets. While local roads serve an important function, for this study, no local roadways are considered key roadways.

Figure 3 Transportation Map



Community Vision

Much of the original residential development in Millville occurred with the block and grid pattern that is so prevalent in many communities in Cache Valley. Standard subdivision improvements, such as curbs, gutters and sidewalks, were not always provided. Certain residential areas of the City, particularly in the "original block" of Millville are presently served by narrow roads in wide right-of-ways. At some locations there are dead end streets or limited connections to through streets.

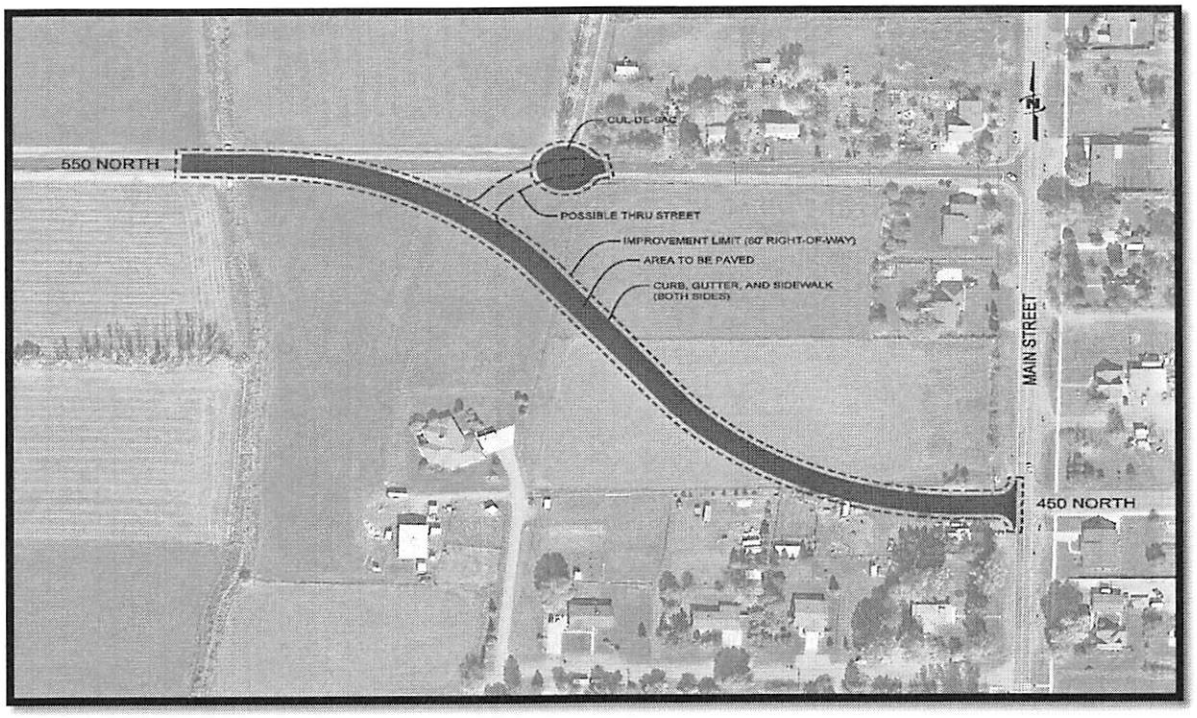
Currently, most of the existing streets can handle the daily peak hour traffic demands. However, with the development of the new high school there may be several locations where traffic safety may become a problem. The school will open the Fall of 2016 with approximately 1,250 students. It is anticipated that there would be between 10 – 12 buses into the school. The school district is improving the 100 North and 200 North roads east to 100 West. There will be three entrances into the campus; 2600 South from Hwy 165, 300 West from 550 North, and 100 North. The proposed collector roads that are anticipated to bring the traffic off of the eastern bench through the community to

Highway 165 include 450/550 North, 200 South, and the proposed 100 North which the Cache County School District has plans to complete a large portion of with little to no expense to Millville City.

As the community grows and land is annexed to the south, the City will need to consider additional collector streets for development. They include a continuation of Main Street (minor-arterial), and 200 and 550 East which could serve as collectors and have been listed as future roads within the annexation declaration area of Millville.

