NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold a meeting on Thursday, **May 16, 2019** 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 Apr 18, 2019.
5. Agenda Items:
   A. Zoning Clearance – RDS Construction, residence at 581 E 100 S, Canyon Ridge, lot 9.
   B. Zoning Clearance – Visionary Homes, residence at 26 N 500 E, Mond Aire Heights, lot 40.
   C. Zoning Clearance – Visionary Homes, residence at 528 N 250 E, CopperLeaf, lot 10.
   D. Zoning Clearance – Jace Hill, residence at 479 E 25 N, Mond Aire Heights, lot 52.
   E. Sign Permit – Sign Pro, sign located on business at 765 W 1940 S, Ste 103, Millville
   F. Zollinger Industrial Subdivision – Final Plat review
   G. Mond Aire Heights Subdivision, Phase 4 – Final Plat review
   H. Commercial Zoning
   I. Other
6. City Council Report – review minutes from the May 9, 2019 meeting.
7. Agenda items for next meeting.
8. Calendaring of future Planning Commission 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 May 13, 2019 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 May 13, 2019.

Adria Davis

Adria Davis, Secretary
Millville City Planning Commission

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah
April 18, 2019

1. Roll Call:
Chairman Garrett Greenhalgh, Commissioners Lynette Dickey, Bonnie Farmer, and Darcy Ripplinger (Alt.).

Others Present:
Development Coordinator Harry Meadows, Treasurer Tara Hobbs, Mayor David Hair, Lance Zollinger, Rylan Zollinger, and Chad Kendrick. Secretary Adria Davis recorded the minutes.

2. Opening Remarks/Pledge of Allegiance
Chairman Greenhalgh opened the meeting at 7:59 p.m.
He led all present in the Pledge of Allegiance.

3. Review and Approval of agenda
The agenda for the Planning Commission meeting of April 18, 2019 was reviewed. A motion was made by Commissioner Dickey to approve the agenda as presented. Commissioner Farmer seconded. Commissioners Dickey, Greenhalgh, Farmer, and Ripplinger (Alt.) voted in Favor with Commissioner Lewis excused, and Commissioners Thompson, and Anderson (Alt.) absent.

Commissioner Matt Anderson (Alt.) arrived at the meeting at this time.

4. Review and Approval of the Minutes from Apr 4, 2019
The Planning Commission meeting minutes were reviewed. A motion was made by Commissioner Farmer to approve the minutes as outlined. Commissioner Dickey seconded. Commissioners Dickey, Greenhalgh, Farmer, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor with Commissioner Lewis excused, and Commissioner Thompson absent.

5.A. Zoning Clearance – Lance Zollinger Commercial Warehouse at 866 W 850 N, Millville.
Lance has a septic permit for this building, which was approved separately from Bear River through an appeals process. The warehouse is being built for the Packaging Corporation of America. It has a 25 foot setback from the rear property line which abuts the railroad tracks.
Commissioner Farmer moved to approve the zoning permit. Commissioner Ripplinger (Alt.) seconded. Commissioners Dickey, Greenhalgh, Farmer, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor with Commissioner Lewis excused, and Commissioner Thompson absent.

5.B. Other
Development Coordinator Meadows handed out copies of the zoning ordinances for each of the three Commercial Zones; Retail, Manufacturing, and Services. He wanted to review the differences and see if they should all be combined into one Commercial Zone. We currently have zones with mixed use buildings that were grandfathered in, but do not match the permitted use of those zones.
The main differences are the building heights and the setbacks in relation to the property they abut.

The commissioners discussed the original reasons for creating these separate zones. They were concerned with having a manufacturing business next to a residential zone.
They will review the ordinances and continue this discussion at a future meeting.

DRAFT

Harry also handed out copies of the Town Center zone that referenced the application process and the fees. He wants the Commissioners to decide what process to use and what fees to charge before anyone starts applying to build in this zone.
The Commissioners will follow up on this at the next meeting.

6. City Council Report – review minutes from the Apr 11, 2019 meeting.
Commissioner Farmer commented on the person wanting to develop in the south fields but wanting 1/3 acre lots. She expressed her desire to never have 1/3 acre lots out there. 'We zoned it that way on purpose, and we want to keep the country feel of Millville'.

