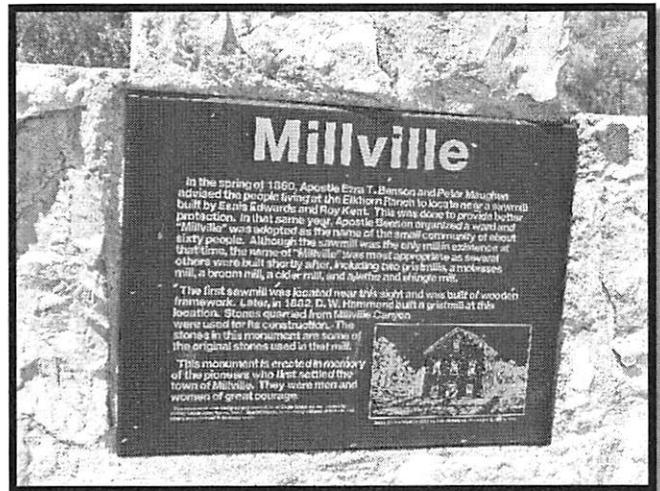


Appendix 1

General Plan Process

A General Plan is sometimes referred to as a “Master Plan” or “Comprehensive Plan.” It is not an ordinance but a guidance document for how and where Millville will grow. It is a community’s general guide for making land use decisions and is a reflection of the community’s values. The Plan covers the area within the city limits as well as land in their annexation boundary. It is also the document that coordinates other City plans, such as the Transportation Master Plan, the Parks and Trails Plan, the Water Master Plan and others. This Plan is a basic tool to guide zoning, budgeting, capital improvement decisions and policy-making.

This General Plan update is a combination of an evaluation of existing conditions, input from a community wide survey, citizen interviews, an advisory committee, and public hearings, as well as collaboration with city staff, planning commission, and elected officials. The goal of the updated plan was to formulate goals, objectives, policies, and actions, which will allow the General Plan to be a living working document. This plan will be used as a tool to help guide future development decisions, address issues and opportunities, and direct and preserve the identity of Millville.



General Plan Kickoff

The process began in October 2013 with an application to request a 50% grant from the Community Impact Board to help the City pay for the General Plan Update. The application was successful and the City began the planning process in January 2014. A review of the existing conditions, planning documents, maps and other available information was done at the kickoff meeting with an Advisory Committee. This information allowed the committee to identify issues, needs, and desires for the future of Millville.

Community Survey

With the direction of the Advisory Committee a community survey was developed. The survey was made available electronically, and advertised on the Millville website and in

the City newsletter. As part of an Eagle Scout project, Trevor Hobbs organized a youth group to take a printed copy of the survey to every home in the community, return the same day to pick up the completed surveys, and enter all the survey responses into the computer. The City received 254 responses. Of the 254 responses, 210 were from the delivered printed copies and 44 were generated electronically.

Opportunities & Visioning

It is tempting to view some of the elements of the General Plan as unrealistic. However, a General Plan is intended to be a long-range look into the future. In the 1994 General Plan a number of goals were identified for five general areas: Residential Development; Agricultural Development; Public Facilities and Services; Parks, Open Space and Urban Development; Commercial/Industrial Development. This updated plan will not evaluate whether or not the goals were accomplished because many are the type that requires continual follow-through and persistence to make sure the community is moving in the right direction. Therefore, the Updated General Plan will try to establish the vision from the past and present goals of the community, to help guide them through the next 20 years.

The Advisory Committee evaluated the survey results to understand key issues and concerns the residents have and to better understand the future needs of the community. Many of the concerns had to do with the growth of the community, lot sizes, and the building of the new high school. Keeping agricultural and animal rights a high priority for the future of Millville was also suggested.

Plan Preparation & Adoption

This update of the General Plan was developed through a lengthy process of gathering ideas through a number of committee meetings held over an eight-month time period and the development of a public opinion survey. A draft plan was developed and evaluated by the committee. It was then reviewed by the Planning and Zoning Commission, with additional public input at a public hearing. It was recommended, with revisions, by the Planning and Zoning Commission to the City Council, where an additional public hearing was held. After additional revisions and another public hearing, the Plan was formally adopted by the City Council.

It is anticipated that the General Plan will be updated as often as necessary to assure that it reflects the vision and desired direction of the community. The Plan should be reviewed and possibly updated every five years. Major amendments should follow the same procedural steps as this update followed. Minor updates could be approved through an accelerated process.

Appendix 2

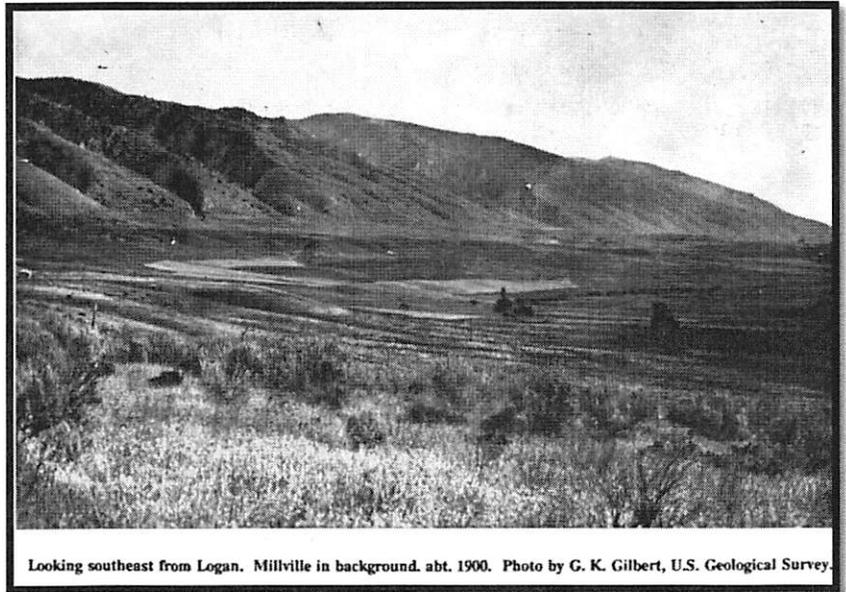
History and Heritage

History of the Community

The following information came from "Millville Memories History Book" Copyright February 1990 by the Cache County Historic and Preservation Commission, and written, compiled and edited by the Millville History Book committee.

Early Valley History

Long before the small group of young men left Salt Lake City with their wagons full of hay-harvesting equipment, Brigham Young was already somewhat familiar with Cache Valley. Reports he received from Jim Bridger and Moses Harris, who had been trapping the area for years, gave him some insight into the beauty, rivers and streams, isolation, and possible danger of Indians that could be had in this beautiful valley. The young men and others in their group came in July of 1855. They arrived with youth and optimism on their side giving them the strength and determination to settle this area. "In the 1860 census, more than seventy-five percent of the 2605 people living in the valley were under thirty years of age and only three percent were over fifty."



Within just a few months, this little group of young men, would plant and harvest "over 200 tons of hay, build fences around 100 acres of land and build housing for those who stayed through the winter." The place became known as "Elkhorn Ranch." Many other settlers as well as cattle came shortly thereafter. The winters brought deep snow, lack of provisions and difficulty with Indians and wolves.

Like many other settlements of that time this little area had its number of first. This included the first white child born, first mill, home and school built. The first baby was born on July 19, 1856 and was considered the first white baby born in Cache Valley (a baby girl named Eliza Cache).

First Home in Millville

"The First home in Millville was built by Zeb Edwards. The home was a log cabin with the cracks in the walls being chinked with mud and the roof covered by sod and dirt. The home was located at about 200 West and 100 South, a short distance north and east from the first sawmill."

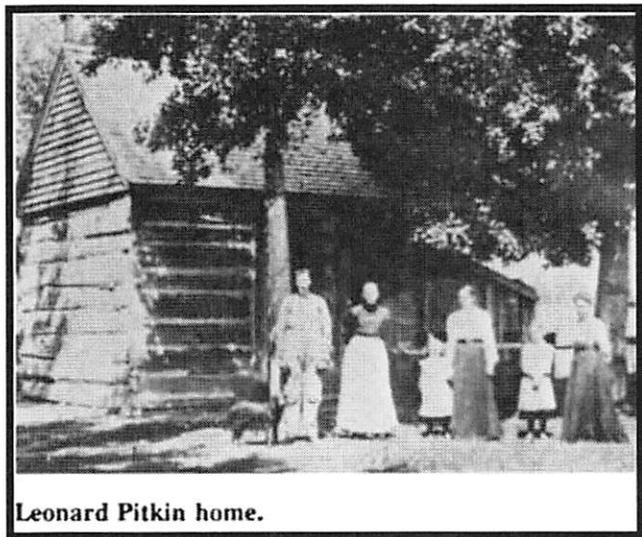
Early homes were far from fancy and included dug-outs, log cabins, and slab houses (made from slabs of wood running up and down instead of side to side like a log cabin). Living in these types of homes was without frills, with doors made only from skins and windows covered in white cloth dipped in fat to keep the cold out.

The Mills

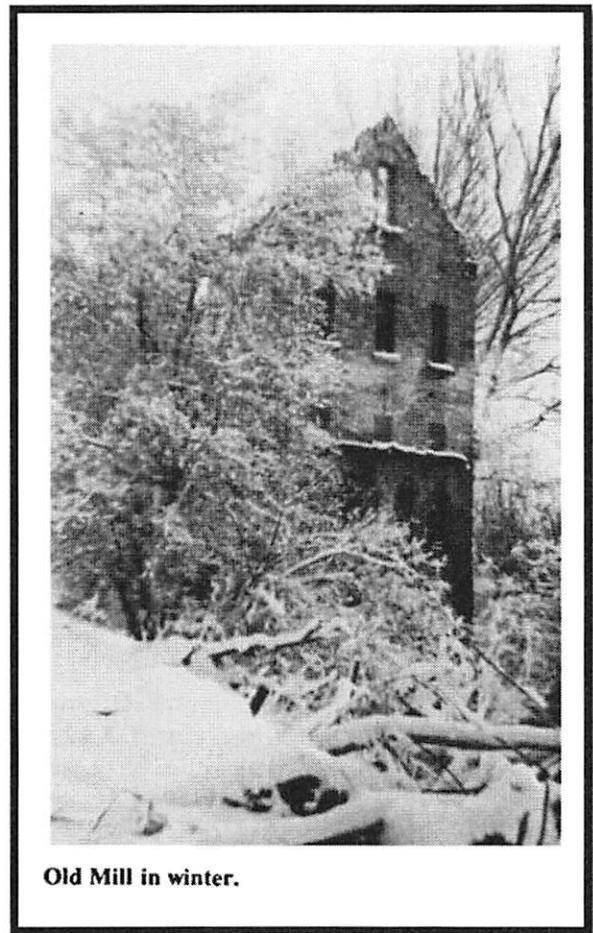
In 1859 the first sawmill built in Cache Valley was located in Millville, thus giving the small community its name. Several others followed including a shingle mill, a lath mill, a broom mill, a cider mill, a molasses mill, and two gristmills. Many were built in Millville Canyon or had their rock quarried from the canyon.