To ensure preservation of desired character in the City, a specific effort should be made to ensure that interior local roads (e.g., Main Street, 450 north) are developed to handle the traffic coming from other cities. In support of the same general goal and with the help of the Transportation Master Plan, a direct connection of 450 North to 550 North at Main Street is in process.

Figure 4 Planned 450 North to 550 North Connection



Local officials and residents indicated that these measures would protect important neighborhood functions and character over the long-term. Residents have voiced many concerns on the traffic that will be coming from the development of the new high school

and have express strong values of developing safe walking opportunities for students throughout the community.

Finally, resident's value and support multi-modal transportation opportunities, such as improved bus service and safe biking and walking opportunities. A strong common value address in the comments from the community survey indicated that a way to help preserve character is development of better active transportation facilities such as high quality pedestrian and bicycle infrastructure.

Transportation and Mobility Goals and Actions

City Council, Planning and Zoning, and Staff are responsible for reviewing, updating as needed, and ensuring that these goals and actions are being pursued.

Transportation Goal 1: Encourage good and efficient automobile transportation access to all areas of the City where needed, and to make provisions for interfacing local transportation facilities with valley-wide or regional transportation systems.

Actions:

1. Set time to assess citywide priorities for transportation improvements. Direct traffic to collector and arterial roads to reduce traffic impacts on local neighborhood streets. Use and regularly update the Capital Facilities Plan as a comprehensive inventory of improvement needs for future transportation facilities in the City.
2. To ensure connectivity and traffic flow, continue to follow the conventional suburban open grid system development pattern and avoid dead ends and cul-de-sacs.
3. Seek Funding for sidewalks along minor arterial and collector streets in the City, and for crosswalks at locations established by safety demand with particular attention near schools.

Transportation Goal 2: Identify the existing and future needs of the City's transportation system by planning for anticipated transportation demand in the undeveloped areas as well as in the annexation declaration areas.

Actions:

1. Make transportation planning an integral part of the land use planning process by updating the Transportation Master Plan and the Capital Facilities Plan (CFP) every 5 years, and by identifying funding for projects as planned in the CFP.
2. Identify and preserve major roadways and highway rights-of-way to meet future transportation demands in the City through corridor preservation efforts and agreements. Maintain close cooperation on transportation planning with the Cache Metropolitan Planning Organization (CMPO), Bear River Association of Government (BRAG), UDOT, and Cache Valley Transit District (CVTD).

Transportation Goal 3: Work toward the development of alternative transportation modes serving the needs of people wanting to access bussing options as well as pedestrians, equestrians, and bicyclists.

Actions:

1. Collaborate with Cache Valley Transit District (CVTD) to plan, establish, and improve bus service within the City to accommodate growing demand.
2. Design future City rights-of-way so that they can accommodate pedestrians and bicyclists. As each road project is proposed and designed review the transportation plan to ensure all planned modes have been considered.
3. Provide for appropriate pedestrian and bicycle mobility (e.g. sidewalks, bicycle lanes, paths) in new subdivisions.

Chapter 5
Parks & Trails

Vision: *Promote outdoor and natural recreation opportunities while protecting open space and sensitive lands.*

Present and Future Conditions

One of Millville's unique assets is its sense of spaciousness, a characteristic that residents value highly. The sense of "open space" in Millville is accommodated through preservation of larger lots, flood and utility corridors, parks, steep slopes and other undeveloped land. Millville City has developed a separate Parks, Trails, and Open Space Plan as part of the General Plan update, which will be listed as an appendix to the General Plan allowing for the Parks Plan to be updated as a stand-alone document. The Plan includes a current level of service, park inventory, needs analysis, planning maps designating for future parks and trails, and goals and objectives for accomplishing the plan. ***(This plan and maps can be found in Appendix 4)***

South Park Sign

Existing parks and recreation facilities include the North and South Parks. Open space within the City comes from flood plains, vacant lots, and agricultural uses. (See Attachment C for a Parks and Trails Map) Access to nearby Forest Service administered lands are available to the community and a desire to maintain and enhance these accesses are important to the community in being able to encourage recreational opportunities close to home.