Mayor Hair spent some time discussing what the State of Utah is trying to push onto all the towns and how they are wanting everyone to fall in line with their directions.

7. Agenda Items for Next Meeting
Commercial Zones

8. Calendaring of future Planning Commission Meeting
The next regularly scheduled meeting will be held Thursday, May 16, 2019.

9. Adjournment
Chairman Greenhalgh moved to adjourn the meeting at 9:14 p.m.

DRAFT

00839

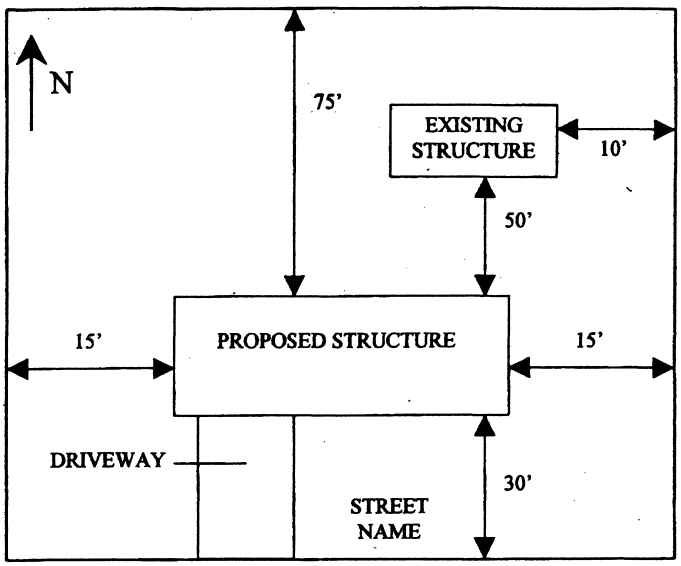
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

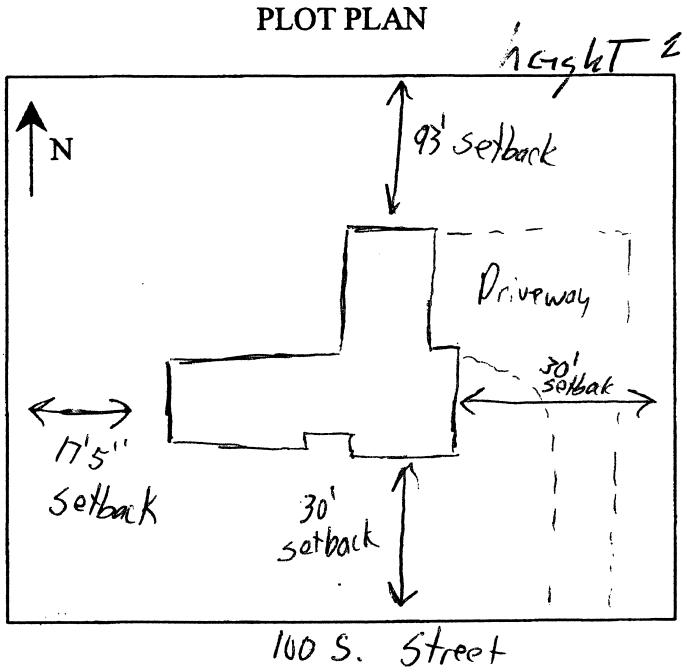
APPLICATION INFORMATION

1. R.O.S Construction — APPLICANT'S NAME
2. 953 S. State — MAILING ADDRESS
   Richmond — CITY; UT — STATE; 84333 — ZIP CODE
3. _____ — HOME TELEPHONE
4. 801-668-5513 — BUSINESS TELEPHONE
5. Edwin Phillips — OWNER'S NAME (if different from applicant)
6. Single Family — TYPE OF STRUCTURE
7. 1950 — SQUARE FOOTAGE
8. _____ — ZONE
9. Millville Canyon Ridge Lot 9 — SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 199 - 0009 — TAX IDENTIFICATION NUMBER
11. 581 E. 100 S — ADDRESS OF CONSTRUCTION
12. 21,214 Sq. Ft. — LOT SIZE
13. 5020 Ft. — 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