Farming

Originally, Millville included the area to the south and west, now known as Nibley and also part of College Ward, which was referred to as West Millville. Early Millville farms included much of the land outside of what is now thought of as Millville. Even today farmers from Millville carry on most of their farming outside the City limits such as the south and west fields. Ranching and grazing were the first major farming operations until the "1870's when the railroad



Leonard Pitkin home.



Old Mill in winter.

brought ready market grain and vegetables which led to more specialized forms of agriculture.”

In 1880 the “populations had grown so much in the valley that most of the irrigatable land had been taken up so the initiation of dry farming, constructing long distance canals, the production of row and orchard crops, expansion of dairying and increased production of sheep and wool began.”

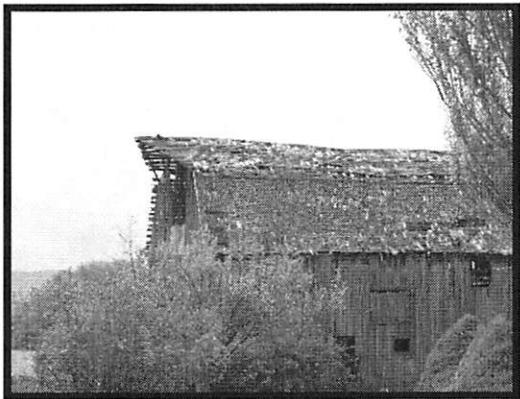
Business and Industry

There were a number of businesses and industries of the early Millville that are no longer part of the community today, but have had a major influence on how the community grew and was developed. All types of industry occurred in the early Millville settlement: spinning, weaving, clothe making, tailoring, hat and broom making, mills of every kind, mercantile stores, horse shoeing, etc. Because of

Millville’s location and distance from larger towns, the early settlers had to be hardworking inventive people producing what they needed to survive. The same thing could be said of the residents of Millville today – hardworking inventive people – educators, businessmen and entrepreneurs still keeping their community moving forward in slightly different ways.



Jenson Market and home.



Millville Today

Things have changed, but in many ways they have stayed the same for this beautiful sweet community known as Millville. Its beautiful views and vistas and rich history of diligent, hardworking people who love their community still lives on in the resident of Millville today. The addition of new families brings new ideas, new cultures and new traditions which continue to make Millville a wonderful place to live.

For a larger History at a Glance see Attachment G

MILLVILLE, UTAH

History at a Glance



John T. Garr Abel W. Garr



Benjamin F. Garr William H. Garr

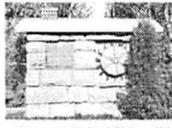
In the spring of 1855 the Garr brothers were the first known settlers to the Millville area - then known as Elkhorn Ranch. Cattle ranchers, they had been herdsmen for the LDS Church for several years on Antelope Island.



In 1859 Esaias (Zebb) Edwards tamed the Blacksmith Fork River and built the first sawmill in Cache Valley, giving the area its name. This sawmill provided lumber for early homes built in Millville. Edwards also built a distillery and cider mill.



Home life centered around family, work, and church. The people proved to be good improvisers. The original homes were dug out in hillsides. Buffalo and other skins were used for bed coverings and rugs. Mattress ticks were filled with hay, corn husks and cattail down. Open fireplaces, tallow candles and kerosene lamps provided light to pioneer homes.



Monument to the Hjorth Molasses Mill

In the fall of 1867, Wells Peter Hjorth built a molasses mill. Sorghum, or sugar cane as it was called by the settlers, was brought to the mill to have its sweet juices extracted. The molasses syrup obtained was a rich brown color and very thick.

Competition in the lumber industry increased about 1870 with the establishment of another water-powered sawmill at the Second Flat in Millville Canyon. The next major change in the lumber industry took place about 1880 when the water-powered mill was replaced with a steam-powered mill near the area known now as Ferry Springs.



In 1883, M.D. Hammond purchased the old grist mill site that was not being used and began building a new grist mill out of rock. The Hammond mill was an impressive edifice with a capacity of 20,000 pounds of flour per day. It was destroyed by fire in 1921.

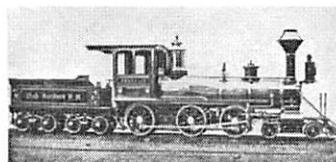


Molasses from Millville and Wellsville - DOP monument

Edwards built a grist mill in 1866, worth about \$10,000. Corn, coarse grain and two types of whole wheat were commonly used. Flour from dark colored grain made "pioneer black bread".



Millville was also affected by the railroad. Prior to the joining of Union Pacific and Southern Pacific at Promontory Point in 1869 Brigham Young took a heavy contract with Union Pacific which resulted in a general call for all hands that could be spared from the harvest to work on the railroad.



In 1871, workers from Cache and Box Elder Counties commenced building a railroad line from Ogden to Soda Springs, a distance of about 130 miles. It was completed in 1875 and called the Utah Northern Railroad.



LeGrand Hole with 7.5 tons of beets

Agriculture has always been an integral part of Millville's economy. Important crops were sugar beets, peas, cereal grains, corn, berries and nursery plants. Cattle and dairy farming expanded considerably from 1880 - 1910.



First Millville Town Board - 1902

Millville was incorporated in 1902, with Olaf Olson as town president and trustee. Municipal leaders made two important decisions in 1906. They granted a franchise to the Independent Telephone Co. to install a line to Millville. They also purchased a road scraper and land for a gravel pit, thus starting the road department.



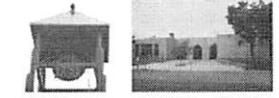
In around 1895, John E. Roweche built a store to serve the western part of town. He sold everything from pitchforks and horse collars to brooms and ladies hats, salted herring to sour pickles in salt brine vinegar.



Annie P. Anderson also had a small store opened in 1903. It was located two blocks south of First West.



In 1903, John Johnson bought the old Yeates store. In 1938, Parley and Jessie Jessop purchased the building. Anthon and Betty Jenson kept the store open until sometime in 1961 when it was closed for the final time.



Millville Elementary was established in 1939 as a four room school house. The old school bell stands atop a tower at the city office building. In 2008, it received the Utah High Performing Title I School Recognition award.



Millville Post Office - 1946 Millville Post Office - 1983

Mail service began in 1860 provided through titling offices. Later, postal service was part of the Jessop store. In 1983 a new post office was built.

Courageous men and women from Millville have served in every war since the Mexican War. Throughout Millville history, 132 servicemen and women have been lost. In 2010, a memorial was created with their names engraved on large sandstone rocks near the cemetery.



Even with growth and innovation, Millville has maintained its charming, rural atmosphere. With a strong community and location in innovative Cache County, the future looks bright for residents of Millville!



Samuel Whitney

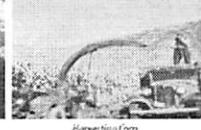


Chief Washakie

The sudden influx of settlers ignited skirmishes with the Shoshone Indians and other tribes. Samuel (Peg Leg) Whitney helped bridge the gap between the two cultures. Whitney had learned to speak the Indian language as a young boy. Shoshone Chief Washakie preferred to speak to him as no interpreter was needed. Chief John, a Sioux who converted to Mormonism, considered Samuel Whitney to be a life-long friend. Indians continued to be part of the Millville culture well after the turn of the 20th century.



Millville Beet Dump

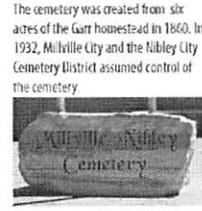


Harvesting Corn

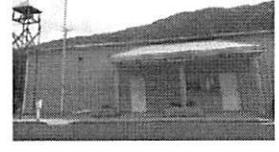


Thomas Jessop

Millville farmers raised sugar beets for the Amalgamated Sugar Company and in 1917 a beet dump was constructed. Corn is thought to have been first grown in Millville in 1859. Broom corn was raised in the 1870s by the Jessop brothers who had learned the broom making trade when they first arrived in America. Thomas Jessop helped to establish a United Order Broom Factory in Millville.



The cemetery was created from six acres of the Garr homestead in 1860. In 1932, Millville City and the Nibley City Cemetery District assumed control of the cemetery.



Sources for Images and Information: Millville Memories, The Cache County Historic and Preservation Commission, Millville City website

Appendix 3

Community Identity & Values



With a dramatic landscape and unique natural resources, the Millville community is characterized to a large extent by its open residential layout, open space and recreational opportunities, growth and development patterns, and geographic positioning within the Cache Valley. Millville is a destination rather than a thoroughfare. Planning for transportation requires a fine balance of providing adequate roads and speeds that protect the rural atmosphere and safety of the residents.

Thoughtful, well-planned zoning will enhance residential areas and businesses, while preserving the views and vista and reducing noise. One value most residents share is a love of open space. Many people in the community have large lots and enjoy farming and having animals. All of which contributes to Millville's country living at its finest. They want to preserve and maintain open areas and recreational opportunities because they set Millville apart from other surrounding communities.

As part of the General Plan Update a community survey was distributed. The results indicated residents want to continue agricultural and animal uses, continue large lot developments, enhance existing recreation opportunities, and improve infrastructure in the community, i.e. roads, water system, emergency services, fire protection, and sidewalks. Millville residents hope that by planning for growth they can preserve the culture and character of the community. The following figures indicate some of the

results of the survey a few of the questions asked. For the questions and results of the full survey see Attachment H.

Figure 1 Survey Results for Question 8

Q8 Where would you most like future residential growth to occur (choose only one)?

Answered: 231 Skipped: 23

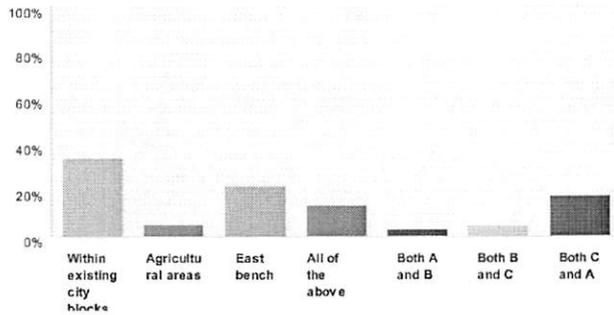


Figure 4 Survey Results for Question 7

Q7 Millville currently has a 1/3 acre minimum lot size. Which scenario best describes how you would like residential growth in Millville to be managed in the future?

Answered: 251 Skipped: 3

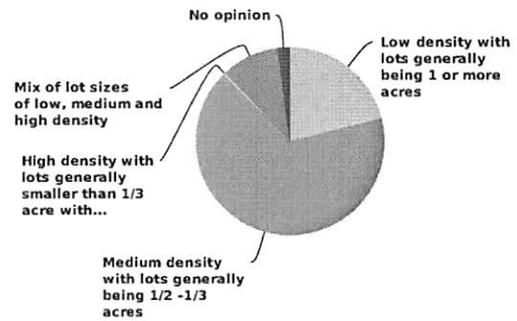


Figure 3 Survey Results for Question 11

Q11 Prioritize the services that are most important to you as Millville Grows over the next 10 years? 1 being most and 4 being least. EACH NUMBER SHOULD ONLY BE USED ONCE.