Community Vision

The Community Survey showed support for increasing the facilities within existing parks, preserving open spaces, and creating recreational opportunities outdoors. These values are especially strong for young families. As the community grows and parks are used more frequently, residents want to ensure appropriate safety, availability, and functionality. The City of Millville may continue the development of small neighborhood parks within future residential subdivision developments by encouraging parcels of land be set aside for park development. The power corridor, Blacksmith Fork River, and natural drainages from the foothills and mountains offer a number of excellent opportunities for recreational development. Programs and funding should be pursued by the City, and continued efforts should be made to cooperate with other agencies, private organizations, property owners, and residents in developing the parks and trails in the City. In addition, consideration should be given to planning techniques that facilitate the preservation of open space and rural character of the community, and development of recreational facilities. (See Attachment D for a Sensitive Lands Map)

Parks and Trails Goals and Actions

City Council, Planning and Zoning, and Staff are responsible for reviewing, updating as needed, and ensuring that these goals and actions are being pursued.

Park Goal 1. Maintain and promote a park system that meets appropriate supply standards and provides community gathering opportunities.

Actions:

1. Regularly review the Parks and Trails Master Plan. Evaluate and update it every five years.
2. Ensure that the values of community and neighborhood parks are balanced and addressed.
3. Seek opportunities to connect parks and open space in the City with trails, so that the parks and trails in the City function as a system.
4. Investigate new strategies for open space preservation such as: purchase of development rights, transfer of development rights, state supported open space acquisition, and private open space preservation.

Future Parks Goal 1. Develop a program for parks that will accommodate future park needs.

Actions:

1. Focus park acquisition and development in neighborhoods that are underserved and in need of additional park supply.
2. Develop a flexible subdivision ordinance to ensure appropriate park supply is considered and designed as development occurs.

Trail Goal 1. Design and develop a comprehensive trail system that effectively accommodates pedestrian, bicycle, and equestrian uses.

Actions:

1. Develop a plan for preserving and developing trails in the City for pedestrian, bicycle, equestrian, and other purpose. Seek opportunities to connect parks and open space in the City with trails, so that the parks and trails in the City function as a system.
2. Plan for development of recreational trail with a particular focus on linking the Deer Fence Trail to the other planned trails and parks for a regionally planned trail system.
3. Encourage all new subdivisions to provide easements or rights-of-way for non-motorized access to the planned City trail system.

Open Space Goal 1. Strive to meet present and future recreational and sensitive resource protection needs of the City.

Actions:

1. Identify priorities for conservation, such as areas of existing open space that are ecologically sensitive or unsuitable for development, riparian/wetland areas, and unique local natural features by updating and identifying them on your sensitive lands map. Preserve and enhance the Blacksmith Fork River and associated wetland and wildlife environments.

Chapter 6
Utilities & Municipal Services

Vision: *Provide safe, efficient, and cost-effective utility and public services to its residents and businesses.*

Present and Future Conditions

In the planning process, a number of utility and municipal service issues were considered in the community survey. These included providing sewer collection, upgrading lighting and landscaping, street maintenance, managing stormwater, and increasing fire and police personnel, all of which will be important as the City grows. Residents are also interested in specific public facilities, including the cemetery (which is run by a special service district) and the development of the new high school. The community has many concerns with the new high school and the potential impacts and benefits it will have on the community infrastructure. While many residents want more civic and recreation amenities, they do not want to spend tax money on facilities or programs that are not, in their minds, in high demand.

Millville manages the planning and programming of its major utility and infrastructure needs through the Capital Facilities Plan (CFP), which is anticipated to be updated every five years. Capital facilities are public structures and services that support the functions of the community, such as roads, water, sewer, parks, and public safety facilities. The quality of capital facilities and services influences the quality of life in Millville.

