

NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold a meeting on Thursday, **Dec 3, 2015** in the Millville City Office, at 510 East 300 South, Millville, Utah, which meeting shall begin promptly at **8:00 p.m.**

1. Roll call
2. Opening remarks/Pledge of Allegiance.
3. Review and approval of agenda
4. Review and approval of minutes from Oct 19, 2015.
5. Action Items:
 - A. Consideration of zoning clearance for a building permit by Todd Aslett for an accessory building to be located on the property at 26 West 300 North in Millville, Utah.
 - B. Review and Consideration for recommendation to the city council of the final plat for the Mond-Aire Heights Subdivision, Phase 2.
6. Discussion Items:
 - A. Conceptual Plan – proposed subdivision of parcels 02-129-0033 and 02-129-0034 by Brett & Meagan Hadfield, and Paul & Mykell Saunders.
 - B. Agenda items for next meeting.
 - C. Other.
7. Calendaring of future Planning Commission Meeting.
8. Assignment of Representative to next City Council Meeting.
9. Adjournment.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during public meetings should notify Adria Davis at (435) 213-0787 at least three working days prior to the meeting.

Notice was posted on Nov 30, 2015 a date not less than 24 hours prior to the date and time of the meeting and remained so posted until after said meeting. A copy of the agenda was sent electronically to the Utah Public Meeting Notice Website (<http://www.utah.gov/pmn/index.html>) on Nov 30, 2015.



Adria Davis, Secretary
Millville City Planning Commission

MILLVILLE PLANNING COMMISSION MEETING

**City Hall - 510 East 300 South - Millville, Utah
Nov 19, 2015**

1. Roll Call:

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

Others Present:

Development Coordinator Harry Meadows, Mayor Michael Johnson, Zan Murray, Gary Larson, and Roger Roundy. Secretary Adria Davis recorded the minutes.

2. Opening Remarks/Pledge of Allegiance

Chairman Hart opened the meeting at 8:05 p.m.
He led those present in the Pledge of Allegiance.

3. Review and Approval of agenda

The agenda for the Planning Commission meeting of Nov 19, 2015 was reviewed. A motion was made by Commissioner Thompson to approve the agenda as presented. Commissioner Farmer seconded. Commissioners Farmer, Hart, Greenhalgh, Thompson, Smith (Alt) and Lewis (Alt.) voted yes, with Commissioner Dickey excused.

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

The minutes for the meeting of Oct 29, 2015 were reviewed. A motion was made by Commissioner Lewis (Alt) to approve the minutes as outlined. Commissioner Greenhalgh seconded. Commissioners Farmer, Hart, Greenhalgh, Thompson, Smith (Alt) and Lewis (Alt.) voted yes, with Commissioner Dickey excused.

5. Action Items

There were no action items.

6.A. Conceptual Plan – proposed subdivision of parcel 02-129-0014 by Roger Roundy.

Mr. Roundy reviewed his proposal with the commissioners outlining the steps he had already taken including his most recent request to the City Council which was referred back to the planning commission for review, asking for a more engineered design.

Mr. Roundy presented a drawing showing the continuation of the road at 300 East progressing north through his property with a building on either side. The parcel was shown divided into 2 lots, with a 3rd lot (not shown) which would house his future residence. Also included in the drawing were three 6 ft. retaining walls as this property is on a steep slope.

The actual purchase of the property by Mr. Roundy is currently in the works.

This facility, consisting of two buildings, will have 16 beds and 8 parking stalls per building with 2 employees (1 per building) and 1 director onsite. This is not a new design as these models have previously been built in other communities.

Mr. Roundy has been working with Bear River Health Dept. to find an adequate septic system layout with sufficient drainage fields. Two suitable septic systems have been designed (one per building), however a drawing will still need to be provided showing the placement of each in relation to the proposed facilities.

Mr. Roundy is very willing to work with the city to maintain compliance with all the ordinances and considers this a service to the community.

Mayor Johnson expressed concern that all requirements be discussed up front, in order to save Mr. Roundy the time and expense of working through the whole process with the Planning Commission (subdividing of the land), only to be denied by the City Council (conditional use permit). The Mayor felt confident that both groups could work together and proceed at the same time as both are intertwined. He even extended an invitation to the city council to participate in the planning commission meetings and be a part of the process as it progresses.

Chairman Jim Hart addressed some of the concerns that related to the property side of the issue. The 2 lot proposal would need to be split into 3 lots with each building on its own lot. The city ordinances only allow for one building and one septic tank per lot. There is a street running between the two buildings so there needs to be allowances made for the dedication of the road with sufficient setbacks and curb, gutter, and sidewalks included.

One condition that was proposed as part of the conditional use permit (in order to maintain future compliance with our ordinances) was the requirement that both buildings must stay together as one facility with the same owner of all buildings.

If the buildings were sold off separately the conditional use permit could be revoked.

The City Engineer, Zan Murray reviewed the following items:

- Curb, Gutter, and Sidewalks would be required along 450 North and 300 East with the proposed new road matching up to the existing 300 East.
- The water line would need to be extended from where it currently cuts off at the property line to connect with the proposed buildings, plus run an 8" water main to the end of the new street.
- A fire hydrant would need to be within 250 feet of the residence.
- Install water meters with each property (including one in the southwest corner of the residential property).
- Each item in Ordinance 6.16.010 PREAPPLICATION: Conceptual Plan, paragraph E (#1-10) must be met by the subdivider. (attachment included)
- Ordinance 17.52 describes all the guidelines that must be followed. (attachment included)
- The existing layout of the buildings does not meet the setback requirement for corner lots and would need to be redrawn with 20 ft. rear and 30 ft. front setbacks.
- Any structure with footings cannot be within that 30 ft. setback (i.e. awnings).
- There were some concerns if the parking would be adequate. Further consideration would be needed and state requirements reviewed.
- The Commission may set other reasonable requirements if necessary.