Answered: 254 Skipped: 0

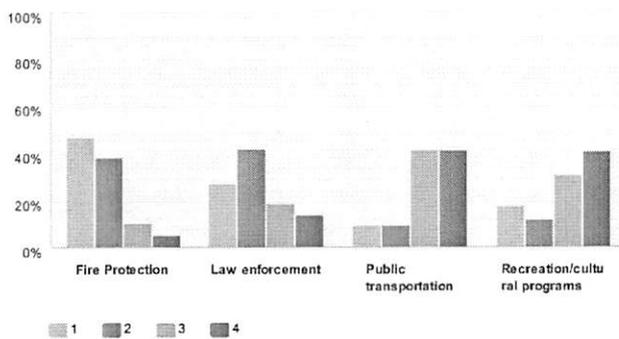
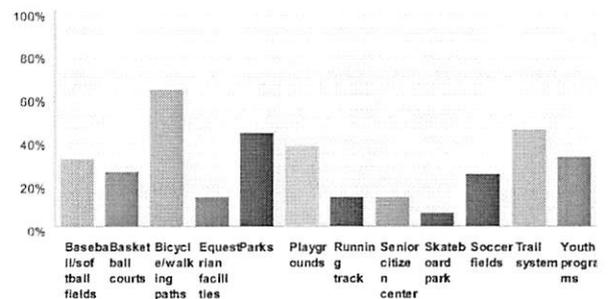


Figure 2 Survey Results for Question 17

Q17 Which of the following recreational facilities would you like to see developed or expanded in Millville? (Choose up to five)

Answered: 225 Skipped: 29



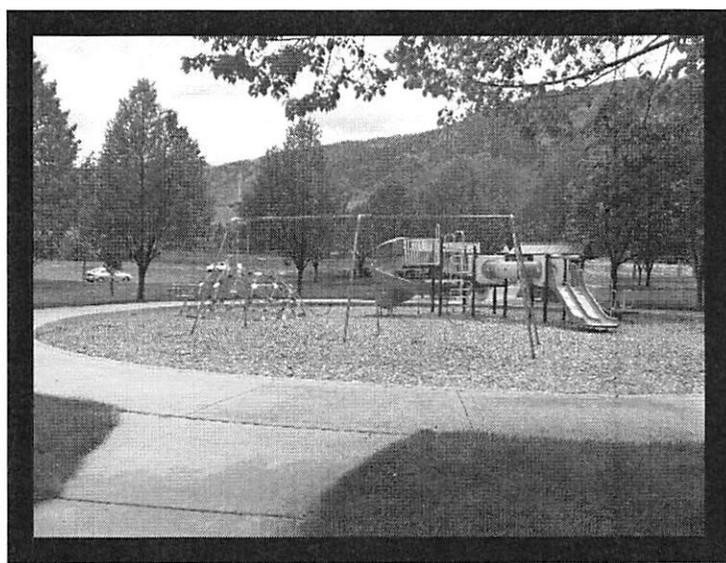
Chapter 1 Introduction

Purpose

Parks and trails contribute to the quality of life in Millville. They provide recreational opportunities, revitalize neighborhoods, build healthy communities, encourage economic development, and create a sense of place for residents. This plan has been developed to provide a “road map” that will give direction and offer a framework to guide future planning, design, and implementation decisions. By planning now, before the pressures of growth force the City to accept whatever development comes, the City can direct development to maintain the character and values that the community embraces.

Additionally, this Plan may provide a foundation for developing projects that can be included within the City’s Capital Improvements Plan and help to evaluate the assessment of impact fees. This plan will be an appendix and have a strong working relationship with the General Plan.

Park land and the activities and elements within parks are set aside for the enjoyment and recreation of the City’s residents. Parks offer space which can be programed in a variety of ways to meet the resident’s recreational needs. Trails or pathways are a means of transportation and often link together parks, neighborhoods, and other destinations. Trails can be the means to get outside, recreate, exercise, and in some cases commute.



The visual scene throughout Millville is largely impacted by both public and private open space. Protection of open space, whether within the City’s limits or along the hillsides, the river, or in agricultural areas, will strengthen the rural image and culture of the community and ensure the habitats and natural environments of the area are protected against development.

Process

In 2014, an advisory committee, made up of elected officials, Planning and Zoning Commission members and community members created a survey that helped guide the development of this plan and the General Plan update. The community survey was hand delivered, to every household in Millville and then picked up the next day to allow residents ability to provide their input.

Community Character

LOCATION

Millville is located in Cache County, Utah. It is situated at the base of the Wasatch Mountains and is made up of beautiful views and vistas with the Blacksmith Fork River winding around and bordering the community. Highway 165 runs just west of the residential areas and provides Millville easy access to Logan, the county seat, where employment and higher education opportunities can be found.

MILLVILLE'S RURAL "SMALL TOWN" LOOK AND FEEL

The Millville General Plan identifies the community character as being a rural country feel. It has a rich heritage of agriculture and this rural country character is the number one reason why people choose to live in Millville, according to a 2014 survey. Agricultural land and open space, large residential lots, very little commercial located in the residential areas, large setbacks, and the overall scenic value of Millville contribute to the overall rural charm of Millville. The residents have shown a desire to maintain this look and feel.

Vision

"Millville promotes a future that enhances outdoor and natural recreation opportunities while protecting open space and sensitive lands." General Plan, 2015

Guiding Principle

Residents like the rural character of Millville. Preservation, enhancement, and thoughtful development of open space can provide a variety of experiences while maintaining the rural character.

Goals and Objectives

- Maintain and reflect the rural character in all parks and trails projects.
- Provide recreation opportunities for all ages and user groups.
- Provide access to all parks and trails.
- Provide Millville City with a living document to guide all park and trails planning and design.

Population and Demographic Characteristics

The City consist of 2.3 square-miles and has a population density of 812 people per square-mile. In the 2010 Census Millville had a reported a population of 1,829 people. Since that time the City has continued to grow adding another 38 people bringing the Census estimated current population for 2014 to 1,867.

Chapter 2 Parks & Trails Level of Service Analysis

Park and Trail Level of Service

An analysis of the current level of service (LOS) typically looks at existing acreages of park land/facilities and open space, as well as miles of trail, compared to the current populations. This plan will calculate the level of service by taking the land value per capita and the improvement value per capita (or the cost to purchase land and make improvements in today’s dollars), resulting in a total value per capita for parks and trails.

EXISTING PARKS, LOCATIONS, AND ACREAGE

Park Name	Acreage	Approx. Location	Description
North Park	2.67	100 East 450 North	Neighborhood
South Park	11.5	500 East 300 South	Community
South Park Undeveloped	.5	500 East 300 South	Community
Total Acreage	14.67		

LAND VALUE PER CAPITA AND THE IMPROVEMENT VALUE PER CAPITA LOS

The level of service consists of two components – the land value per capita and the improvement value per capita funded by the city (or the cost to purchase the land and make improvements in today’s dollars), resulting in a total value per capita for parks and trail.

Using the estimated land and park improvements per type of park shown in the table below and the existing population for 2014, the value per capital (or level of service) is calculated. This approach uses current construction and land costs to determine the current value. It is assumed that the City will maintain, at minimum, the current set of level of service standard.

Park Type	Land Value Per Capita	Improvement Value Per Capita	Total Value Per Capita
Neighborhood	94.00	451.00	545.00
Community Park	407.00	828.00	1,235.00
Undeveloped park Land	18.00	0.00	18.00
Trails	0.00	0.00	0.00
Total	519.00	1,279.00	1,798.00

PARKS AND TRAILS NEEDS ANALYSIS

Park Needs Analysis Investments Needed to Maintain Land and Improvement Values Per Capita			
Type of Improvement	Total Value Per Capita	Population Increase Horizon (using 2024 population projection of 1973)	Cost to Parks in 2024
Neighborhood Parks	\$545	106	\$57,770
Community Parks	\$1,235	106	\$130,910
Undeveloped Land	\$18	106	\$1,908
Total Investment to Maintain LOS in 2023			\$190,588

As the community grows, more parks and open space is needed to provide the diversity and quantity of facilities desired by residents. In order to serve residents at the current level into the future, when new parks are planned and developed they should include Neighborhood Parks that are generally of a medium size 2.5 – 7.99 acres and if desired additional community parks to accommodate the preferred sports fields and leisure activities wanted by the residents. The City should continue to allow open space dedications that are useable and which include sensitive lands such as wetlands, riparian areas, steep slopes and rock outcrops, and other lands which have value visually or which can be accessed by trails to also maintain the current LOS.

Existing park Inventory

The City of Millville currently owns 14.67 acres of park land of which one-half acre is still undeveloped at the South Park.

MINI PARKS: TYPICAL SIZE 5,000 SQ. FT. – 1.99 ACRES (NOT COUNTED IN THE LOS)

Glenridge Well Park - 345 North 200 East

This park is mostly used as a location for a well house. It is very small with limited amenities. It was built in 1992 and includes a half acre of developed grass area. It contains a partial automated irrigation system that is 20 or more years old and is in poor condition. It has a small walking path and basketball court both in good condition and 6 on street parking stalls.

Future needs:

- New irrigation system
- One picnic shelter
- 2 - 4 benches

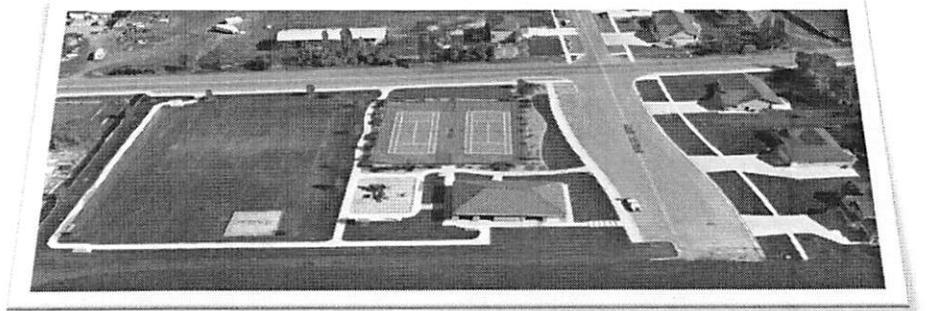


NEIGHBORHOOD PARKS: TYPICAL SIZE 2 -7.99 ACRES

North Park – 100 East 450 North

This is one of the main city parks and was built in 2007. This park consist 2.67 acres of land, automatic irrigation system that is 6 years old and listed in excellent condition. The other amenities of the park and their condition include:

- Benches – 12 benches (excellent)
- Pavilion – 1 large (excellent)
- Picnic shelters and table – 1 shelters (excellent)
- Drinking fountain – 1 fountain (good)
- Playgrounds – 1 large playground (excellent)
- Picnic tables – 15 tables (excellent)
- Trash receptacles – 2 receptacles (good)
- Walking path – .34 mile around the entire park (excellent)
- BBQ grills – 3 grills (excellent)
- Parking stalls – Sq. ft. 4968/46 stalls (excellent)
- Restroom facility – 1 set (excellent)
- Open Grass/Multi-use field – 2.1 acres (good)
- Tennis courts – 1 set of two courts (excellent)
- Swings – 1 set of four swings – (excellent)
- Storage/ utility shed – 1 shed (excellent)
- Lighting - within the park (excellent)
- 1 set of new park signs



Future needs include:

- Additional lighting
- Possible property for future expansion
- Additional playground equipment
- Security system for pavilion and restrooms