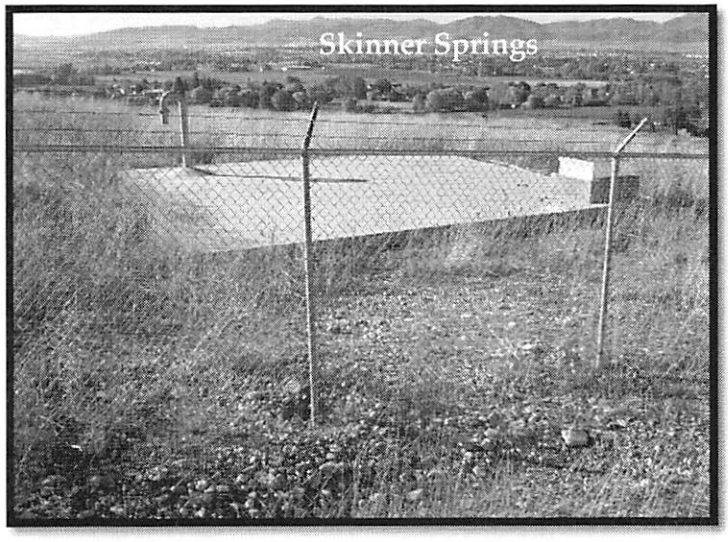
By analyzing the City's land base, dwelling density, and demographic makeup, the CFP is able to make population projections that inform infrastructure needs and costs. The General Plan defers to the CFP in defining infrastructure needs, timeframes, costs, and triggers. The General Plan's Transportation and Mobility element (Chapter 4) and Parks and Trails element (Chapter 5) outline specific goals and principles to provide policy guidance that enhances the CFP's direction in those areas. This chapter focuses on planning direction for the other capital improvement categories (utilities such as water and stormwater, services such as public safety, and necessary public facilities).

Water System

Millville's growth will require new services and additional water. As this occurs, a combination of improved water efficiency and new capital improvements to the system become important. Millville is continuously looking for additional sources of water (both culinary and secondary) to supply the future demand.

Existing System

The existing water system is divided into an upper and lower pressure zone. These two zones are connected by a pressure reducing valve (PRV) which only allows water to flow from the upper to lower zone in the event of a large water demand such as a fire flow in the lower zone. The system is fed by three sources: the Glen Ridge Well, the Park Well, and Garr Spring. These sources are allowed to produce a total flow of 972 gpm in the summer season and 1333 gpm in the winter season according to the approved water right applications. In addition to the three sources, there are three storage reservoirs. The Glen Ridge Tank has a 1 million gallon (MG) capacity. The Garr Spring tank has a 300,000 gallon capacity. The Upper Reservoir has a 1 MG capacity. The system consist of over 82,000 feet (approximately 15½ miles) of pipe of differing diameters throughout the City.


Skinner Springs

Millville City has one additional water source, Skinner Spring, which is dedicated for irrigation use only. The water from Skinner Spring is currently being leased to the cemetery district for that purpose.

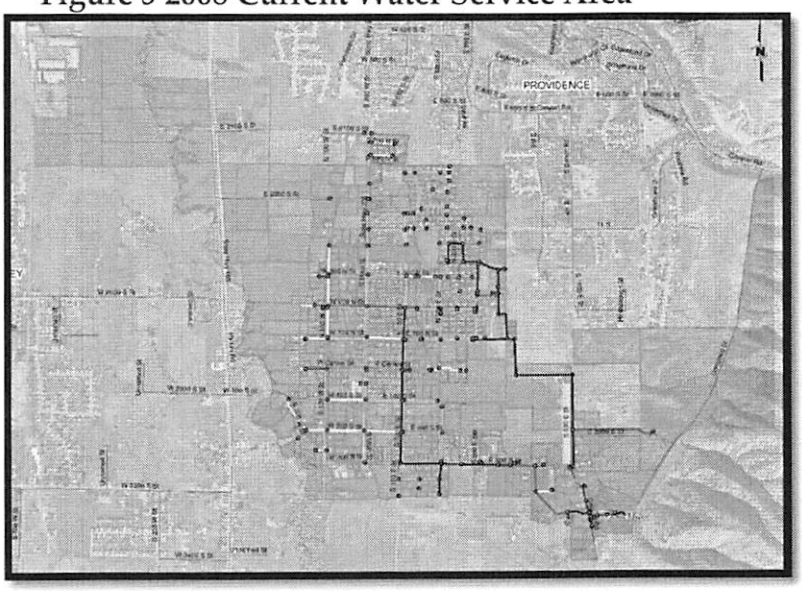
Future Water sources

As Millville continues to grow, future potential sources include: utilizing Garr Spring as shares are acquired through development, increasing capacity of the Park Well, and implementing Aquifer Storage and Recovery (ASR).

