

# ***MILLVILLE PLANNING COMMISSION MEETING***

**City Hall - 510 East 300 South - Millville, Utah**

**Dec 3, 2015**

## **1. Roll Call:**

Chairman Jim Hart, Commissioners Lynette Dickey, Bonnie Farmer, and Garrett Greenhalgh.

## **Others Present:**

Development Coordinator Harry Meadows, Mayor Michael Johnson, Zan Murray, Gary Larsen, Chad Kendrick, Tara Hobbs, Michael Callahan, Ezra Eames, Brett & Meagan Hadfield, Paul Saunders, Robert Bates, and Todd Aslett. Secretary Adria Davis recorded the minutes.

## **2. Opening Remarks/Pledge of Allegiance**

Chairman Hart opened the meeting at 8:03 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 Dec 3, 2015 was reviewed. A correction was noted changing the date of the minutes from Oct 19 to Nov 19. A motion was made by Commissioner Dickey to approve the agenda with the noted changes. Commissioner Greenhalgh seconded. Commissioners Farmer, Hart, Greenhalgh, and Dickey voted yes, with Commissioner Thompson absent.

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

The minutes for the meeting of Nov 19, 2015 were reviewed. A motion was made by Commissioner Farmer to approve the minutes as outlined. Commissioner Greenhalgh seconded. Commissioners Farmer, Hart, Greenhalgh, and Dickey voted yes, with Commissioner Thompson absent.

**Commissioner Rachel Thompson arrived at the meeting at this time.**

## **5.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.**

A letter in opposition to this request was received by Harry Meadows and reviewed by the commissioners (Letter attached). Discussion was held as to the legality of a commercial building within a residential zone. It was determined that the planning commission could not regulate the use of the accessory building. Mr. Aslett already has a business license granted by the city for this address. A motion was made by Commissioner Greenhalgh to approve the zoning clearance. Commissioner Farmer seconded. Commissioners Hart, Farmer, Thompson, and Greenhalgh voted yes. Commissioner Dickey abstained.

## **5.B. Review and Consideration for recommendation to the city council of the final plat for the Mond-Aire Heights Subdivision, Phase 2.**

The first phase had 19 lots, the second phase has 11 lots and still only 1 access. The development coordinator discussed with Mr. Eames some items relating to storm water permits and water shares that he would need to make some decisions on as he proceeds with this second phase. Chairman Hart moved to recommend to the City Council to approve the final plat for phase 2 of the Mond-Aire Heights Subdivision. Commissioner Dickey seconded. Commissioners Hart, Dickey, Farmer, Greenhalgh, and Thompson voted yes.

**6.A. Conceptual Plan – proposed subdivision of parcels 02-129-0033 and 02-129-0034 by Brett & Meagan Hadfield, and Paul & Mykell Saunders.**

Items discussed were as follows:

- Concerns over layout and frontage of lot 22. Lot lines must meet the street at right angles.
- 2 proposed roads connecting to private property (access, traffic, dead ends).
- Water pressure on last lot within guidelines.
- Recommendation to loop water system, no dead ends.
- Private water system vs. municipal water system.
- Possible pressurized water system available for connection.
- Location of new private lines (water, utilities) in city right of way.
- Grade of roads and curve at bottom of the hill.
- Control of overflow for storm water.
- Terminal street no longer than 600 ft.
- Intercity agreement with Providence
- Overlap into Providence zone 4
- Septic tanks and well protection areas
- Cell tower on the property
- Hillside overlay
- Grade of lots with lot size requirements
- 20% Grade and existing sewer lines of Providence
- Water shares

**6.B. Agenda Items for Next Meeting**

None

**7. Calendaring of future Planning and Zoning Meeting**

The next meeting will be held Thursday, Dec 17, 2015.

**8. Assignment of Representative for City Council Meeting**

Commissioner Garrett Greenhalgh will attend the next City Council meeting.

**9. Adjournment**

Chairman Hart moved to adjourn the meeting at 9:16 p.m.