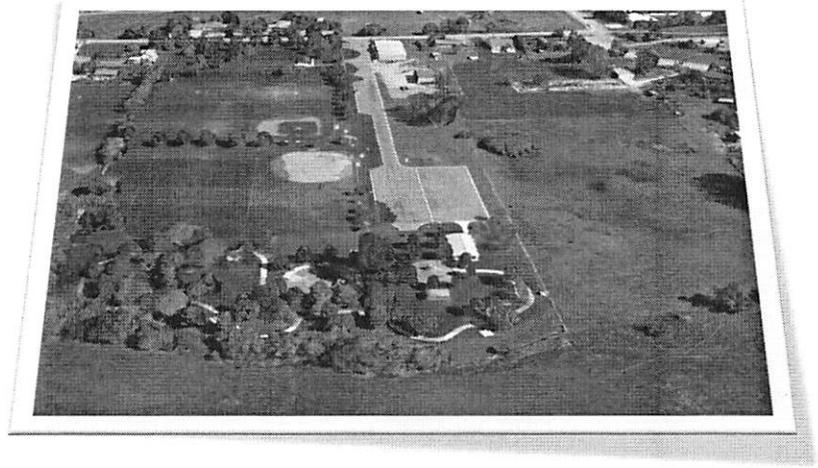
COMMUNITY PARKS: TYPICAL SIZE 8-19.99 ACRES

South Park – 500 East 300 South

The annual Millville Days event is held in this park. The park consist of 11. 5 acres of developed land and .5 acre of undeveloped land. The facilities in this park include a partially

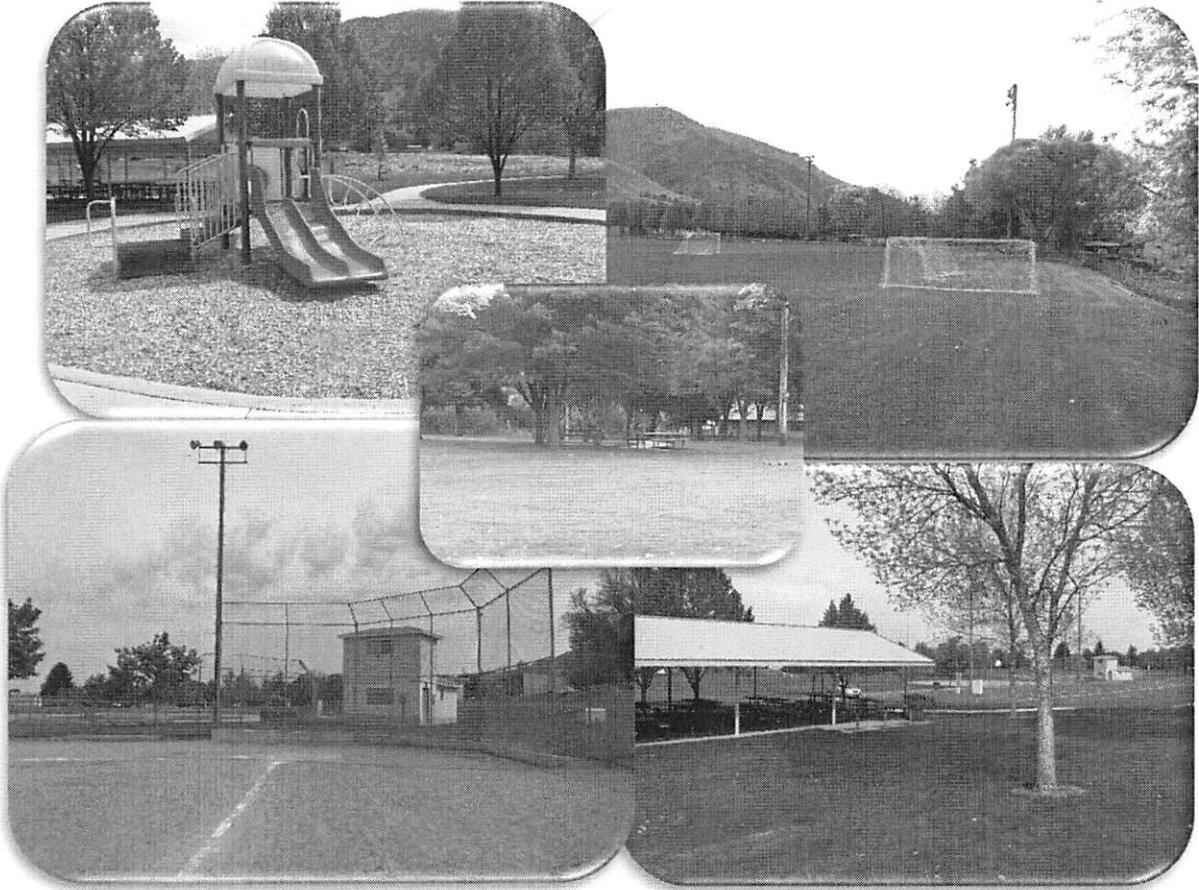
automated irrigation system that is listed in poor condition. The automated portion of the irrigation system requires the moving of metal sprinkler pipe all around the multi-use fields and ball diamonds. The other amenities of the park and their condition include:

- Picnic shelter – 4 newly built (excellent)
- Pavilion – 1 medium (excellent) and 1 large pavilion (good)
- Drinking fountains – 2 (both excellent)
- Park sign – 4 new sets of signs (good)
- Playgrounds – 1 large and 1 small playground (both good)
- Picnic tables – 33 tables (excellent)
- Trash receptacles – 3 receptacles (good)
- Walking path – .27 miles (excellent)
- BBQ grills – 9 grills (excellent)
- Parking stalls – 12,528 Sq. Ft./116 stalls (excellent)
- Restroom facility – 1 set (good)
- Softball field – 1 field (poor) with field lighting (good)
- Youth baseball field – 1 field (good)
- Bleachers – 2 sets (good)
- Open Grass/Multi-use field – 6 acres (good)
- Swings – 1 set of 4 (good)
- Equipment storage shed – 1 (good)
- Score keeping tower and concession stand – (poor)
- Bike racks – 2 racks (good)
- Splash Pad – 1 pad (newly built summer 2014 excellent)
- Benches – 6
- Picnic table/shelters – 3



Future needs may include:

- New irrigation system
- 10 – 12 benches
- Additional parking
- New restroom facilities
- Volleyball court
- Add walking path to field area
- Additional bleachers
- 2 sets of mobile bleachers
- Portable stage
- New basketball courts
- Replace the field lighting with new LED lighting
- Security system



SCHOOLS (NOT INCLUDED IN LEVEL OF SERVICE)

Many smaller Cities throughout Utah have agreements in place with School Districts to use turf fields to meet their program needs. Millville City may make this type of agreement with the School district, with the development of the new high school, so that residents may use the outdoor facilities outside of school hours.

Existing trails inventory

Millville City does not currently own or maintain any developed trails. The most common practice is for residents to walk on the sidewalks and roadway shoulders. A safe routes to school map has been prepared for the high school.

Recommendations to system

PROPOSED ACTIVE PARK LAND

The City's master map has approximate locations for possible parks. These future planned parks are represented as a cloud and are only approximate locations. The cloud locations do not indicate a zone change for the property in which the park cloud may be located. The City has planned for 1 new neighborhood park, 1 new mini park and a possible expansion to the North Park. The expansion of the North Park may consist of adding an additional 2.5 to 5 acres making this park a 5 to 7.5 acre park in the future.

Millville City could choose to incorporate the planned parks through development agreements, development negotiations, or by purchasing the property outright. The planned parks have been located in areas of the community having higher growth potential. See Attachment 3 Existing and Future Parks Map for general areas where future parks could be located.

Trail Improvements

Importance of Trails

Trails provide a means for improving the overall health and fitness of individuals. The beneficial aspects of walking include stress reduction, weight loss, and the potential for reducing blood pressure and the risk of heart disease. Walking for fitness and recreation has become one of the fastest-growing and most popular activities in America.

The abundance of canyons, mountain slopes, and streams provide Millville City residents many opportunities for natural trails and paved bike and pedestrian trails which can connect to community trails as well as regional trails.

Future Trails

Future trails within Millville City face a unique situation due to the compactness of the development throughout the community. There are very limited areas for trails to "meander" through the community, however, it is still possible to allow for trails along the river in new developments within Millville City limits. The Advisory Committee identified, the options for trails that have been proposed on the visioning map. Many of the trails indicated on the map are a combination of trail/sidewalk that are next to existing roads and within rights-of-way. The Committee made every effort to connect with trail systems in other communities to form

connectivity communities, and have a designated trail that would allow access to Millville Canyon and to the existing Deer Fence Trail.

The Plan indicated future multi-use trails, sidewalk trails, equestrian trails, and future bike routes that could be designated. The cost to build an 8 to 10-ft wide asphalt trail in 2014 dollars is estimated at \$38.00 per foot (this cost does not include the purchase of right-of-way). See Attachment 4 Existing and Future Trails Map for future planned trails.

Future Trail Heads

All current and existing parks can be considered as trail heads if trails are developed as planned and could include benches, bicycle racks, and trailhead information stations within the parks. If easements, rights-of-way, or other consent can be obtained for trails crossing private property located between the City and public (state/federal) lands and mountain areas, trailheads can be established at locations to provide logical access points.

Nearby Recreational Opportunities

- ✓ **Golf Courses:** Cache Valley has four golf courses. Birch Creek, Logan Golf and Country Club, Logan River Golf, and Sherwood Hills. The Logan River and Birch Creek Golf Courses rank in the top courses in the state and top 500 courses in the nation.
- ✓ **Logan Aquatic Center:** the Logan City Community Swimming Pool, located at 451 South 500 West, Logan City features a 150-foot water slide, two tot slides, two in-the-water splash features, two 1-meter diving boards in the diving well, and 50 meter lanes. The pool is ADA accessible. Another opportunity for swimming is at the Mountain Crest High School. This is an indoor facility and has designated times for public use.
- ✓ **Logan Skate Park:** located at 500 South 595 West, Logan City
- ✓ **Logan Community Recreation Center:** located at 195 South 100 West, Logan this center offers a number of opportunities of which Millville residents may participate.
- ✓ **Willow Park Zoo:** located at 419 West 700 South, Logan the Zoo provides a sanctuary for 11 mammal species, a mixture of reptiles and fish, and over 100 bird species.
- ✓ **Forest Service Trails:** trails located within the Forest Service area are available for public uses.
- ✓ **Hyrum State Park:** boating, year-round fishing, waterskiing, camping and swimming on a 450-acre lake less than 10 minutes from the Millville. Hardware Ranch (winter wildlife feeding ranch) is 16 miles from the park up Blacksmith Fork Canyon.
- ✓ **American West Heritage Center:** 160-acre living history center with historical and animal exhibits, and fall harvest festival. Located 6 miles south of Logan on U.S. Hwy. 89/91.

Chapter 3 Implementation

The strategy plan below outlines specific goals, action items, timing, and responsible agency. Each of the goals in the strategy plan are aimed at accomplishing the overarching Parks and Trails Master Plan goals and objectives as detailed in Chapter 1.