The 2014 water system serves approximately 700 acres with 574 connections within the Millville City

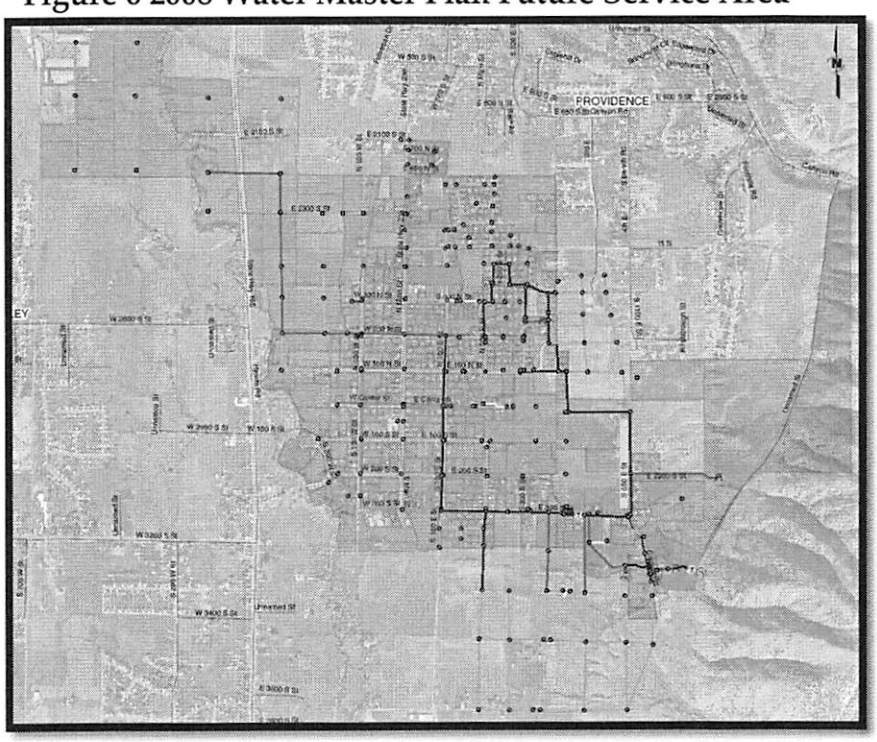
boundaries (*See map below for the City's 2008 Water Master Plan Current Service Area).* Most of these connections are to residential lots. There are some small businesses within Millville including auto body and manufacturing. Of those 574 connections, 265 irrigate with culinary water. Within the City's Water Master Plan that was prepared in 2008, it estimated that within a 40-year time frame with a 3.5% growth rate, the number of connections will rise to 2,212 with annexation.

Figure 5 2008 Current Water Service Area



As development continues to occur in Millville, extensions of system distribution lines will be required and installed at the expense of the developer. Developers are required to bring water rights or shares to the City per ordinance. This allows for sustainability of water into the future. Where impacts from development are found in the water system, impact fees are collected by the City to improve storage and source and distribution lines to meet the requirements of the City. There are no significant industrial or other types of water users in Millville City at this time; however, if a significant user were to develop in the community, the demands would need to be evaluated to better understand the impact on the water system. (*See Attachment F for larger 2008 Water Master Plan Future Service Areas.)*

Figure 6 2008 Water Master Plan Future Service Area



Sewer

Millville does not have a wastewater treatment facility or collection system within the community at this time. Instead, the City currently uses septic tanks for wastewater treatment. Subsequently, lot sizes within Millville are limited to a minimum of 14,000 sq-ft to provide enough space for drain fields.