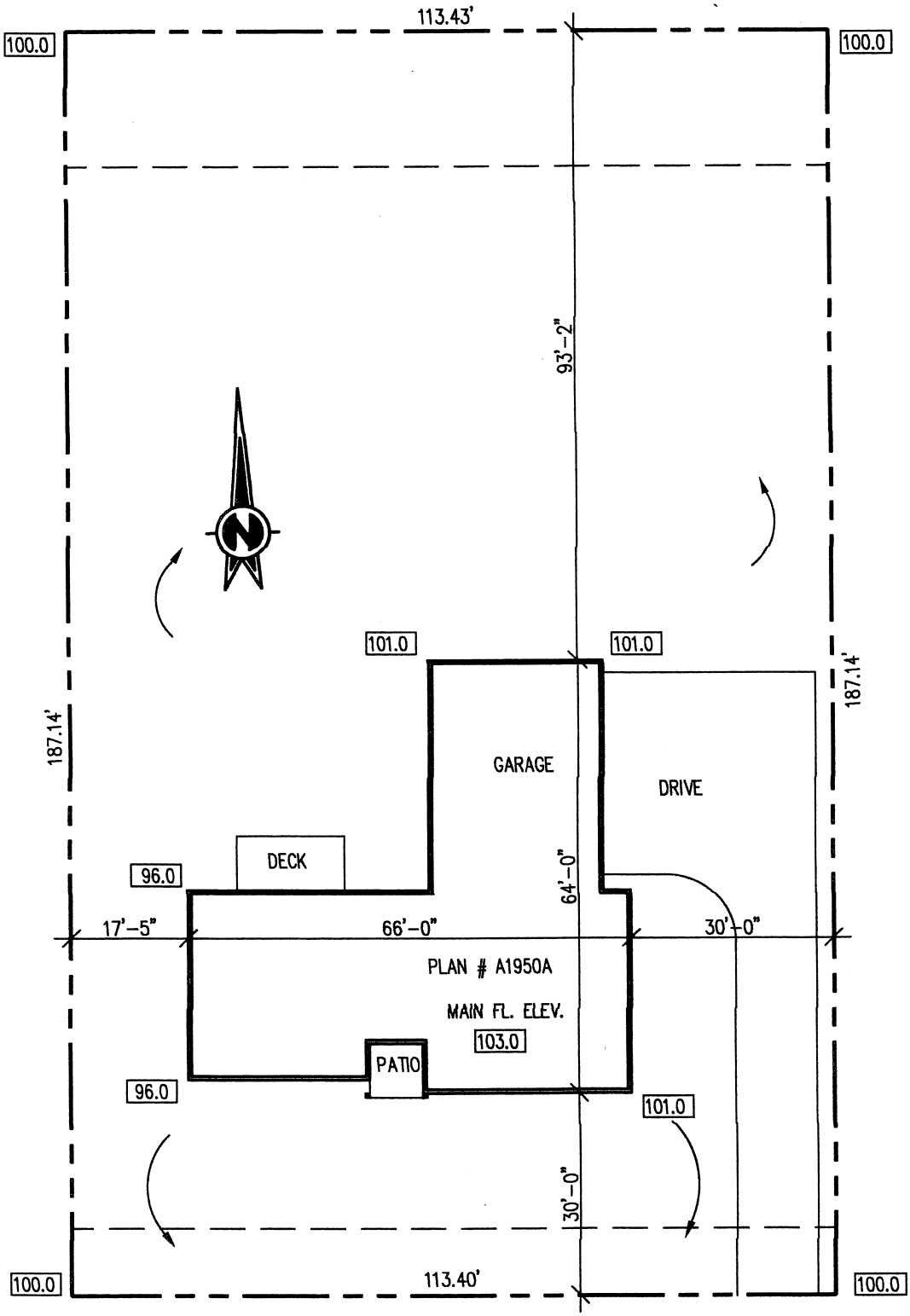


APPROVED – PLANNING AND ZONING _____ DATE _____

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)