The strategy plan reflects the priorities set forth by the Advisory Committee, Planning & Zoning, and City Council. One of the key goals listed in this plan is that priorities for parks, facilities, trails, and open space may be reviewed regularly to insure the goals are in line with the current objectives of the community. Additionally, since the priorities of planned goals will shift over time, and new goals may need to be set, the plan itself should experience a comprehensive review and update every five years.

Strategy plan

PLANNING GOALS

1. Adopt the Parks and Trails Master Plan
2. As the population increases, adopt a citywide level of service goal.
3. Analyze the park and trail needs as population increases, and analyze the needed for impact fees, as a means of funding future improvements. Adopt a city wide level of service goal by resolution
4. Adopt standards of development for all parks and trails by ordinance
5. Perform a comprehensive update to the Parks and Trails Master Plan every 5 years.
6. Explore possible opportunities for a land preservation program such as transfer/purchase of development rights, conservation easements, and agri-tourism.

PROJECT GOALS

1. Complete needed improvements to existing parks as outlined in this plan using funding opportunities available each year.
2. Identify any additional areas where future parks and trails may need to be as land is annexed into the City.
3. Take opportunities to acquire land when it is available at a reasonable price.
4. Explore the possibilities for dedication and/or purchasing of future parks and trails land as new development occurs. Contact land owners, developers, and private sources for gifts, dedications, or trades
5. Work with nearby communities to develop trails, trail heads and/or possible areas where parking may be available to access the trails.
6. Work in conjunction with other communities, County, and private land owners to acquire land and develop maps and guidelines for facilities and use.

FUNDING AND BUDGETING GOALS

1. Prepare annual budget to address Priority Park projects in the city's Capital Improvement Plan.
2. Obtain funding from as many outside sources as possible.

Chapter 4 Funding Options

Parks and Recreation

Private and Public Partnerships

The Parks and Recreation Department and a private developer may often cooperate on a facility that serves the public, yet is also attractive to an entrepreneur. These partnerships can be effective funding methods for special use sports facilities like baseball complexes or soccer complexes; however, they generally are not feasible when the objective is to develop neighborhood and community parks that provide facilities such as playgrounds, informal playing fields, and other recreational opportunities that are generally available to the public free of charge. A recreation or swimming complex is also potentially attractive as a private/public partnership.

Private Fundraising: While not addressed as a specific strategy for individual recreation facilities, it is not uncommon that public monies be leveraged with private donations.

Examples in the Salt Lake Valley include the Sorenson Recreation Center in Glendale and the Steiner Aquatic Center in Salt Lake City. Private funds will most likely be attracted to high-profile facilities such as a swimming complex or a cultural facility, and generally require aggressive promotion and management on by the local park and recreation department or city administration.

Service Organizations: Many service organizations and corporations have funds available for park and recreation facilities. Recently, Salt Lake City and local and international Rotary Clubs combined resources to develop a universally accessible playground in Liberty Park, which was dedicated at the opening of the 2002 Paralympic Winter Games. Other organizations such as Lions Clubs, Shriners and Home Depot are often willing to partner with local communities in the development of playground and other park and recreation equipment and facilities.

Joint Development

Joint development opportunities may also occur between municipalities, nearby communities and counties, and among agencies or departments within a municipality or county. These opportunities should be explored whenever possible in order to maximize recreation opportunities and minimize costs. In order to make these kinds of opportunities happen there must be on-going and constant communication between people, governments, businesses interests and others.

Development Contributions

Development contributions are a means for requiring, as a condition of development approval, a builder or developer to give something to the City for the development of public facilities. Exactions can range from impact fees to land dedications for public improvements.

Park and Trail Impact Fees: Impact fees are especially useful in areas of rapid growth, and given the large amount of land that remains undeveloped, an impact fee is warranted. The City must make sure their current impact fees are current with the new state laws.

Dedications: The dedication of land for parks has long been an accepted development requirement and is another valuable tool for implementing park development. The City can require the dedication or, if larger-sized parcels are desired, can offer development "bonuses" such as increased density of development in exchange for the dedication of land to the City for parks. In some cases, the developer may also be responsible for park improvements, which may also be maintained by a Homeowner's Association. In such cases, it is important to make a determination as to whether the parkland is private or public, and that the desired and appropriate facilities are provided.

City Funding - General Fund or Bonding and Special Taxes

The City can fund parks directly from its general fund or can bond for park development and spread the cost over many years. Because of the amounts needed to fund parks development, bonding is a reasonable approach. Repayment of the bonds comes from general City revenue sources such as property and sales tax, or other earmarked tax revenue. Tax revenue collected for special purposes may be allocated to park development. Bonding associated with plan implementation should be kept as low as possible; however, for large developments such as a sports complex, swimming/water park complex, or large land acquisition priorities, bonding is likely to be the best option.

RAPZ Tax

Cache County has RAPZ Taxes available every year for projects within the community. The City could use these taxes to match other funds to develop many of the projects listed in the plan. Because the RAPZ funds are limited, the City may need to do a phased approach to build a larger project.

User Fees

Many communities charge leagues and sports organizations to use facilities to recover some of the costs of upkeep and maintenance. A similar situation occurs with concessions. As it develops facilities, Millville should continue to charge user fees for recovering at least some of the costs of maintenance and operations for concessions, sports facilities, and future cultural and recreational opportunities.

State and Federal Programs

Land and Water Conservation Fund is made available to states and in Utah is administered by the Utah State Division of Parks and Recreation. Funds are matched with local funds for acquisition of park and recreation lands, redevelopment of older recreation facilities, trails, improvements to

accessibility, and other recreation programs and facilities that provide close-to-home recreation opportunities for youth, adults, senior citizens, and persons with physical and mental disabilities.

Trails

Federal Funding

The funding programs created under the New Transportation Act of 2012 include walking and bicycle facilities as eligible activities. Most federally funded projects and activities require a State or local match. Federal sources may be available to Millville City either through the Utah Department of Transportation or Bear River Association of Government.

Transportation Alternatives Program (TAP): Funds may be used for construction, planning, and design of on-road and off-road trail facilities. They may be used for pedestrians, bicyclists, and other non-motorized forms of transportation, including sidewalks, bicycles infrastructure, pedestrian and bicycle signals, traffic calming techniques, lighting and other safety related infrastructure that will provide safe routes.

State Funding Opportunities

The State of Utah also has programs in place that can provide funding for bicycle and pedestrian facilities and programs. These funds are through Utah State Parks Non-motorized Trail grants that are made available every year for trail projects.

Attachment 1

Recreation Classification System

This chapter is for definition purposes only.

Purpose of Definitions

The following definitions are based on the National Recreation and Parks Association standards and also tailored to specific needs of the City. They are listed to provide the City with descriptions, classifications, and characterizations of the types of services and standards to use within the planning document. The size guidelines for the parks are based on the City's current park sizes that exist within Millville at the time the Parks and Trails Master Plan was developed. This information is intended to allow for clarity while discussing each type of service, giving everyone the ability to be on the same page. Definitions will also serve as important tools for development of impact fees and capital improvement plans.

Definition of Project Improvements and System Improvements

The City may use the following definitions and descriptions as benchmarks in determining how the City may define its parks system.

Project Improvements

Project improvements include facilities that benefit a small area and are generally of little benefit to the community as a whole. They also include private facilities that would limit access to the general public. This analysis considers mini-parks under one-half acre and private club areas (i.e. swimming pools, tennis courts, open space, etc.) as project improvements, unless developed by the City. Project improvements cannot be funded through impact fees, receive credit for costs against impact fees, or be considered in the impact fee level of service.

System Improvements

System improvements are intended to benefit the community as a whole. Only park improvements that service the entire community are considered in the level of service. The impact fees analysis may only include the cost of impact on the system improvements related to new growth. Generally, these improvements are located outside specific developments unless the improvement is provided in addition to the parks needed for the developer to receive full density.

Definitions, Standards, and Guidelines for Facilities and Trails

Parks

Mini-park: A specialized facility that serves a concentrated or limited population or specific group, such as tots or senior citizens. This facility should be located within neighborhoods and

in close proximity to apartment complexes, townhouse developments, or housing for the elderly. When used for detention of storm water, mini-parks are recommended to maintain a minimum shelf area which will remain dry (i.e. not used for detention). Mini-parks less than one-half acre are not customarily included in the impact fee level of service for the City's parks because they are usually considered project improvements of a new development. In order for a park less than one-half acre to be considered in the impact fee level, it must be developed by the City and be accessible to all residents in the community.

- Typical Park Size: 5,000 Sq. Ft. – 1.99 acre.
- Site Characteristics: Centrally located in neighborhoods and higher-density residential.
- The walking distance should not exceed one-quarter mile nor require the crossing of busy streets.
- Appropriate facilities include: children's playground equipment, grassy play areas, picnic tables and shelters, and benches.

Neighborhood Parks: Areas designed for intense recreational activities such as field games, court games, crafts, playground apparatus, skating, picnicking, wading pools, etc. Neighborhood park sites should be suited for intense development, easily accessible to neighborhood populations, and geographically located for safe walking and bicycle access (service radius of one-half mile). A minimum twenty percent of the site area should be dry (i.e. not used for detention). These parks are included in the City's level of service and considered system improvements.

- Typical Park Size: 2.0 – 7.99 acre.
- Site Characteristics: Centrally located to provide direct and safe walking/biking access.
- Appropriate facilities include: open play areas for softball, soccer, youth baseball, Frisbee, etc., as well as restrooms, parking facilities, picnic areas, shelters, and playgrounds with seating available nearby. Sites should be relatively visible from adjoining streets.

Community Parks: Areas of diverse recreational value including intense recreational facilities, such as athletic complexes and pools, as well as more passive uses such as picnicking, viewing, nature studying, and other types of recreational development. The size and amenities contained within each community park should be based on the planned population to be served. A minimum twenty percent of the site area should be dry (for a 10-year storm event). Community parks should serve the majority of residential areas with overlapping service-area coverage. These parks are included in the City's level of service and are considered system improvements.

- Typical Park Size: 8.0 – 20.0 acre.
- Site Characteristics: Comprises both active and passive recreational activities with support facilities such as off-street parking and restrooms.
- Appropriate facilities include: fields for formal baseball-softball, soccer, etc., along with picnic facilities, trail/pathway systems, and children's playgrounds. These parks should be located on arterial or collector streets and have landscaped setbacks to buffer active use areas from residential areas as needed.

Regional Park/Park Preserve: Areas of natural or ornamental quality for outdoor recreation such as picnicking, boating, fishing, swimming, camping, and trail uses, with much of the land

reserved for conservation and natural resource management. While they sometimes contain traditional park facilities, like playground structures or tennis courts, regional parks are usually dedicated to one particular use. The location of these parks usually takes advantage of the area's unique, natural, or cultural features. These parks are included in the City's level of service and are considered system improvements.

- **Typical Park Size:** 20+ acres.
- **Site Characteristics:** Comprises both active and passive recreational activities used to service the needs of the entire region.

Special-Use Facilities: Public recreation facilities that are set aside for specific purposes. Typical uses include community recreation centers, swimming pools, gymnasiums, rodeo grounds, golf courses, etc.

Special-Use Areas: Miscellaneous public recreation areas or land occupied by a specialized facility. Typical uses of these areas include small or special uses/or specialty landscaped areas, cemeteries, community gardens, streetscapes, viewpoints, or historic sites. Special-use areas are not considered in the impact fee level of service.