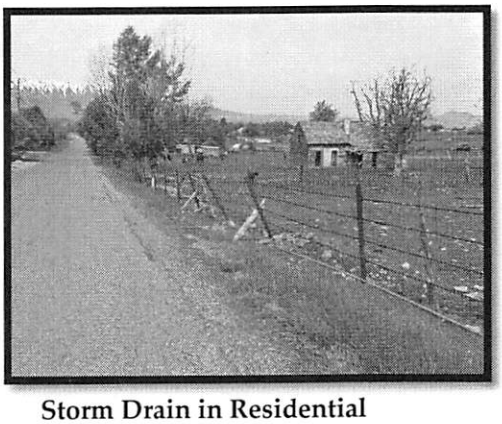
In the early 2000's Nibley City installed a sewer collection system that pumps wastewater to Logan City for treatment. Millville considered installing a sewer at that time, but it was not supported by the community. However, community leaders did make an initial investment in Nibley's sewer system to provide for future capacity if Millville ever had a desire to connect and have its sewage be conveyed through Nibley City to Logan City for wastewater treatment.

Typical Septic Tank

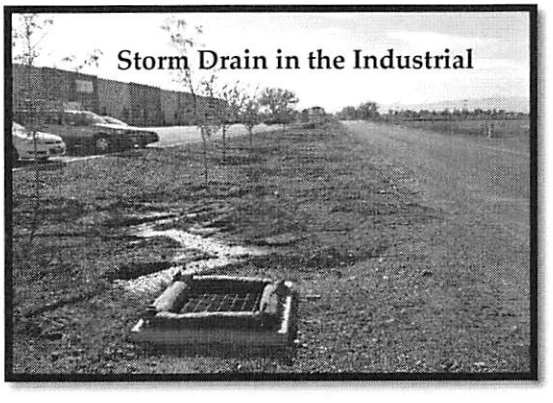
Presently Cache County School District is constructing a High School in Millville. They preferred to be connected to the sewer. Because of this, Millville is connecting to Nibley's sewer system for the High School. Millville also extended sewer lines from the School's east boundary to 100 West to provide for future connection. Millville will own the sewer lines, but anticipates contracting with Nibley for operation and maintenance of the system until future expansion occurs.

Stormwater

Millville's storm drainage system of grassy swales and detention basins is essential in protecting residents' life and property. Storm events can cause major flooding of canals, the Blacksmith Fork River, and the several mountain drainages that pass through the City. Additionally, localized flooding occasionally occurs from storm water runoff generated



Storm Drain in Residential



Storm Drain in the Industrial

within the City's boundaries. As the City grows, the potential for localized flooding increases with the addition of impervious cover such as asphalt, concrete, and rooftops. As a result, improvements to the storm drain system will be needed to accommodate new development.

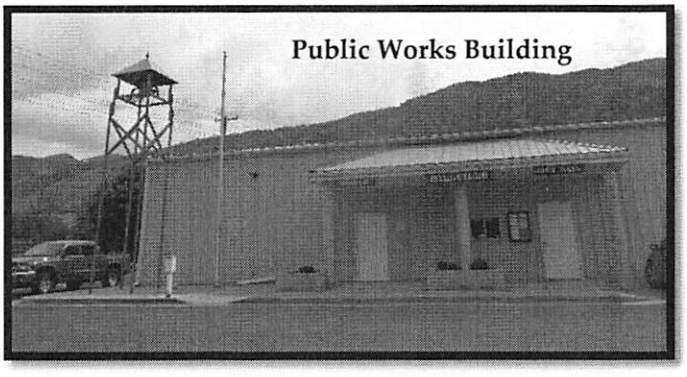
The existing storm drain system consists of small collection systems that were either installed to correct site-specific problems, or were installed with more recent developments. Additional storm water infrastructure investment is needed to correct existing deficiencies within Millville. Future growth in Millville will require storm drain system improvements to be made as well.

Public Safety

Millville City has always been a safe community, and its resident's value and prioritize safety and security considerations highly. Currently, 24-hour police service is provided under contract with the Cache County Sheriff's Department. Millville's 24-hour fire, rescue, and emergency services are contracted out to the Hyrum City Volunteer Fire Department and Nibley-Millville First Responders.