Items still missing:

- A topography map must be presented showing the elevations at the street, buildings, retaining walls, and the slope and grading of the lots.
- An acceptable storm water drainage system must be presented.

The process to follow would be first to meet all the ordinances through engineering review and planning commission review. Then he can proceed through the subdivision and building permit processes. If all the provisions are met then the conditional use permit cannot be denied.

City council reports

The commissioners received copies of the minutes from the Nov 12, 2015 City Council meeting. Commissioner Thompson presented a concern regarding the crossing light on the north end of the school. The south end of town is growing and the number of kids approaching the school from the south is increasing. Discussion was held with the Mayor about what could be done to improve the safety of those south end kids.

6.B. Agenda Items for Next Meeting

Final drawings for the second phase of the Mond Aire subdivision.

Requests for building permits are starting to come in from phase one, however no building permits will be granted until the final acceptance of all the improvements is complete.

7. Calendaring of future Planning and Zoning Meeting

The next meeting will be held Thursday, Dec 3, 2015.

8. Assignment of Representative for City Council Meeting

The next City Council meeting has been cancelled due to the Thanksgiving Holiday.

9. Adjournment

Chairman Hart moved to adjourn the meeting at 9:50 p.m. Commissioner Lewis (Alt) seconded.

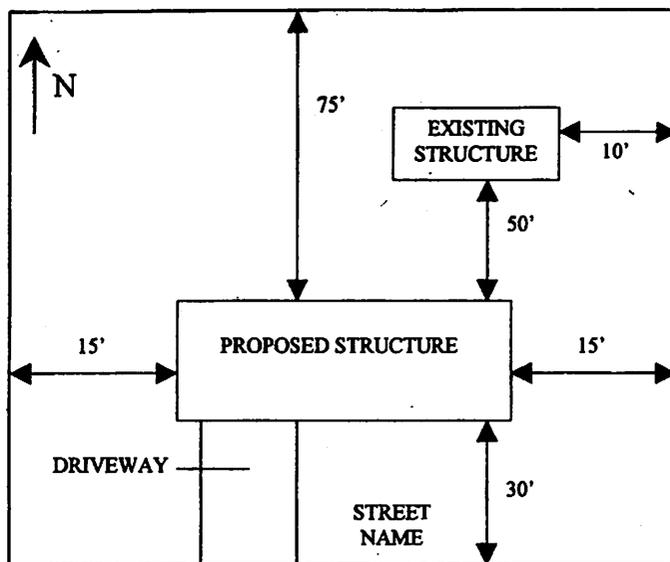


MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

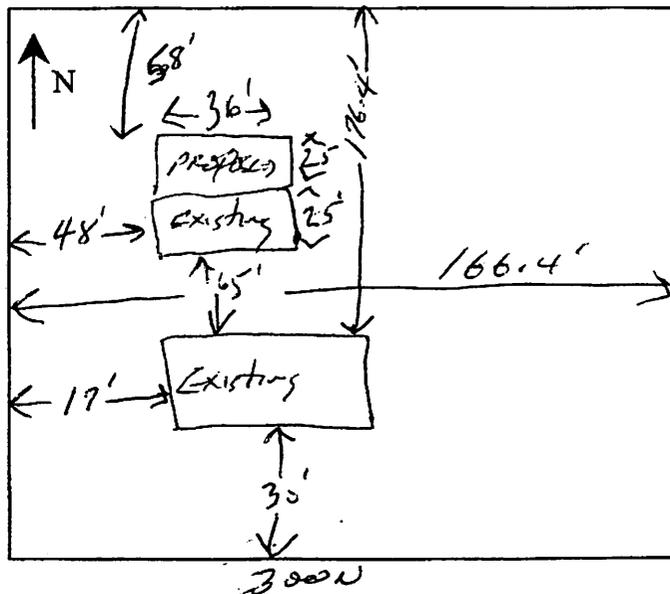
APPLICATION INFORMATION

1. TODD ASLETT
APPLICANT'S NAME
2. PO. Box 259
MAILING ADDRESS
- Millville VT 05470
CITY STATE ZIP CODE
3. 435-760-66084. SAME
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. STEEL
TYPE OF STRUCTURE
7. 900' 8. R-1
SQUARE FOOTAGE ZONE
9. 02-128-0042
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 528 - 37 - 3156
TAX IDENTIFICATION NUMBER
11. 96 W 300 N
ADDRESS OF CONSTRUCTION
12. .91 ACRES 13. _____
LOT SIZE LOT ELEVATION
14. SEWER SEPTIC TANK N/A
(choose one)
15. CITY WATER PRIVATE WELL N/A
(choose one)
16. ELECTRICITY GAS OTHER UTILITY
(specify in remarks)
17. _____
REMARKS

SAMPLE PLOT PLAN
 (numbers do not represent required setbacks)



PLOT PLAN



APPROVED - PLANNING AND ZONING

DATE

FEES PAID - TREASURER

DATE

This property is being approved for building permit issuance as indicated above. Any change in the type or placement of the structure is not allowed. This clearance is not a waiver of compliance with either the zoning ordinance or the building codes. Millville City Form 101 - 15 Nov. 2003 (previous edition is obsolete)

Parcel and Zoning Viewer

Clear browsers cache if map tools are not working.