PLOT PLAN FOR ED & JENNILLE PHILIPS



LOT # 9 MILLVILLE CANYON RIDGE MILLVILLE, UTAH

TYPE 'B' GRADING, 2% GRADE 10' AWAY FROM HOUSE

SCALE 1" = 20' - 0" MAR. 2019

00846

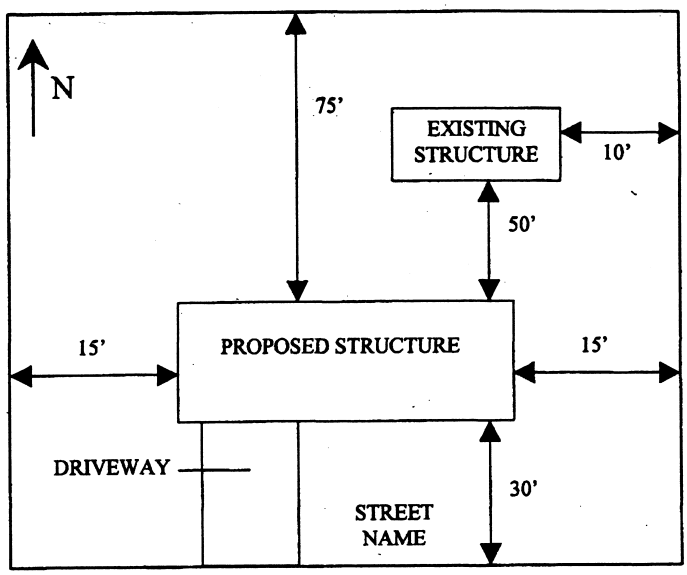
MILLVILLE CITY
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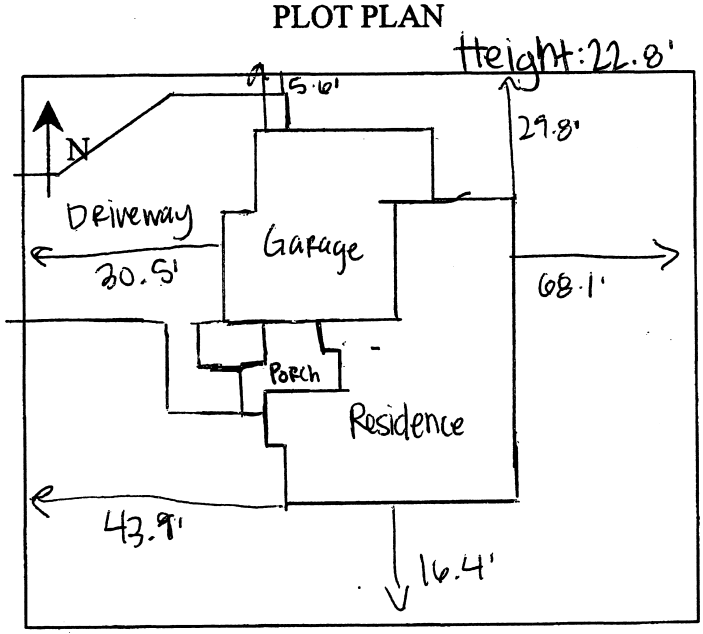
APPLICATION INFORMATION

1. Visionary Homes - Capell Residence
APPLICANT'S NAME
2. 50 E 2500 N Ste 101
MAILING ADDRESS
North Logan UT 84341
CITY STATE ZIP CODE
3. 435-752-1480 HOME TELEPHONE 4. same BUSINESS TELEPHONE
5. Rebecca Capell
OWNER'S NAME (if different from applicant)
6. Single Family Dwelling
TYPE OF STRUCTURE
7. 1,670 SQUARE FOOTAGE 8. ZONE
9. Mond-Aire Heights, #40
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 194 - 0040
TAX IDENTIFICATION NUMBER
11. 716 N 500 E
ADDRESS OF CONSTRUCTION
12. 15,000 sq. ft. LOT SIZE 13. 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



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Millville City Form 101 - 15 Nov. 2003 (previous edition is obsolete)