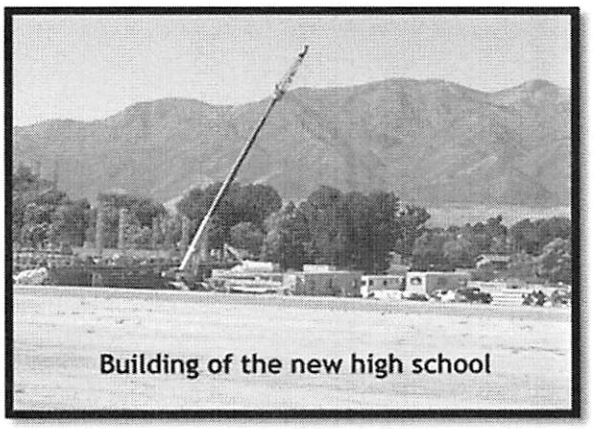
Public Facilities

Currently, Millville City operates out of one building where the City Hall and Public Works are combined. The City offices and public works offices are small. Plans should be made that allows the community to put money away to save for a new City hall and to remodel the current public works building for future growth.


Public Works Building

Schools

Millville City is currently part of the Cache County School District. There is one public elementary school within the City's boundaries and a new high school currently being built. Those attending Spring Creek Middle School in Providence, South Cache 8-9 Center and Mountain Crest High School in Hyrum are currently bused to their locations. However, when the new high school opens in the Fall of 2016, many of the students living in Millville can walk or drive their own cars. Those living outside Millville will be bussed or drive their own cars. The Cache County School District negotiated with Nibley City and the Utah Department of Transportation (UDOT) to build a new bridge across the Blacksmith Fork River and connect it to 2600 South, where UDOT is planning to install a traffic light to help with safety.



Building of the new high school

Community Vision

A strategic approach to utility and capital improvement projects will ensure that the cost of living in the community is not unacceptably burdened by the costs of the projects. It will be important to the City to properly set development fees and rates, and to have adequate subdivision standards in place to ensure new development carries its fair share of service and utility infrastructure costs.

In providing municipal services, Millville should strive to cooperate and share services to the fullest extent possible with other jurisdictions where it can create agreeable economies. As the City grows, the public may demand more and better municipal services. The City should communicate with and educate citizens relative to the community's Capital Facilities Plan (CFP) and other financial needs, and take other steps necessary to protect and enhance its revenue stream to support those needs.

Utility and Municipal Services Goals and Actions

City Council, Planning and Zoning, and Staff are responsible for reviewing, updating as needed, and ensuring that these goals and actions are being pursued.

Utilities Goal 1. Ensure appropriate utility service is available in all existing and new residential areas.

Actions:

1. Biennially review the CFP, Evaluate and update it every five years, and prioritize capital improvements and General Plan projects.

2. Require all new development to install and pay for a proportionate share of the cost of all applicable capital improvements, per the CFP.
3. Support collaborative and cooperative regional infrastructure planning that can create economies of scale with respect to utility provision.

Utilities Goal 2. Plan for and invest in an adequate culinary and secondary water supply. Plan for and invest in the development of sewer infrastructure for areas within the community that are identified as commercial areas.

Actions:

1. Prioritize opportunities for continued implementation of an additional water system.
2. Encourage residents to reduce water use and demand by adopting conservation practices.
3. Require all new development, in addition to paying for water infrastructure, to obtain and document an adequate quantity of water to serve proposed developments.
4. Maintain an ongoing effort to identify and obtain additional sources of culinary water.
5. Identify areas within the commercial zones where sewer infrastructure is necessary.

Municipal Services Goal 1. Provide essential and desired City services as economically as possible to the residents of Millville.

Actions:

1. Provide and contract for police, fire protection, and public safety services that achieve national response time standards.
2. Regularly analyze and compete for contract services to ensure competitive pricing and service levels are achieved. When considering municipal service costs, consider opportunities to contract with other local governments for cost-effective service provision.
3. Encourage development of high-quality broadband and communication infrastructure systems in the City.

City Facilities Goal 1. Provide a range of public facilities that reflect the needs of the community, and that are fiscally responsible.

Action:

1. Plan and provide for an adequate civic space to accommodate the functions of the City in providing services.
2. Ensure public spaces are welcoming, safe, and accessible to the entire population.