Open Space Definition and Types

The definitions for open space facilities provide guidance in the determination of appropriate amenities for the community. Open space can be categorized into two types: passive and natural. The following definitions are provided to guide the appropriate location and components for a mix of open space that enhances the quality of life for existing and future residents. Open space can include sensitive areas within the City such as utility corridors, flood plains/wetlands or steep slopes.

Passive Open Space: Areas that have had minor, if any, improvements and are set aside, dedicated, designated, or reserved for public or private use. Passive open spaces typically accommodate activities such as picnicking, hiking, bicycling, equestrian, walking, dog park or "off-leash" running areas, neighborhood electric vehicle areas, gardening, agriculture, and aesthetics, etc. Passive open spaces include plazas, greenbelts, buffers, landscaped parkways, peripheral landscape tracts, water or lake features, and entrances into the city or other similar areas. Subject to City Council approval, passive open space may be utilized for a secondary purpose of satisfying storm-water retention requirements. Passive open space is property that is not considered sensitive lands.

Natural Open Space: Unimproved areas in their natural state and set aside, dedicated, designated, or reserved for public or private use. Minimal improvements are allowed in natural open spaces for trails, natural interpretive areas, and limited re-vegetation or landform alterations for trail maintenance, aesthetics, visual relief, and environmental, public safety, and/or emergency purposes so long as the areas disturbed are restored to their natural appearance. Natural open spaces shall not be used for improved drainage purposes. Natural open space includes water features, washes, riverbanks, desert lands, and other similar areas.

Trails/Walking Paths

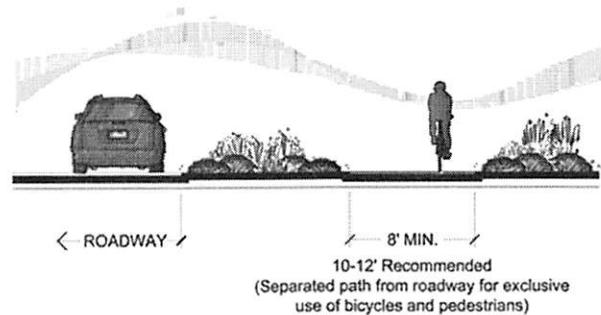
Trails are thought of as a linear route on land with protected status and public access for recreation or transportation purposes such as walking jogging, hiking, bicycling, horseback riding, mountain biking, and so on. Trails can include open spaces, landscaped areas, and/or trail systems that follow stream corridors, abandoned railroads, power line easements, or other elongated features.

Natural Trail: Unpaved, primitive paths intended for pedestrians and mountain bike use, created in the existing dirt and rock environment. They are usually in open, natural areas not following roadways.

Paved Bike/Pedestrian Paths: Paved bike/pedestrian paths are developed with a hard surface of pavement or concrete. The trails are intended for use by both bicyclists and pedestrians. They should be built to the American Association of State Highway and Transportation Officials (AASHTO) standards.

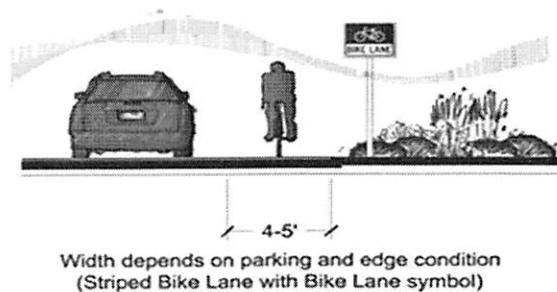
Bike Lanes and Routes: Bike lanes and routes utilize vehicle roadways for bicyclists only to access local facilities and connect to other trails. These lanes and routes should also meet AASHTO bikeway standards:

1. Class I Bike and Pedestrian Trails (path) – Paved, hard-surface paths, with a minimum 10-foot- wide tread, and requiring a minimum separation of 5 feet from the roadway. AASHTO standards should be used as design guidelines.



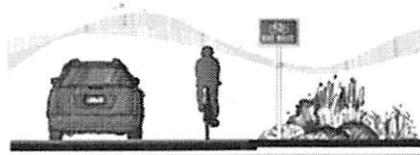
CLASS I BIKE PATH

2. Class II Bike Lane – Striped lanes adjacent to the curb on a roadway.



CLASS II BIKE LANE

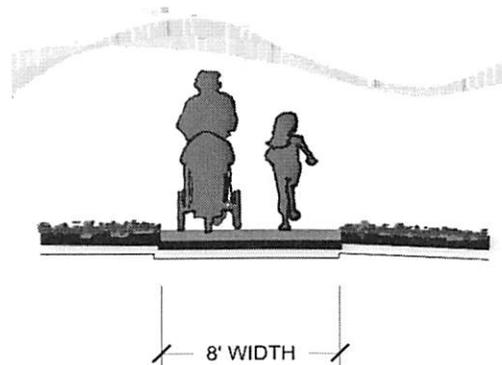
- Class III Bike Routes – Existing streets with signage for on-street bicycle use.



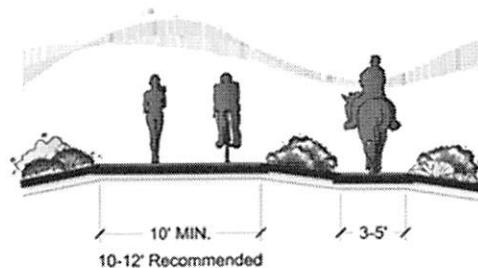
Shared use with pedestrians and motor vehicle traffic.

CLASS III BIKE ROUTE

Walking Path – Paved hard surface path usually 8 feet-wide but a minimum of 6 feet- wide. These types of trails/paths can be located in parks, used as trail/sidewalk when there is a separate bike lane in the roadway, or used just as trails with a shared use.

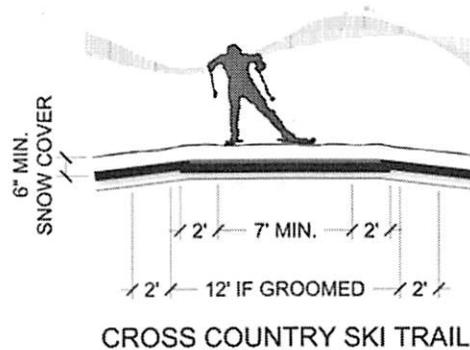


Equestrian Trails – Dirt or stabilized dirt is a preferred surface. The equestrian trail should be at least three to six feet away from a hard surface trail for bikes and pedestrians and at least 5-foot wide tread for horses. Vertical clearance for equestrians should be at least ten feet, with a horizontal clearance of at least five feet.

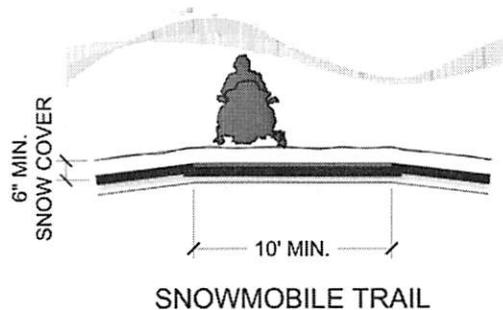


MULTI-USE TRAIL WITH SEPARATE EQUESTRIAN PATH

Cross-country Ski Trails – Many multi-use trails used for bicycling, walking, and horseback riding during warm months are ideal for cross-country skiing during winter months. The only requirement is at least six inches of snow.



Snowmobile Trails – Multi-use trails can be designated snowmobile trails with as little as six inches of snow, without causing damage to the trails. Snowmobiles can damage the trails if they do not have enough snow, so signage should advise snowmobilers of the required snow depth.



Trailheads – Trailheads are considered staging areas along a trail often accompanied by various public facilities such as parking areas, restroom, directional and information signs, benches, and picnic tables. Trailheads are an important link to trails as they provide areas for walkers and bikers to park, enter and exit the trail system, rest, picnic, and further enjoy the trail system.

ATV/Other Trails – Development of ATV, mountain bike and other types of trails are all important to give a full rounded experience to a number of diverse users.

Trail Systems

Community – Trails within the community that link areas, such as schools, parks, churches, commercial and historical areas, and access points to regional and state trails. These can include sidewalks, roadways, and designated multi-use trails.

Regional – Trails that connect from community to community.

Historic – Trails designated as historical areas, i.e. Old Western Trail or the California-Oregon Trail.

A. INTRODUCTION

Master Plan Directive

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 Master Plan. Current zoning districts allow for single-family lots as small as 14,000 sq. feet with minimum frontages of 108 feet pending septic system approval.

It is the goal of this directive to enforce and develop City Code requirements for property maintenance to ensure well maintained properties, regardless of housing value. Thus keeping with the zoning principles to protect and promote the health, safety, order, prosperity, and general welfare of the present and future inhabitants of the City.

Moderate income housing, as defined by the Utah State Code 10-9a-403 is “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% or the median gross income for households of the same size in the county in which the city is located.” There are many benefits to having a diversity of housing choices in Millville. As people move through life’s various stages, they can live and grow in the same community. Young couples, families and elderly can live near relatives. Children may grow up knowing people from different ages, walks of life and from different income groups. Such diversity makes for more healthy neighborhoods and communities.

This plan addresses the following issues in accordance with State guidelines:

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

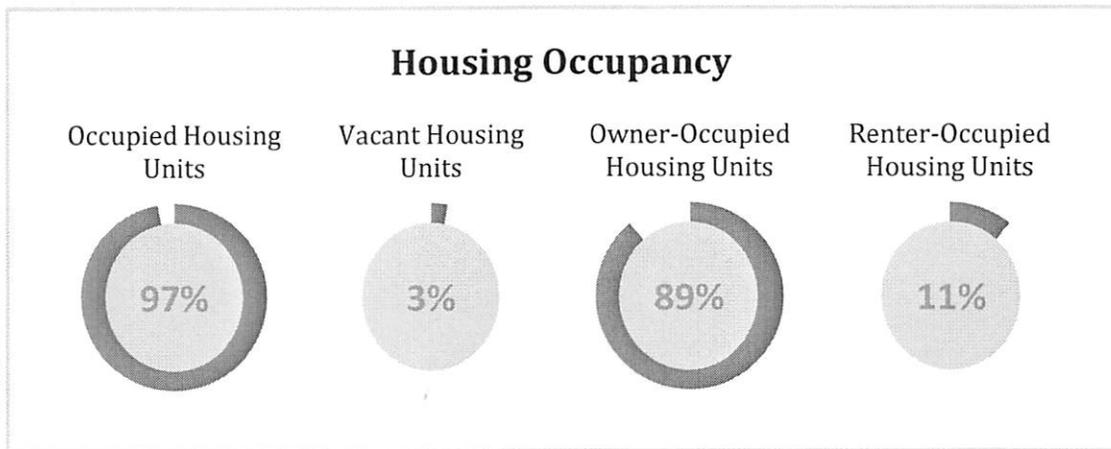
The goals of this directive are to promote opportunities to develop moderate income housing and to develop City Code requirements for property maintenance to ensure well-maintained properties, regardless of housing value. This supports our zoning principles to protect and promote the health, safety, order, prosperity, and general welfare of the present and future inhabitants of the City.