VISIONARY HOMES
50 E 2500 N, Ste 101
North Logan, UT 84341
(435) 752-1480

MAH40 NIELSEN
26 North 500 East
MILLVILLE, UTAH 84326

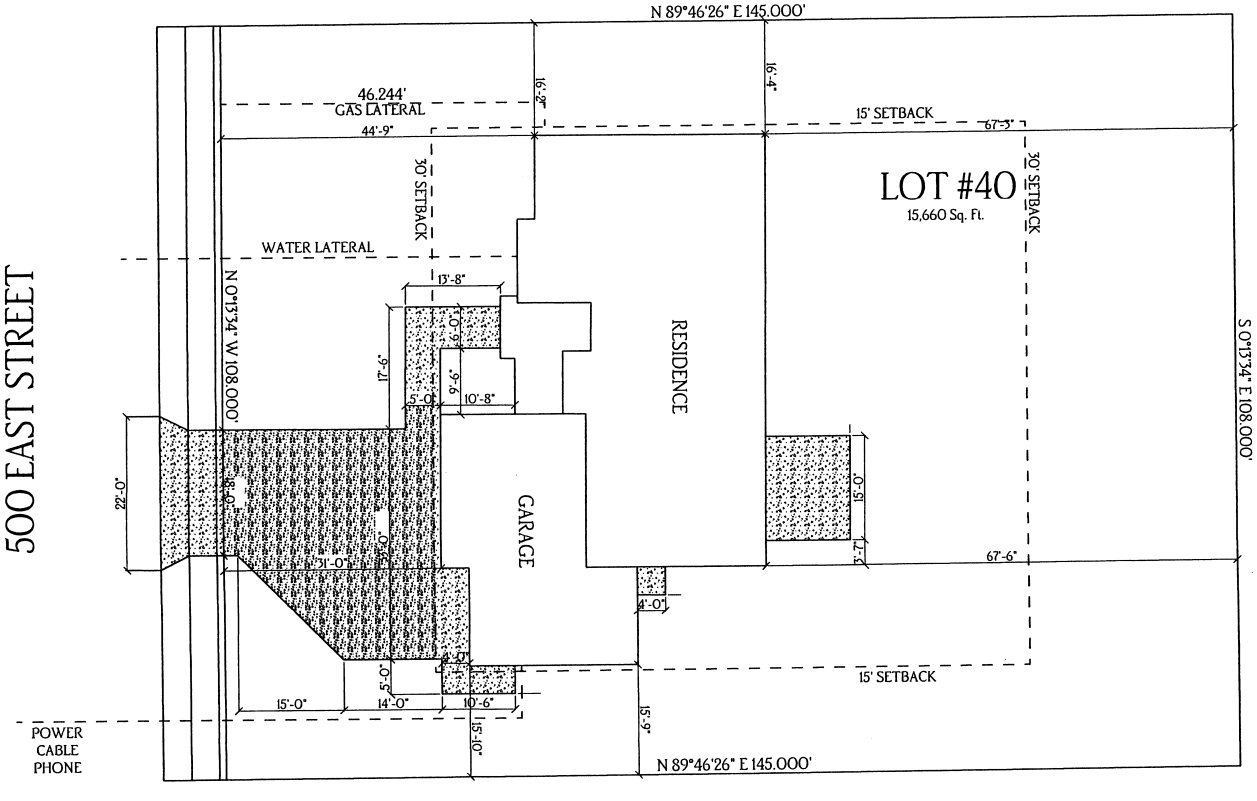
MOND-AIRE HEIGHTS, LOT #40
PARCEL # 03-194-0040
14,098 Sq. Ft. - 0.32 Acres

SCALE
36" X 24" Sheet : 1"=10'
17" X 11" Sheet : 1"=20'
11" X 8-1/2" Sheet : 1"=30'

GAS APPLIANCES TO BE INSTALLED:
1. 50 Gal Water Heater - 40,000 BTU
2. 80% Eff Furnace - 95,000 BTU
3. Gas Range - 60,000 BTU