0 + -00 Search by Address

02-128-0069

W300 N

Print

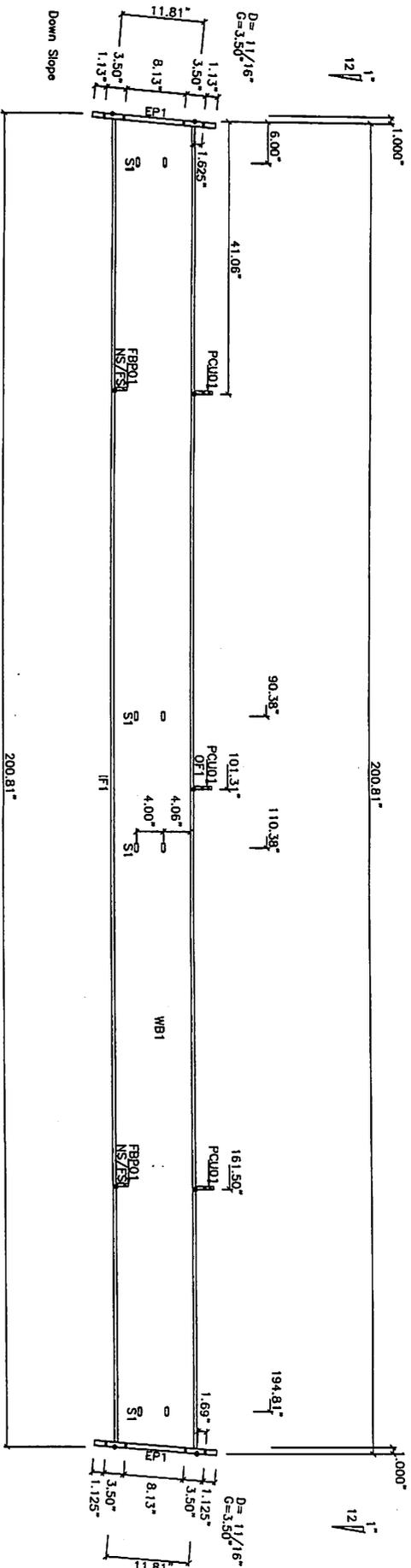
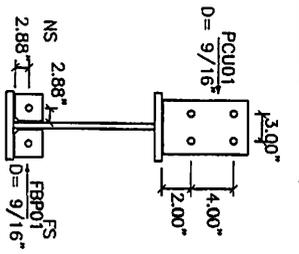
Map Title:

Layout:

Format:

1. **GIS Web Map**

60ft



WELD TABLE	
PLATE 1	PLATE 2
EP1	OF
EP1	WB
EP1	FB
EP1	WB

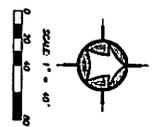
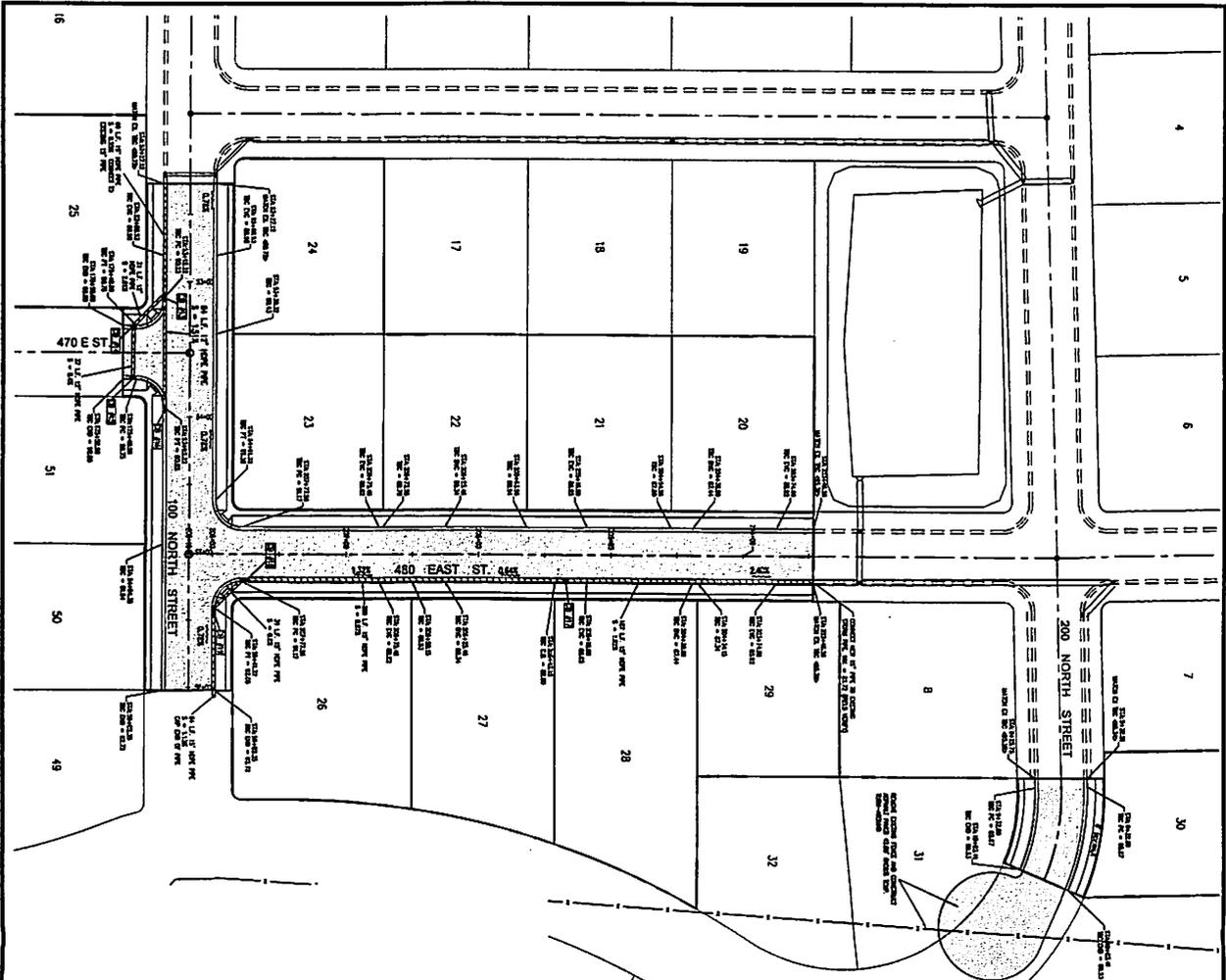
D=DIAMETER
C=GAGE