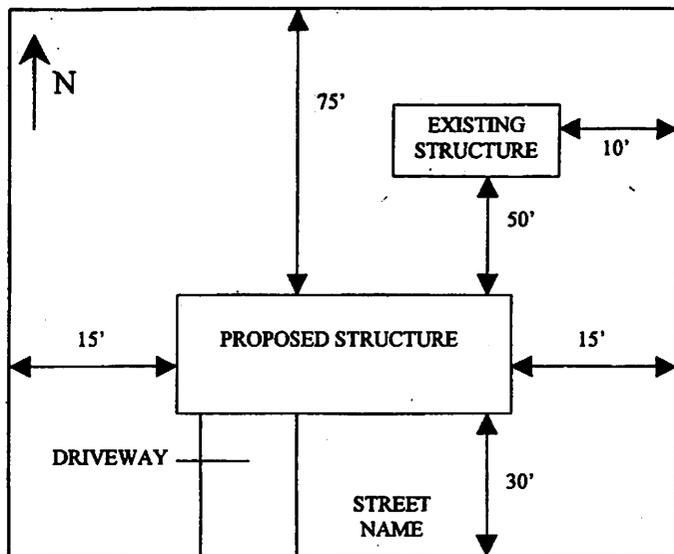


**MILLVILLE CITY**  
**ZONING CLEARANCE FOR BUILDING PERMIT**  
**THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL**

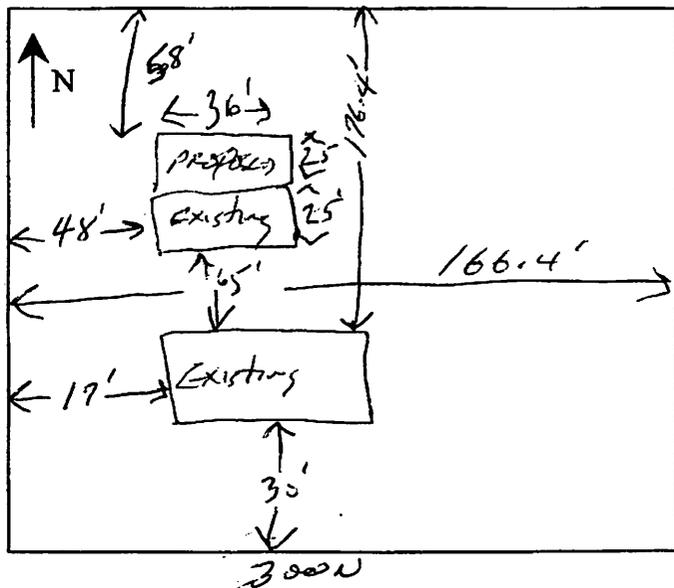
**APPLICATION INFORMATION**

1. TODD ASLETT  
APPLICANT'S NAME
2. PO. Box 259  
MAILING ADDRESS
- Millville VT 05320  
CITY STATE ZIP CODE
3. 435-760-6608 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. 26 W 300 N  
ADDRESS OF CONSTRUCTION
12. .91 ACRE 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**