B. MILLVILLE CITY AFFORDABLE HOUSING NEEDS ASSESSMENT

The assessment of moderate income housing is provided by the Countywide Planning and Development Office and the Bear River Association of Governments utilizing a computer model developed by the Utah Division of Housing and Community Development. The tables and data used in the needs analysis are primarily based on 2013 U.S. Census and County Assessor's data.

Housing Stock

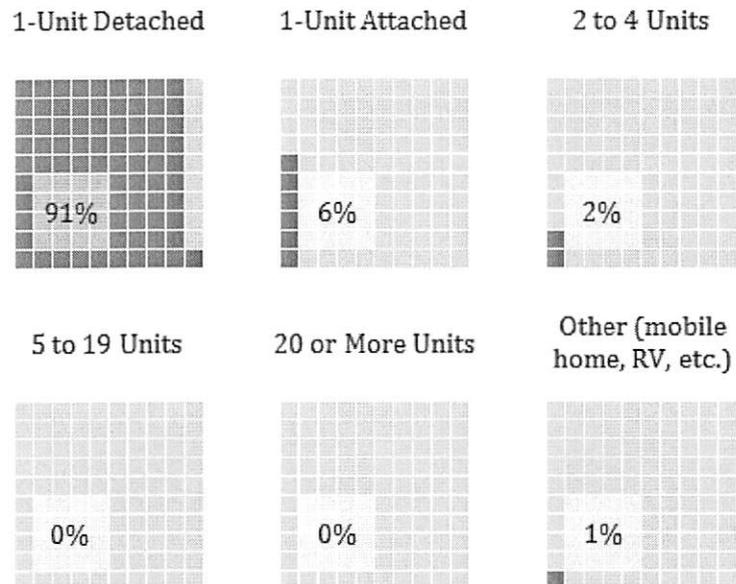
As of the 2010 U.S. Census, there were 519 housing units in Millville City. Of those units, 504 (97.1 percent) are occupied and 15 (2.9 percent) are vacant. Owner-occupied units make up the majority (89.1 percent) of the city's housing stock, while renter-occupied units account for 10.9 percent of the city's housing stock.



Millville City's housing stock consists of 550 (91.1 percent) single-unit detached homes, 35 (5.8 percent) single-unit attached homes, 14 (2.3 percent) two- to four-unit structures, 0 (0 percent) five- to nineteen-unit structures, 0 (0 percent) structures with twenty or more units, and 5 (0.8 percent) other structure types, such as RVs and mobile homes.

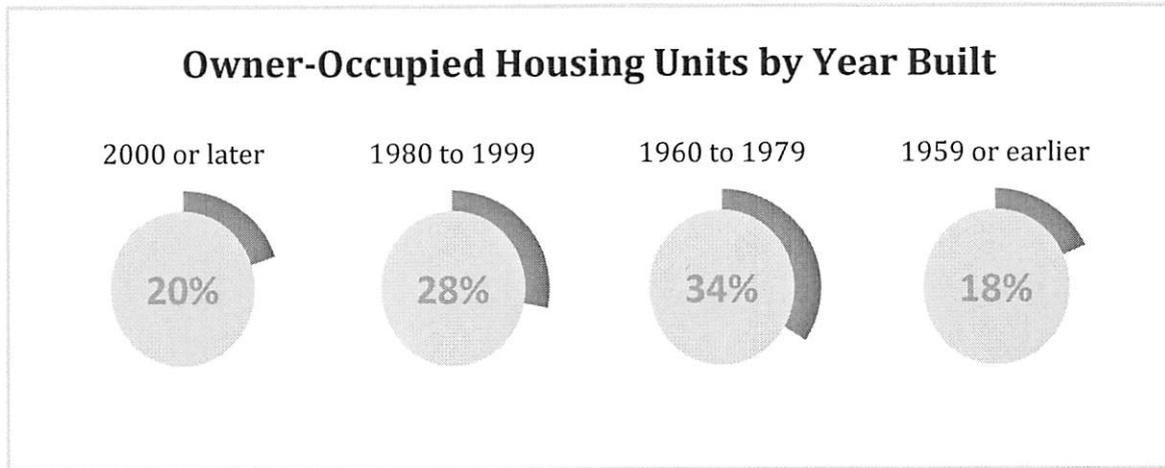
Given that 91.1 percent of the city's housing stock is made up of single-unit detached homes, Millville City may want to consider whether a more diversified housing stock would benefit current and future residents.

Housing Units by Structure Type



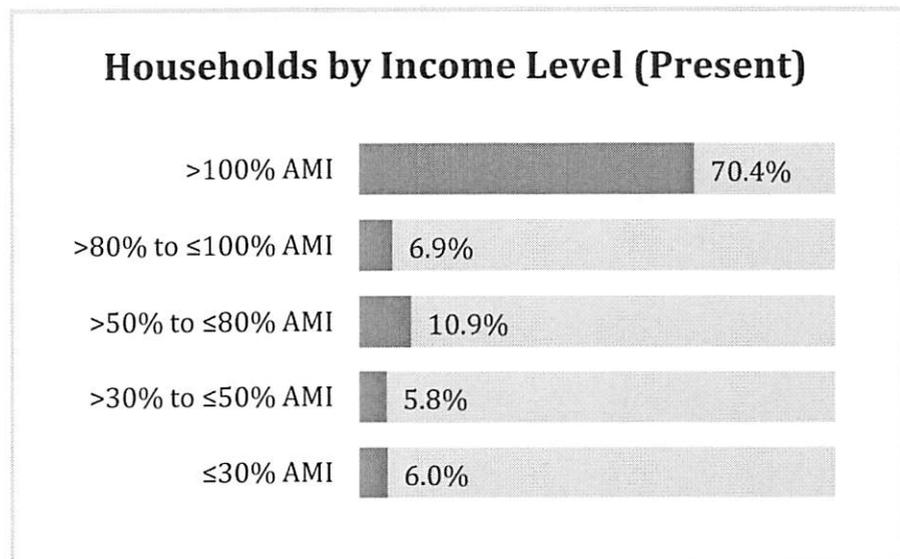
In terms of unit size, Millville City's housing stock consists of 271 units with two or three bedrooms, and 336 units with four or more bedrooms.

An assessment of structure age can, in some cases, reveal whether there is a need for housing rehabilitation. In Millville City, 20.6 percent of residential structures were built in 1959 or earlier, 34.1 percent were built between 1960 and 1979, 25.4 percent were built between 1980 and 1999, and 19.9 percent were built in the year 2000 or later. With 54.7 percent of the city's housing stock constructed before 1979, extensive rehabilitation may be necessary.



Household Income & Needs

The median household income in Millville City is \$71,850, which is \$13,550 above the area median income (AMI) for Cache County (\$58,300). Given these figures, 6 percent of the households in Millville City earn less than or equal to 30 percent of AMI, 5.8 percent earn between 30 and 50 percent of AMI, 10.9 percent earn between 51 and 80 percent of AMI, 6.9 percent earn between 81 and 100 percent of AMI, and 70.4 percent earn more than 100 percent of AMI.



Households that earn a moderate income (80 percent of AMI) or less make up 22.6 percent of Millville City's population.

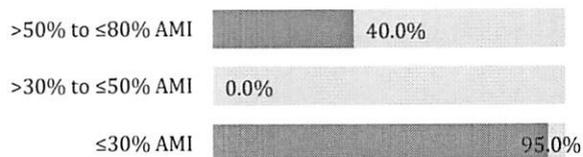
Housing is considered affordable when households—regardless of their income—spend no more than 30 percent of their monthly income on housing expenses. Therefore, cost-burdened households are those households whose housing expenses exceed 30 percent of their monthly income. Based on this definition, 90.9 percent of Millville City's renter households that earn a moderate income or less and 41.4 percent of the city's owner households that earn a moderate income or less are cost burdened, which indicates that Millville City's residents would benefit from additional affordable rental and ownership options.

Summary of Affordability

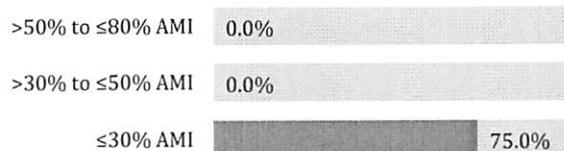
Household Income	Maximum Monthly Income for Housing Expenses	Maximum Mortgage Loan Amount
≤30% AMI	\$437	\$40,320
>30% to ≤50% AMI	\$729	\$77,368
>50% to ≤80% AMI	\$1,166	\$132,940
>80% to ≤100% AMI	\$1,458	\$169,988

Cost Burdened Owner Households

Households Spending 30% or More of Monthly Income on Housing (by Income Level)

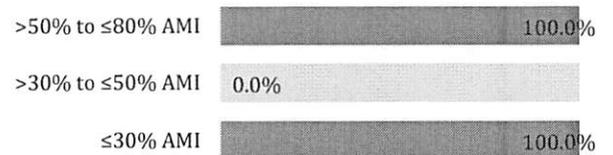


Households Spending 50% or More of Monthly Income on Housing (by Income Level)

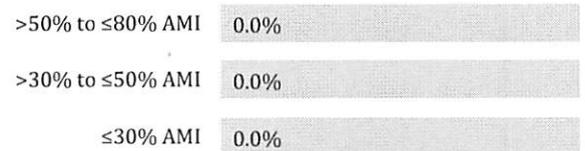


Cost Burdened Renter Households

Households Spending 30% or More of Monthly Income on Housing (by Income Level)



Households Spending 50% or More of Monthly Income on Housing (by Income Level)