NUCOR PART: RXB01

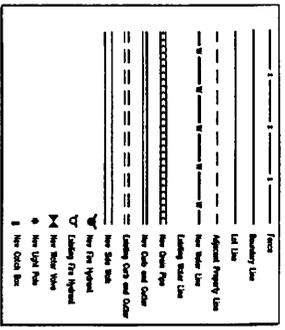
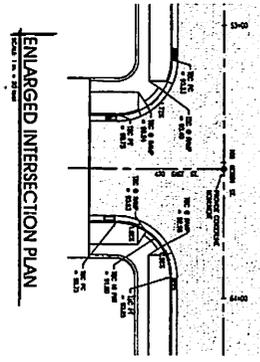
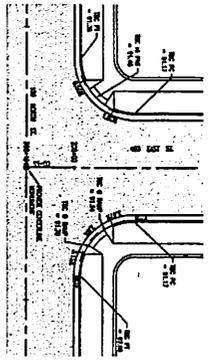
MARK	QNT	DESCRIPTION	WEIGHT
WB1	1	11.38"x0.125"x201.00"	80.7
OF1	1	5.00"x0.188"x200.06"	53.2
EP1	1	5.00"x0.188"x200.06"	53.2
EP1	2	6.00"x0.375"x17.38"	22.2
FBPD01	4	4.00"x0.125"x4.00"	2.3
PCUD01	3	5.00"x0.220"x7.88"	7.4

SLOT TABLE	
ID	SIZE

DATE:	9/15/15	QUANTITY:	1
JOB NUMBER:		DRAWING:	



Catch Basin	Location	Notes
1	Lot 17	1' x 1' x 1' concrete
2	Lot 18	1' x 1' x 1' concrete
3	Lot 19	1' x 1' x 1' concrete
4	Lot 20	1' x 1' x 1' concrete
5	Lot 21	1' x 1' x 1' concrete
6	Lot 22	1' x 1' x 1' concrete
7	Lot 23	1' x 1' x 1' concrete
8	Lot 24	1' x 1' x 1' concrete
9	Lot 25	1' x 1' x 1' concrete
10	Lot 26	1' x 1' x 1' concrete
11	Lot 27	1' x 1' x 1' concrete
12	Lot 28	1' x 1' x 1' concrete
13	Lot 29	1' x 1' x 1' concrete
14	Lot 30	1' x 1' x 1' concrete
15	Lot 31	1' x 1' x 1' concrete
16	Lot 32	1' x 1' x 1' concrete



ENGINEER'S APPROVAL
 I, _____, a duly Licensed Professional Engineer in the State of Michigan, hereby certify that I am the author of this plan and that it was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Michigan.
 DATE _____