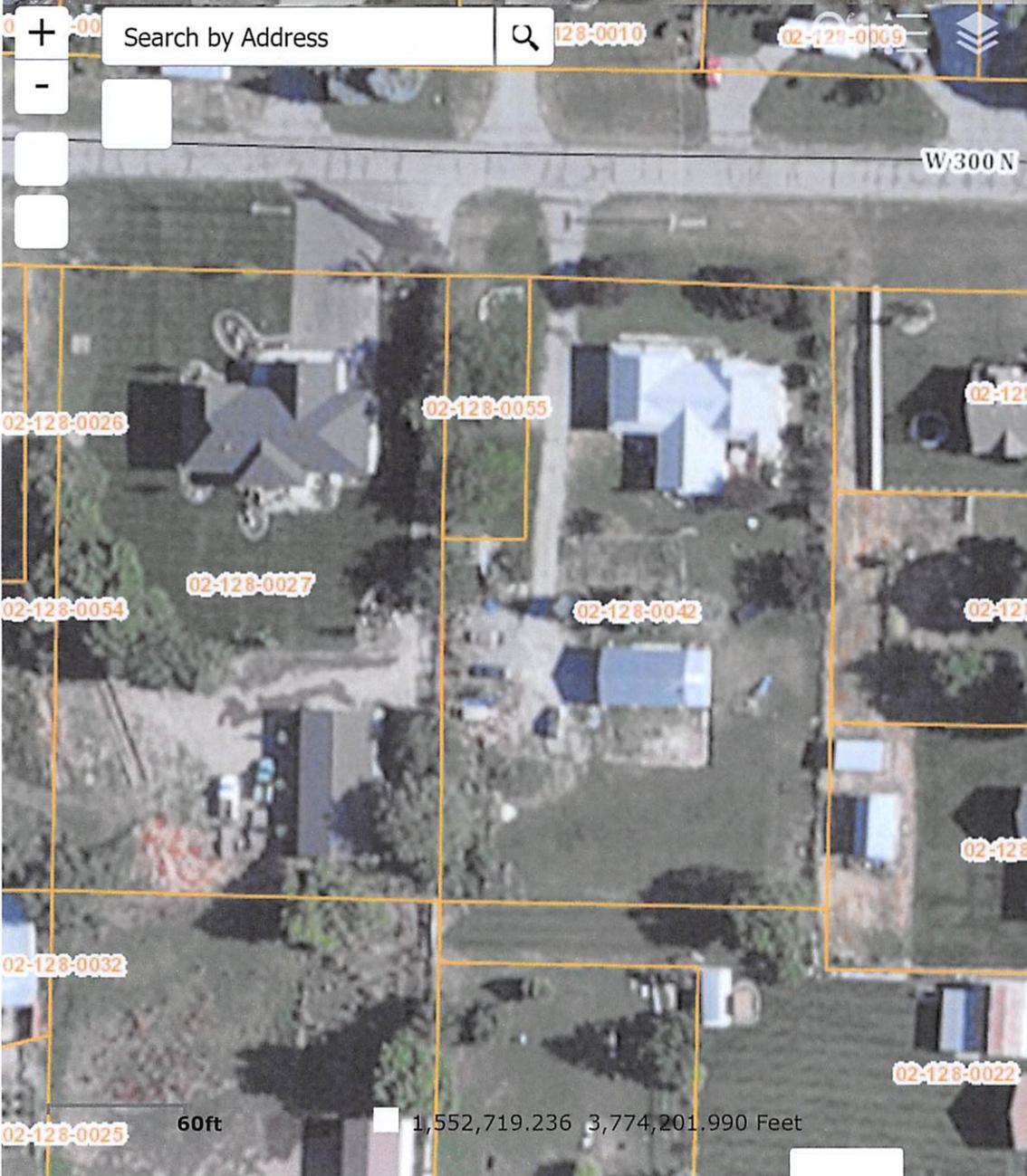
APPROVED - PLANNING AND ZONING \_\_\_\_\_ DATE \_\_\_\_\_

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