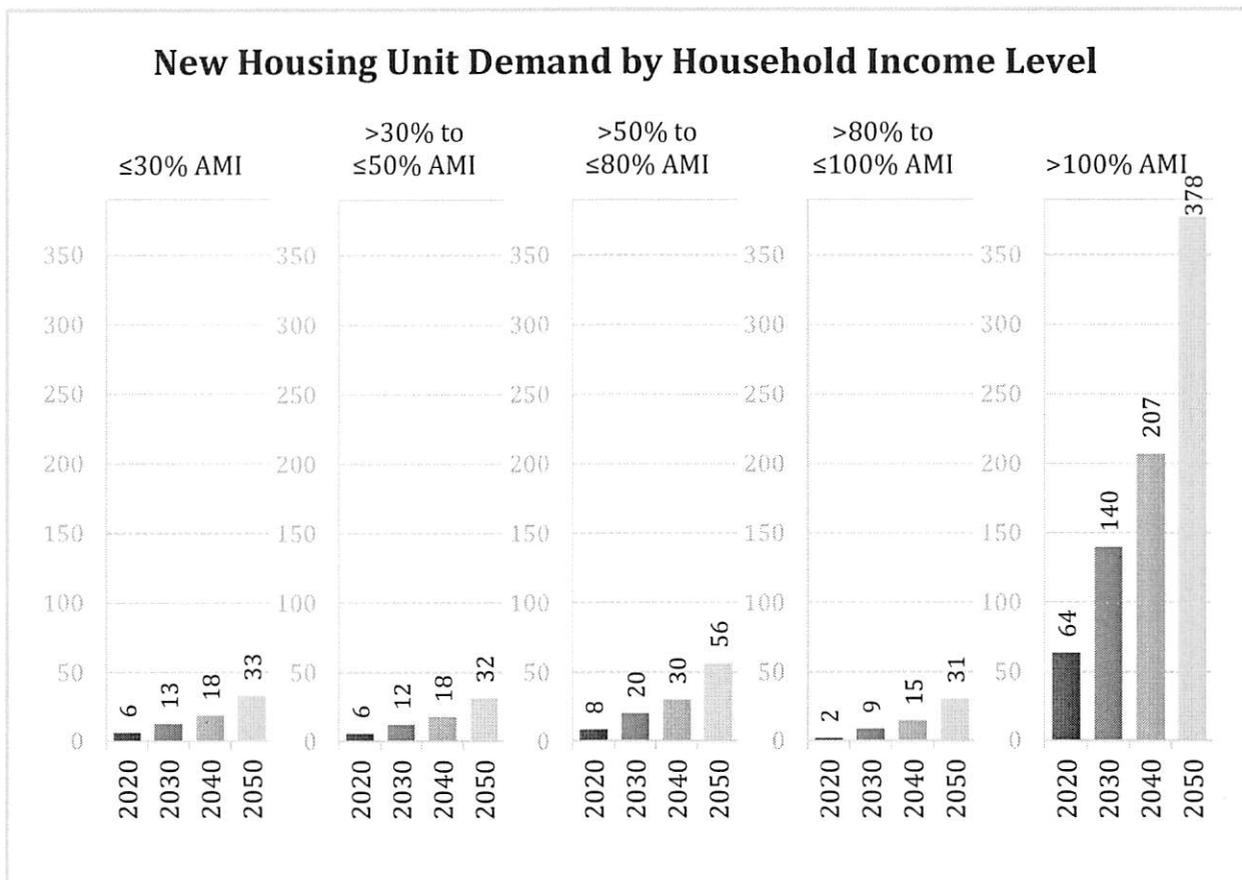


Population Change and Affordable Housing Demand

The population of Millville City is expected to increase from 1,829 in 2010 to 2,196 by 2020 and 2,593 by 2030. These additional residents amount to an additional 101.1 households by 2020 and an additional 210.5 households by 2030, based on the city's current average household size (3.63).

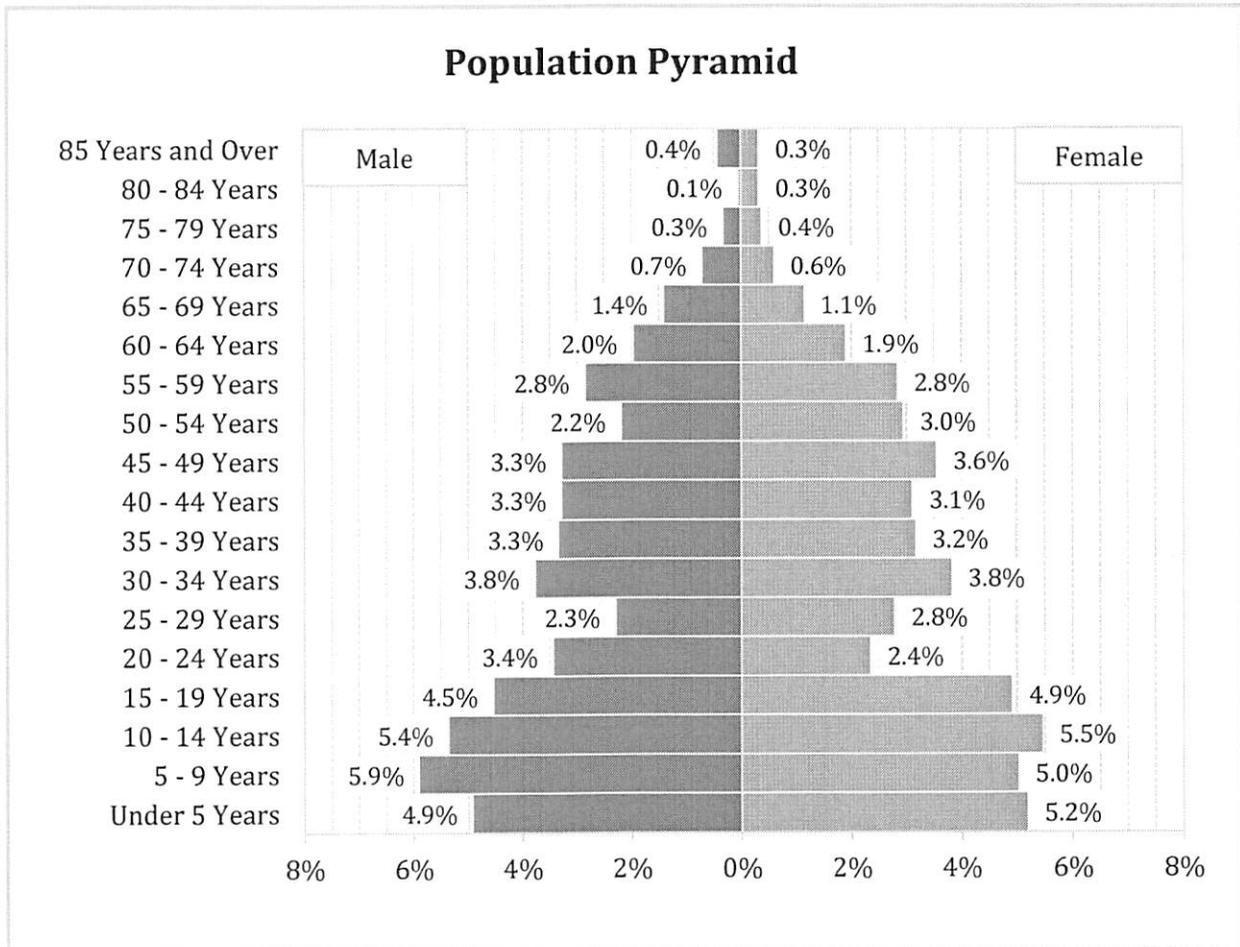
Based on population change, observed income levels, and existing vacancies, it is projected that Millville City will need an additional 86 housing units by 2020. Of those 86 units, 6 will need to be affordable to extremely low-income ($\leq 30\%$ AMI) households, 6 will need to be affordable to low-income ($>30\%$ to $\leq 50\%$ AMI) households, and 8 will need to be affordable to moderate-income ($>50\%$ to $\leq 80\%$ AMI) households.

By 2030, Millville City will need an additional 194 housing units. Of those 194 units, 13 will need to be affordable to extremely low-income ($\leq 30\%$ AMI) households, 12 will need to be affordable to low-income ($>30\%$ to $\leq 50\%$ AMI) households, and 20 will need to be affordable to moderate-income ($>50\%$ to $\leq 80\%$ AMI) households.



SPECIAL NEEDS GROUPS

Data from the 2012 American Community Survey indicates that 8.3 percent of all Americans under the age of 65 and 36.8 percent of all Americans 65 and older have some form of disability. Assuming that the percentage of Millville City residents with disabilities is comparable to national figures, approximately 144 Millville City residents under the age of 65 and 39 Millville City residents 65 and older suffer from a disability. Adults with disabilities are generally considered low or moderate income. Individuals with disabilities may require special housing accommodations.



About 5.7 percent of Millville City's population was 65 and older as of the 2010 U.S. Census. The share of the city's population that is 65 and older is expected to increase to 8.6 percent by the year 2020 and to nearly 15 percent by the year 2030. Some elderly individuals may not be able to remain in their homes or may choose to relocate to a unit that better suits their preferences and needs. The legislative body of Millville City may wish to evaluate the housing options available to seniors wishing to remain in or move to the community.

See Attachment A and B for further definitions, ideas, and examples of Affordable Housing.

C. AFFORDABLE HOUSING POLICY STATEMENT

Millville City has a limited but very important role in promoting affordable housing within its jurisdiction. The primary barrier to developing this type of housing is due to the lack of citywide sewer system. However, Millville City recognizes a small need for moderate-income housing, and will give careful consideration in helping to meet this need.

The following statement is primarily based on the changes recommended by the implementation policies of the Land Use Elements of the City's General Plan.

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.

D. GOALS AND POLICIES

Goal 1. Plan for Moderate Income Housing in Millville City in Appropriate Areas of the Community.

Policies:

- Determine and document areas where Moderate Income Housing will be allowed and/or encouraged in accordance with the values in this General Plan. Revise current zoning ordinances accordingly.

Goal 2. Encourage Well-designed, and Well-managed Affordable Housing Units and Developments.

Policies:

- Research and develop design standards for various types of moderate income housing and update zoning ordinances accordingly. Consider quality design standards to help erase negative attitudes and increase acceptance of affordable housing.
- Encourage and incentivize the development of affordable housing in small complexes and low concentrations of buildings, appropriately distributed and integrated into appropriately zoned areas in the community.
- Create or use an existing information sheet on recommended management practices for moderate income housing, which can be distributed to prospective and current landlords as needed.

Goal 3. Adopt New Regulatory Measures to Encourage the Development of Affordable Housing.

Policies:

- Encourage adaptive re-use and mixed-use projects to stimulate affordable housing and economic development.
- Consider adopting an inclusionary zoning ordinance requiring that a certain portion of new housing units be affordable.
- Promote continued use of the City’s subdivision and zoning ordinances that could include density bonuses for certain types of affordable housing units.

Goal 4: Improve Access to Housing Opportunities for Low and Moderate Income Residents by Supporting and Utilizing Existing Affordable Housing Resources.

Policies:

- 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.
- Support and promote First-time Homebuyer Program administered by BRAG.
- Support and promote housing repair and rehabilitation program administered by BRAG and USDAs Rural Development Agency.
- Learn about and take advantage of Urban Development Area (UDA) tax incentive increment financing specifically for affordable housing.
- Support Local Community Housing Trusts that support new or existing financial assistance programs.

Goal 5: Improve Fair Housing Practices through Education and Awareness.

Policies

- Promote a variety of affordable housing options in the City that are compatible with neighborhood character, including rental and ownership opportunities, and a variety of housing types such as multi-family, duplex, and single-family detached units.
- Sponsor and support presentations and information dissemination by non-profit and government agencies.
- Commit to combat any negative perception of affordable housing by helping residents become educated about and understand the social and economic values of having diversified housing choices and opportunity in our community.
- Acknowledge the economic and social consequences that large-scale or concentrated low-income housing developments place on neighboring households.

ATTACHMENT "L"

Councilmember Reports August 27, 2015

Sign into Millville – Mayor Johnson/Councilmember Duffin
Fees in Lieu of Water Rights – Gary Larsen/Bob Fotheringham
Review of Group Residential Facilities – Coordinator Harry Meadows
Volunteerism Always Pays (VAP) Projects provided by Wal-Mart – Mayor Johnson
City Artifacts – Councilmember Callahan
Old Mill Day Committee – Councilmember Duffin
CERT Training Program – Councilmember Cummings
Water Rights Recommendation from Planning Commission – Mayor Johnson
High School – Councilmember Duffin
Schedule for Newsletter Article –September, Councilmember Duffin; October, Councilmember Williams; November – Councilmember Zollinger; December – Mayor Johnson; January – Councilmember Callahan, February -- Councilmember Cummings. (To be turned in by the 6th of each month)