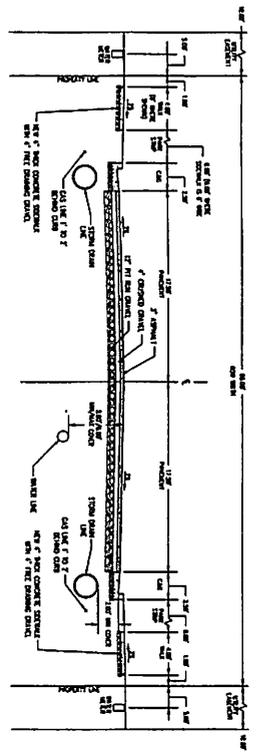
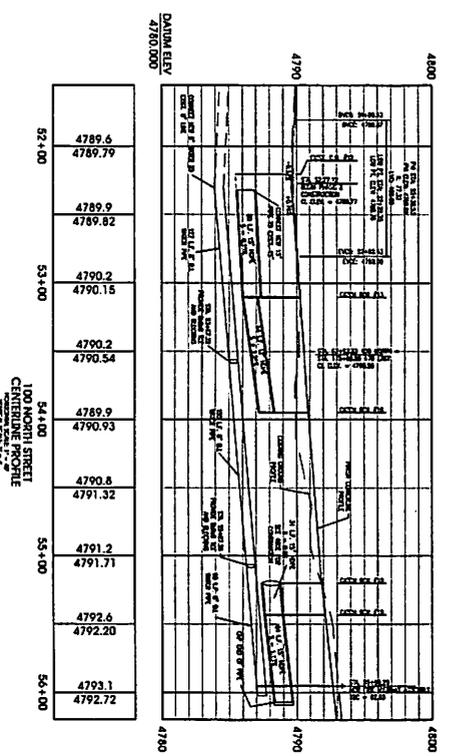
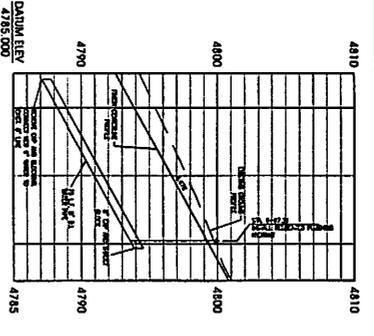
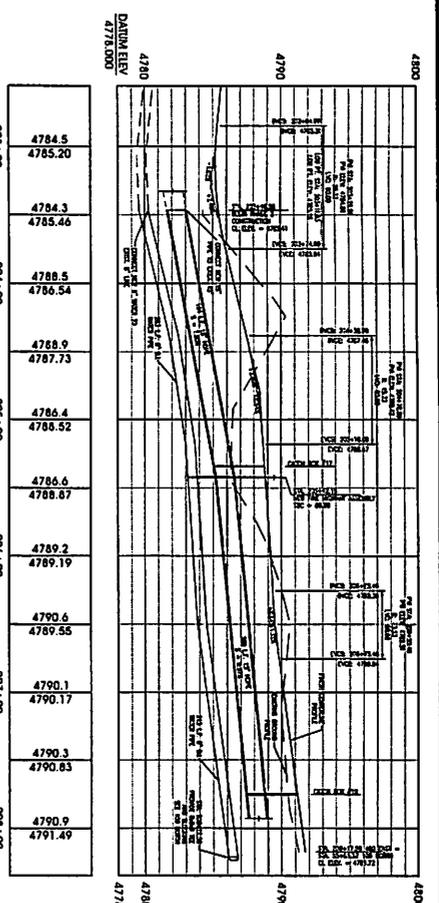
NOTES

1. ALL NOTES SHALL APPLY UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
6. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE SPECIFIED.



MOND-ARE HEIGHTS SUBDIVISION PHASE 2
 GRADING AND DRAINAGE PLAN
 SHEET NO. 1 OF 3

Project No.	11-183
Prepared by	11 OCT 2011
Checked by	11 OCT 2011
Drawn by	11 OCT 2011
Scale	1" = 40'
Sheet No.	1 OF 3
Project Name	MOND-ARE HEIGHTS SUBDIVISION PHASE 2



NOTES

1. ALL NOTES SHALL CONTROL OVER ANY CONFLICTING INFORMATION.
2. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED IN FEET AND INCHES.
3. ALL CURBS SHALL BE 4\"/>



Skyline ENGINEERS, INC.
 1100 NORTH STREET
 SUITE 200
 WASHINGTON, DC 20004
 (202) 462-1100
 www.skylineengineers.com

PROJECT:
 MOND-AIRE HEIGHTS
 SUBDIVISION PHASE 2
 WASHINGTON, DC

DATE:
 11/18/11

PROJECT NO.:
 C103

DATE:
 11 OCT 2011

DESIGNER:
 [Signature]

CHECKED BY:
 [Signature]

DATE:
 11 OCT 2011

SCALE:
 1" = 10'

BY:
 [Signature]

ENGINEER'S APPROVAL

THE ENGINEER HAS REVIEWED THE DESIGN AND CONSTRUCTION DETAILS OF THE CITY ENGINEER'S PLAN AND APPROVES THE SAME FOR CONSTRUCTION.

CITY ENGINEER: _____ DATE: _____

Conceptual Plan for Review with the Millville City Planning & Zoning

11/27/15

The Views at Copperleaf Subdivision

Parcels 02-129-0033, 02-129-0034

Proposed by Brett & Meagan Hadfield (512-2800) and Paul & Mykell Saunders (764-0878)

Pre-application: Conceptual Plan

Section C

- C.2. Availability of water: Culinary
- C.3. Zoning Requirements: Currently in Greenbelt. We would be moving it to residential as is currently in the Millville City Future Land Use Map.
- C.4. Requirements of roadway corridor study, land use, schools, parks and other public open space: We plan to bring 300 East into the subdivision as well as extend 500 N eastward.
- C.5. Floodplains: None (See attached Sensitive Lands Map)
- C.6. Soil types and problems: None (See attached Cache County Soil Survey)
- C.7. Well protection and drinking water source protection zones: No known zones.
- C.8. Location of property that may fall under the hillside development overlay: Lots 5, 6, 7, 16, 21, & 22. (See attached Concept Plan that shows all 30% slopes in black)
- C.9. Proximity to established agriculture protection area: None
- C.10. Stormwater runoff requirements: Proposed runoff collection on lots 1 & 5 as shown on Concept Plan)

Section D

27 residential lots built on 18.34 acres.

Lots ranging from .32 to 1.47 acres.

Proposed as culinary water.

Septic tanks on all lots.

Currently in Greenbelt, moving to residential.

The purpose of our development is to provide mid to upper level homes for those looking to enjoy Millville.

Middle Series

The Middle series consists of well-drained, cobbly soils. The depth to bedrock ranges from 24 to 40 inches. These soils formed in residuum and colluvium derived from limestone, quartzite, and sandstone. They are on west- and south-facing mountain slopes at elevations of 5,000 to 6,500 feet. The slopes range from 30 to 70 percent. The vegetation is big sagebrush, low sagebrush, yellowbrush, bitterbrush, slender wheatgrass, bluebunch wheatgrass, prairie junegrass, and scattered juniper. The average annual precipitation ranges from 17 to 20 inches, the mean annual air temperature is 45° to 48° F., and the frost-free season is 110 to 130 days. Middle soils are associated with Richmond soils.