.



### Print

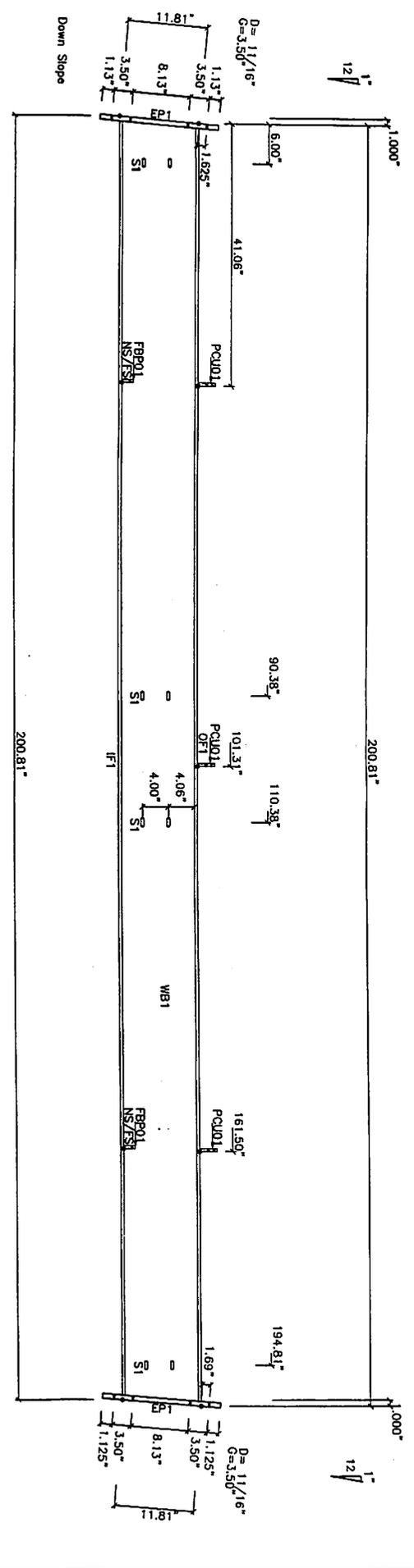
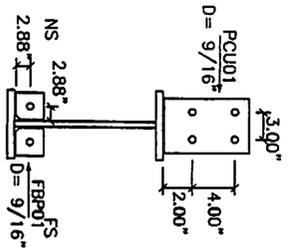
Map Title:

Layout:

Format:

1.  **GIS Web Map**





WELD TABLE		WELD
PLATE 1	PLATE 2	
EP1	OF	FW03
EP1	IF	FW03
EP1	WB	WP13
EP1	OF	FW03
EP1	IF	FW03
EP1	WB	WP13

MARK	QNT	DESCRIPTION	WEIGHT
WB1	1	11.38"x0.125"x201.00"	80.7
OF1	1	5.00"x0.188"x200.06"	53.2
IF1	1	5.00"x0.188"x200.06"	53.2
EP1	2	6.00"x0.375"x17.38"	22.2
FBPO1	4	4.00"x0.125"x4.00"	2.3
FCU01	3	5.00"x0.220"x7.88"	7.4

SLOT TABLE	
ID	SIZE

NUCOR PART: RXB01

D = DIAMETER  
G = GAGE

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

Dear Millville City Planning and Zoning Commission:

I noticed this on the agenda for tonight's P&Z meeting...

**The Millville City  
Planning Commission**  
will meet at 8 p.m. at the  
Millville City Office at 510  
E. 300 South.  
• Considering zoning  
clearance for a building  
permit requested by Todd  
Aslett for an accessory  
building to be located on  
the property at 26 W. 300  
North.

I am unable to attend the meeting because of a prior commitment, but would like to bring your attention to the codified ordinances and ask that you NOT approve this request for an accessory building that is used for a commercial business. I have listed a couple of them here that I think apply and clearly show where this is in violation and I'm sure there are others.

17.20.020 lists permitted uses...

- \* None of these uses mentions a commercial enterprise such as his
- \* This type of business is not listed as a permitted conditional use either under 17.20.030  
17.68.040 clearly states...
- \* A nonconforming use shall not be enlarged, extended, or changed unless the use is changed to a use permitted in the district in which it is located, and a nonconforming structure shall not be reconstructed or structurally altered unless such alteration shall result in removing those conditions of the building which render it nonconforming...
- \* Some exceptions are listed, but I don't believe any of them apply to this instance

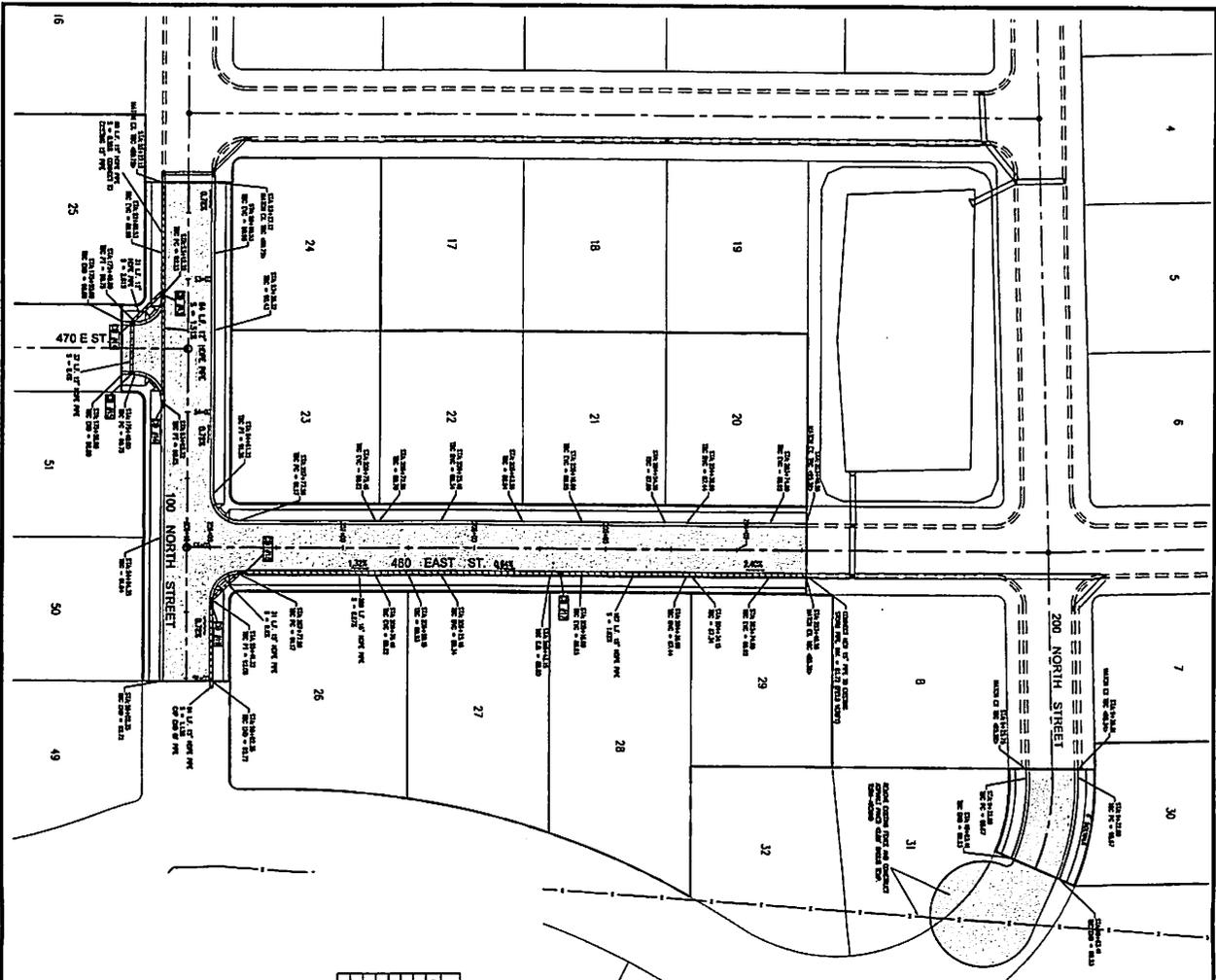
I would also like to call your attention to the fact that I'm aware of a legal precedent set in Utah where a resident won a case against Springville City for allowing non-conforming commercial uses in residential zones. I refer you to John Harris and Suzanne Harris v. Springville City, No. 19495 of the Supreme Court of Utah. October 12, 1984.