In a representative profile, the surface layer is grayish-brown, mildly alkaline cobbly light loam about 7 inches thick. The subsoil is brown and light yellowish-brown, mildly alkaline and moderately alkaline cobbly loam and very cobbly loam about 13 inches thick. The substratum is pink and light-brown, moderately alkaline very cobbly heavy sandy loam about 8 inches thick over limestone bedrock.

Representative profile of Middle cobbly loam, 30 to 70 percent slopes, in an area of Richmond-Middle association, eroded, in Box Elder County, on the west face of Wellsville Mountain, Cache National Forest, in the north-east quarter of the southwest quarter of the northeast quarter of sec. 9, T. 11 N., R. 2 W.:

A1—0 to 7 inches, grayish-brown (10YR 5/2) cobbly light loam, very dark grayish brown (10YR 3/2) when moist; weak, fine, granular structure that parts to weak, very fine, granular structure; soft, very friable, nonsticky and nonplastic; many micro and very fine roots and common fine roots; 30 percent channery limestone, cobblestones 3 to 6 inches in length; mildly alkaline; clear, wavy boundary.

B21—7 to 15 inches, brown (10YR 5/3) cobbly loam, dark brown to brown (10YR 4/3) when moist; moderate, medium, subangular blocky structure that parts to moderate, fine, subangular blocky structure; soft, friable, slightly sticky and slightly plastic; few thin clay films; common fine and very fine roots; few very fine pores; 40 percent angular cobblestones and 10 percent angular gravel; slightly calcareous; mildly alkaline; clear, wavy boundary.

B22—15 to 20 inches, light yellowish-brown (10YR 6/4) very cobbly loam, dark brown to brown (10YR 4/3) when moist; moderate, coarse, subangular blocky structure that parts to moderate, medium and fine, subangular blocky structure; slightly hard, firm, slightly sticky and slightly plastic; common thin clay films on ped faces and in pores; 50 percent angular gravel; moderately calcareous; moderately alkaline; abrupt, wavy boundary.

Cca—20 to 28 inches, pink and light-brown (7.5YR 7/4 and 6/4) very cobbly heavy sandy loam, strong brown (7.5YR 4/6) when moist; weak, fine, subangular blocky structure that parts to weak, very fine, subangular blocky structure and single grain; slightly hard, very friable, nonsticky and nonplastic; few fine roots; 60 percent angular cobblestones; strongly calcareous; moderately alkaline.

R—28 inches, limestone rock.

The thickness of the solum and the depth to horizons of carbonate accumulation range from 16 to 28 inches. Coarse fragments range from 20 to 50 percent gravel and cobblestones in the A horizon, 40 to 80 percent cobblestones, gravel, and stones in the B2t horizon, and 50 to 90 percent cobble-

stones and stones in the C horizon. Coarse fragments are angular sandstone, limestone, and quartzite rock fragments. The A horizon ranges from grayish brown to brown. Texture is gravelly loam or cobbly loam. Reaction ranges from neutral to moderately alkaline, and the horizon is noncalcareous to slightly calcareous. Thickness ranges from 7 to 12 inches. The B2t horizon ranges from brown to pale brown or grayish brown. Texture is very gravelly loam or cobbly loam to very cobbly loam. Reaction is mildly alkaline to moderately alkaline, and the horizon is noncalcareous to moderately calcareous. The C horizon ranges from pink to brown or grayish brown in hues of 10YR and 7.5YR. Texture ranges from very cobbly sandy loam to heavy loam. The matrix of the C horizon is moderately calcareous to strongly calcareous and has lime enrichment in the upper part. The calcium carbonate equivalent ranges from 4 to 40 percent.

Permeability is moderate. Runoff is rapid to very rapid, and the hazard of erosion is high to very high. These soils hold 3 to 4 inches of available water above the bedrock. Roots generally extend to the bedrock, but some roots extend into cracks in the bedrock.

Middle soils are used for watershed, range, and wild-life habitat.

In the Cache Area, the Middle soils are mapped only in an association with the Richmond soils.

Millville Series

The Millville series consists of well drained and moderately well drained, very strongly calcareous soils. These soils formed in alluvium derived from dolomitic limestone. They are on alluvial fans deposited on high and medium lake terraces between the towns of Smithfield and Providence at elevations of 4,500 to 5,100 feet. Slopes range from 0 to 6 percent. The vegetation is big sagebrush, bluebunch wheatgrass, bluegrass, cheatgrass, and gumweed. The average annual precipitation ranges from 15 to 17 inches, the mean annual temperature is 47° to 49° F., and the frost-free season is 140 to 160 days. Millville soils are associated with Green Canyon, Timpanogos, Parleys, Greenson, and Nibley soils.

In a representative profile, the surface layer is dark grayish-brown and grayish-brown silt loam about 12 inches thick. This is underlain by light brownish-gray, pale-brown, and light-gray silt loam that extends to a depth of 60 inches or more. The entire profile is moderately alkaline and very strongly calcareous.

Millville soils are used mainly for irrigated crops.

Millville silt loam, 2 to 4 percent slopes (M1B).—This soil is on alluvial fans, chiefly in the North Logan-Smithfield area.