I appreciate your consideration and ask that you insure the ordinances of Millville City are strictly adhered to here.

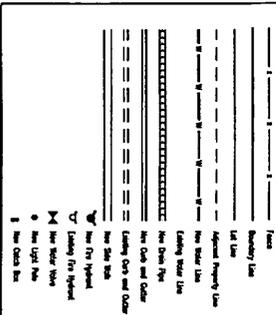
Respectfully,

Duane Harvey  
216 N 100 W, Millville

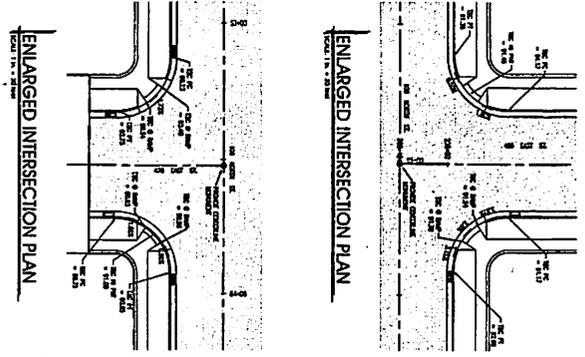




Catch Basin	MC Catch Basin	Model
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31	12000	12000

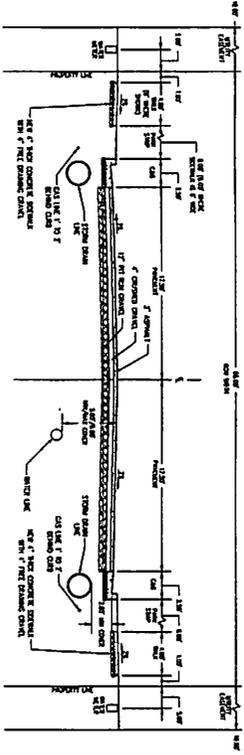
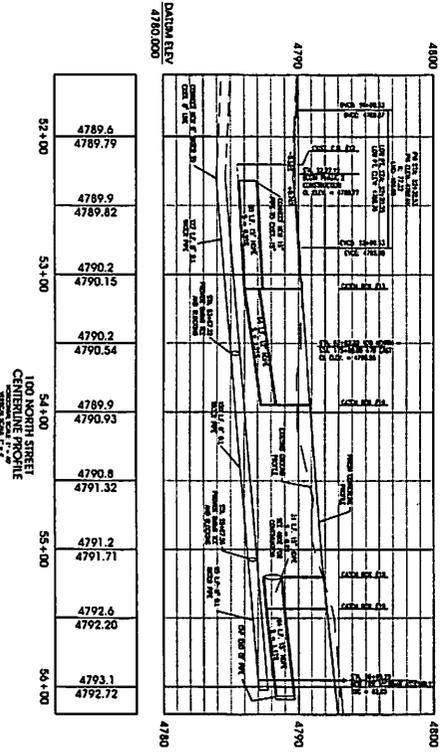
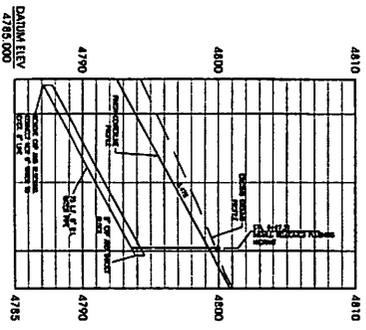
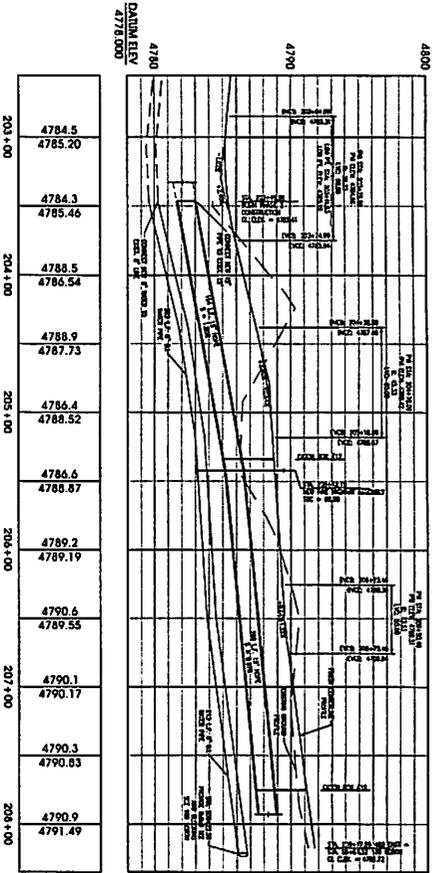


ENGINEER'S APPROVAL  
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Colorado, do hereby certify that I am the author of the foregoing and that I am a duly Licensed Professional Engineer in the State of Colorado.  
 DATE: \_\_\_\_\_  
 DIT ENGINEERS



- NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS OF THE STATE OF COLORADO.
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<p>MOND-ARE HEIGHTS SUBDIVISION PHASE 2          GRADING AND DRAINAGE PLAN</p>	
<p>Project No: 14-103</p> <p>Prepared by: [Name]</p> <p>Checked by: [Name]</p> <p>Date: 11 OCT 2013</p> <p>Sheet No: C101</p> <p>Scale: 1" = 40'</p>	<p>1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS OF THE STATE OF COLORADO.</p> <p>2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS OF THE STATE OF COLORADO.</p> <p>3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS OF THE STATE OF COLORADO.</p> <p>4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS OF THE STATE OF COLORADO.</p>



- NOTES**
1. ALL NOTES SHALL COMPLY WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND SHALL BE SUPPLEMENTED BY THE NOTES AND CONDITIONS OF CONTRACT AND GENERAL NOTES AND CONDITIONS OF CONTRACT.
  2. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
  3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE SPECIFIED.
  4. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE SPECIFIED.
  5. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE SPECIFIED.



**ENGINEER'S APPROVAL**

DATE: \_\_\_\_\_

PROJECT: MOND-DAIRE HEIGHTS SUBDIVISION PHASE 2

DATE: 11/01/2013

PROJECT NO: C103

ENGINEER'S APPROVAL

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 B2 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.

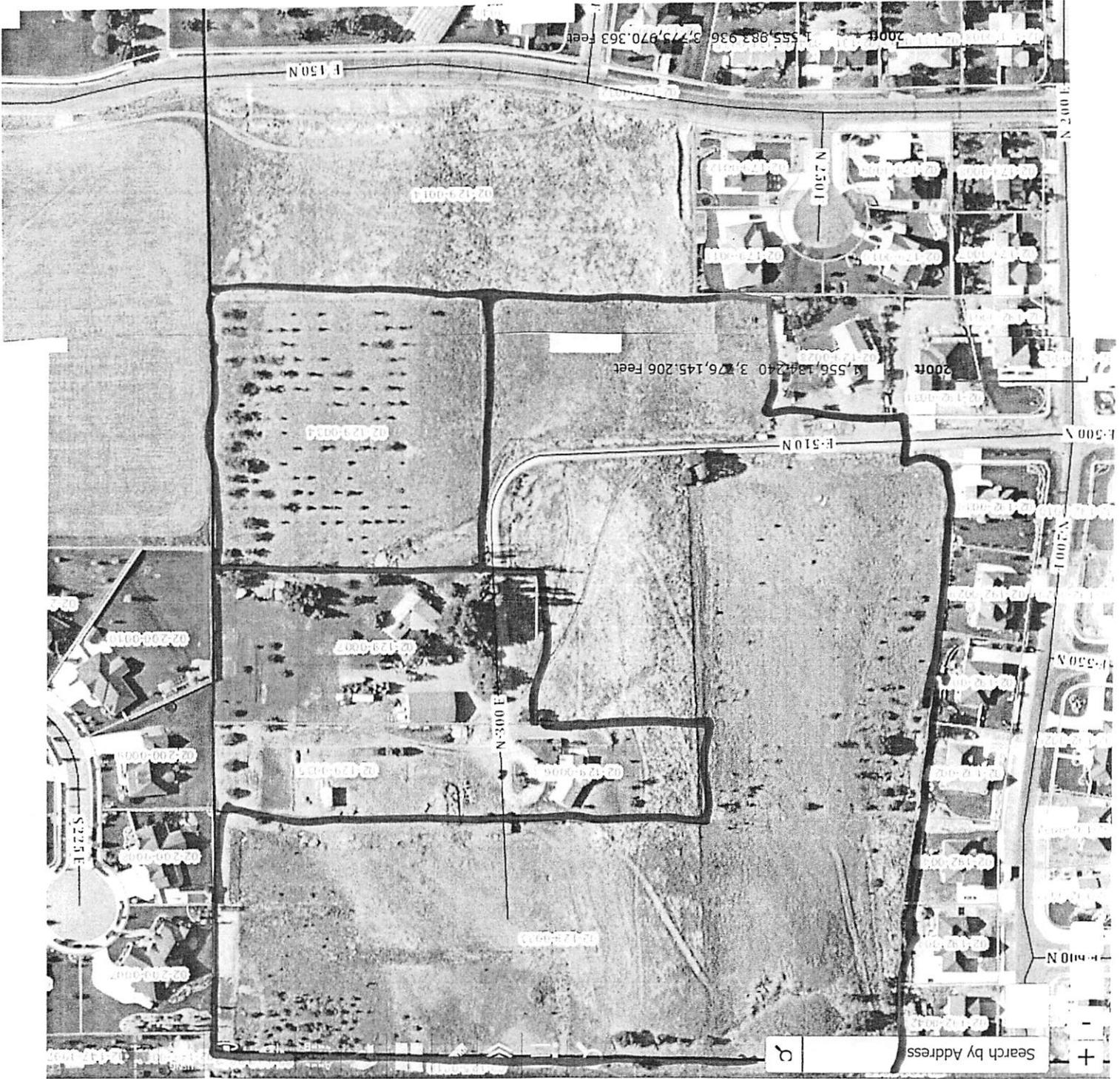
The Multi soil is predominantly on north-facing slopes in basinlike pockets where the vegetation is aspen. The Agassiz soil is on south-, east-, and west-facing slopes of ridges. Here, the vegetation is shrubs, grass, and a few coniferous trees. The Elwood soil has north- and east-facing slopes. Depth 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 peds and moderately thick continuous clay films in pores;







Clear browsers cache if map tools are not working.

### Parcel and Zoning Viewer



Post Office Box 308

Millville, Utah 84326

November 27<sup>th</sup> 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 3<sup>rd</sup> 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.

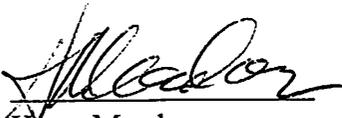
E. The sub divider shall present at least twelve (12) copies of a conceptual plan, or sketch plan, to the commission for an informal review and discussion of the site plan and the general scope and conditions of the proposed subdivision. The plan shall include the following:

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", written over a horizontal line.

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