Representative profile in a cultivated area, one-fourth mile north of the Utah State University Dairy Farm Headquarters, 40 feet north and 100 feet west of the north-east corner of the southeast quarter of sec. 22, T. 12 N., R. 1 E.:

Ap—0 to 6 inches, dark grayish-brown (10YR 4/2) silt loam, very dark grayish brown (10YR 3/2) when moist; weak, medium, granular structure; slightly hard, friable, slightly sticky and slightly plastic; many fine roots; few medium pores; very strongly calcareous; moderately alkaline; gradual, smooth boundary.

A12—6 to 12 inches, grayish-brown (10YR 5/2) silt loam, very dark grayish brown (10YR 3/2) when moist; very weak, medium, granular structure; hard, friable, slightly sticky and slightly plastic; many fine roots; very strongly calcareous; moderately alkaline; gradual, smooth boundary.

- AC—12 to 24 inches, light brownish-gray (10YR 6/2) silt loam, dark grayish brown (10YR 4/2) when moist; massive; slightly hard, friable, slightly sticky and slightly plastic; many fine roots; many fine pores; very strongly calcareous; moderately alkaline; gradual, smooth boundary.
- C1—24 to 35 inches, pale-brown (10YR 6/3) silt loam, brown (10YR 4/3) when moist; massive; slightly hard, friable, slightly sticky and slightly plastic; many fine roots; many fine pores; very strongly calcareous; moderately alkaline; gradual, smooth boundary.
- C2—35 to 65 inches, light-gray (10YR 7/2) silt loam, grayish brown (10YR 5/2) when moist; massive; slightly hard, friable, slightly sticky and slightly plastic; few fine roots; few fine pores; very strongly calcareous; moderately alkaline.

The A1 horizon ranges from dark grayish brown to brown in a hue of 10YR. Reaction is moderately alkaline to mildly alkaline, and the horizon is strongly calcareous or very strongly calcareous. Thickness ranges from 7 to 15 inches. The C horizon ranges from pale brown to light gray or light brownish gray in a hue of 10YR or 2.5Y.

This soil is easy to till. It is well drained, and permeability is moderate. Runoff is slow, and the hazard of erosion is slight. This soil holds 8 to 10 inches of available water to a depth of 5 feet. Roots penetrate easily to a depth of 5 feet or more.

Included in mapping were small areas of Green Canyon gravelly loam, 0 to 3 percent slopes, and areas of slightly steeper soils. Also included are small areas of moderately well drained Millville soils.

This soil is used mostly for irrigated crops of alfalfa, sugar beets, small grains, peas, pole beans, and corn for silage. (Capability unit IIe-2, irrigated; not in a range site or a woodland suitability group; wildlife suitability group 2)

Millville silt loam, 0 to 2 percent slopes (MIA).—This soil is similar to Millville silt loam, 2 to 4 percent slopes, except that it is more gently sloping and has a fluctuating water table between depths of 40 and 50 inches during the growing season. It is moderately well drained. Strong-brown to light olive-brown mottles are present in the lower subsoil and substratum.

Included in mapping were small gravelly areas and small areas of a silty clay loam.

This Millville soil is used for irrigated crops of alfalfa, small grain, sugar beets, peas, pole beans, and corn for silage. (Capability unit IIw-2; irrigated; not in a range site or a woodland suitability group; wildlife suitability group 2)

Mixed Alluvial Land

Mixed alluvial land (Mm) is a miscellaneous land type consisting of stratified, dominantly sandy alluvial soil material deposited along the flood plain of the Bear River, Blacksmith Fork River, and other streams. The area is characterized by many oxbows and wet spots. It is subject to overflow during periods of high runoff in spring. Little or no profile formation has taken place, but mottling is evident in the substratum. Grass, weeds, and willows are established in some places, and the area has limited use for grazing. The principal use is for wildlife habitat. (Capability unit Vw-2, nonirrigated; Wet Meadow range site; not in a woodland suitability group; wildlife suitability group 1)

Mult Series

The Mult series consists of well-drained soils. Fractured limestone bedrock is at a depth of 22 to 40 inches. These soils formed in colluvium and residuum derived dominantly from limestone. They are on north- and east-facing mountain slopes at elevations of 6,800 to 9,500 feet. Slopes range from 6 to 50 percent. The vegetation is aspen and scattered conifers and an understory of snowberry, slender wheatgrass, mountain brome, and blue wildrye. The average annual precipitation ranges from 25 to 30 inches, the average annual air temperature is 36° to 42° F., and the frost-free season is 70 to 90 days. Mult soils are associated with Bickmore, Lucky Star, Dateman, Agassiz, and Elwood soils.

In a representative profile, the surface layer is brown, slightly acid and medium acid heavy silt loam, about 14 inches thick, that has a moderate to moderately high organic-matter content. The subsoil is yellowish-brown, medium acid silty clay loam about 10 inches thick. Fractured limestone bedrock is at a depth of about 24 inches. Carbonates have been leached from the surface layer and subsoil. The base saturation percentage ranges from 70 to 85 percent.

Mult soils are used for watershed, wildlife habitat, woodland, and range.

Mult-Agassiz association (MNE).—This mapping unit is in the upper areas of LaPlatta Creek, Davenport Creek, and South Cottonwood. The soils are on mountain slopes that have many side drainageways. The exposed rock formations are limestone. About 40 percent of the association is Mult silt loam, 6 to 30 percent slopes; 40 percent is Agassiz rocky silt loam, 6 to 30 percent slopes; and 20 percent is Elwood silt loam, 10 to 30 percent slopes.

The Multi soil is predominantly on north-facing slopes in basinlike pockets where the vegetation is aspen. The Agassiz soil is on south-, east-, and west-facing slopes of ridges. Here, the vegetation is shrubs, grass, and a few coniferous trees. The Elwood soil has north- and east-facing slopes. Depth to bedrock ranges from 22 to 40 inches. The vegetation is Douglas-fir and alpine fir.

Representative profile of Mult silt loam, 6 to 20 percent slopes, in an area of Mult-Agassiz association in South Cottonwood Canyon, 1,600 feet south and 1,200 feet east of the northwest corner of sec. 30, T. 10 N., R. 3 E.:

- A11—0 to 4 inches, brown (10YR 4/3) heavy silt loam, very dark brown (10YR 2/3) when moist; moderate, fine, granular structure; soft, friable, nonsticky and slightly plastic; many fine roots and common medium roots; slightly acid; abrupt, wavy boundary.
- A12—4 to 14 inches, brown (10YR 4/3) heavy silt loam, dark brown (10YR 3/3) when moist; strong, medium and coarse, granular structure; slightly hard, friable, slightly sticky and plastic; many fine roots and common medium roots; common, very fine, discontinuous, random, impeded and exped, interstitial and tubular pores; medium acid; clear, smooth boundary.
- B21t—14 to 24 inches, light yellowish-brown (10YR 6/4) silty clay loam, dark brown to brown (10YR 4/3) when moist; moderate, fine and medium, subangular blocky structure; slightly hard, firm, sticky and plastic; common, very fine, discontinuous, random, impeded and exped, interstitial and tubular pores; common fine and medium roots; thin continuous clay films on pedes and moderately thick continuous clay films in pores;



Post Office Box 308

Millville, Utah 84326

November 27th 2015

Mr. Brett Hadfield

I have scheduled the conceptual plan meeting with the following parties regarding your desire to develop parcels 02-129-0033 and 02-129-0034.

This meeting will be held at the regularly schedule Planning and Zoning Meeting in the Millville City offices located at 510 East 300 South at 8 PM Thursday the 3rd of December 2015.

Additional attendees will be Mayor Mike Johnson, City Engineer Zan Murry, and City Superintendent Gary Larson.

6.16.010: PREAPPLICATION: Conceptual Plan

A. This section shall apply to subdivisions, both large and small.

B. The purpose of this pre-application procedure is to determine any problems with the proposed development before expenses are incurred in the preparation of a preliminary plat. No official action is required of the city planner, planning and zoning commission, or other agencies other than to offer appropriate comments on the proposal and indicate suitability for proceeding through the platting process.

C.

1. Procedures and requirement for filing the preliminary and final plats; 16.16.020 Preliminary Plat, 16.20.010 Final Plat, and 16.20.020 Final Plat Submittal.

2. Availability of public water, sewer and other requirements when public systems are not readily available pursuant to subsection 16.04.070 M of this title;

3. Zoning requirements on the property;

4. Requirements of the duly adopted roadway corridor study, land use, schools, parks and other public open space;

5. The location and extent of any floodplains as shown by FEMA maps in the office of the city engineer;

6. Soil types and problems on the property as shown on available soil survey maps prepared by the soil conservation service;

7. The location of well protection and drinking water source protection zones;
8. The location of all property in the development that may fall under the hillside development overlay;
9. Proximity to any established agriculture protection area;
10. Storm water runoff requirements.

D. As a part of this contact, the sub divider may discuss with the city planner or any other appropriate agency its tentative proposals for the development of the property. All fees must be paid prior to consideration.

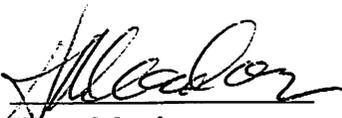
E. The sub divider shall present at least twelve (12) copies of a conceptual plan, or sketch plan, to the commission for an informal review and discussion of the site plan and the general scope and conditions of the proposed subdivision. The plan shall include the following:

1. The property boundaries of the proposed subdivision as shown with a date certified plat from the county office within the last thirty (30) days;
2. Names of adjacent property owners;
3. Approximate number of lots proposed and the street layout numbering of lots on the plat is adequate;
4. Approximate total acreage of the development as well as lot size range;
5. Description of the type of water (culinary or irrigation) system proposed along with the water rights pursuant to subsection 16.04.070M of this title;
6. Description of the type of sewer or sanitary waste system proposed;
7. Present zoning;
8. Written description of the storm water drainage system proposed;
9. A written statement describing the intent of the development;
10. Lots within the hillside development overlay zone.

F. In the review and discussion of the proposal, the commission shall consider its concept and compare it with the comprehensive master plan, zoning ordinance, subdivision ordinance and other regulations in the local jurisdiction to determine compliance. A record of the discussion, including the decisions agreed upon, shall be kept in the minutes of the meeting and shall constitute the official record of the meeting. A copy of the minutes shall be furnished to the sub divider within fourteen (14) days of the minutes being approved. The sub divider may then

proceed with the preparation of the preliminary plat. In the event the preliminary plat has not been submitted to the commission for approval within six (6) months from the date of the meeting, a new conceptual plan shall be presented for consideration by the commission before a preliminary plat can be submitted.

G. The commission may, at its option, hold a public hearing as part of the review process of the conceptual plan. (Ord. 2008-4, 2008: Ord. 2003-4 §§ 1, 2, 2003: Ord. 2002-2 § 2, 2002: Ord. 2000-17 §§ 2, 3: Ord. 94-3 § 1)

A handwritten signature in black ink, appearing to read "Harry Meadows". The signature is written in a cursive style with a horizontal line underneath the name.

Harry Meadows
Millville City Development Coordinator
(435) 881-2977