TOTAL BTU LOAD - 195,000 BTU

PROVIDE
SEPTIC SYSTEM



00845

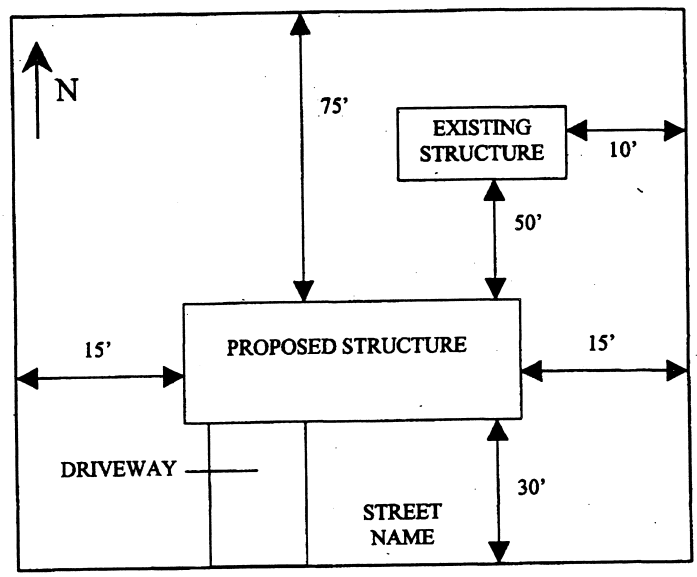
MILLVILLE CITY
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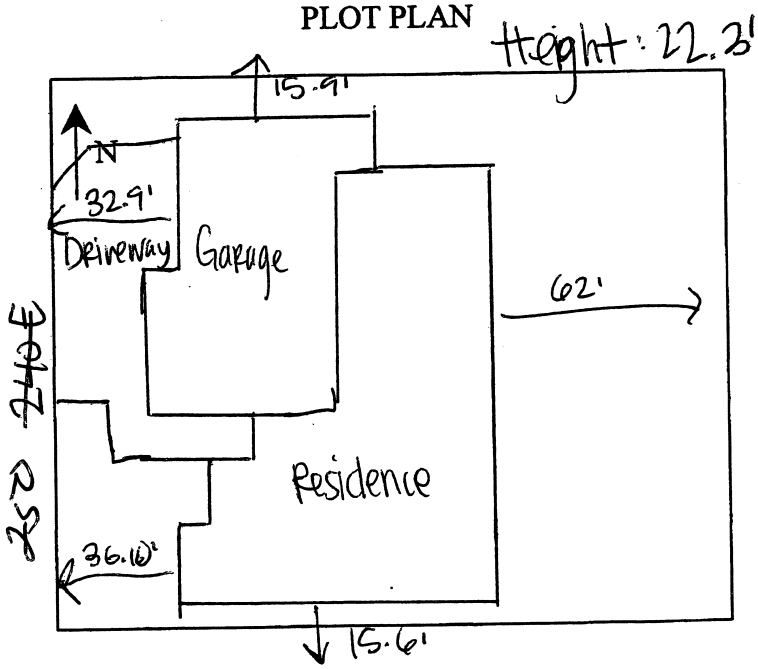
APPLICATION INFORMATION

1. Visionary Homes - Thompson Residence
APPLICANT'S NAME
2. 50 E 2500 N Ste 101
MAILING ADDRESS
North Logan UT 84341
CITY STATE ZIP CODE
3. 435-752-1480 HOME TELEPHONE
4. same BUSINESS TELEPHONE
5. Brenden & Cari Thompson
OWNER'S NAME (if different from applicant)
6. Single Family Dwelling
TYPE OF STRUCTURE
7. 1,700 SQUARE FOOTAGE
8. ZONE
9. Copper Leaf #10
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 287 - 0010
TAX IDENTIFICATION NUMBER
11. 628 N 250 E
ADDRESS OF CONSTRUCTION
12. 14,375 sq. ft. LOT SIZE
13. 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

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Millville City Form 101 - 15 Nov. 2003 (previous edition is obsolete)

VISIONARY HOMES

50 E 2500 N, Ste 101
North Logan, UT 84341
(435) 752-1480

THOMPSON SITE PLAN

528 North 250 East
Millville Utah 84326

The Views At Copperleaf
Parcel: 02-287-0010

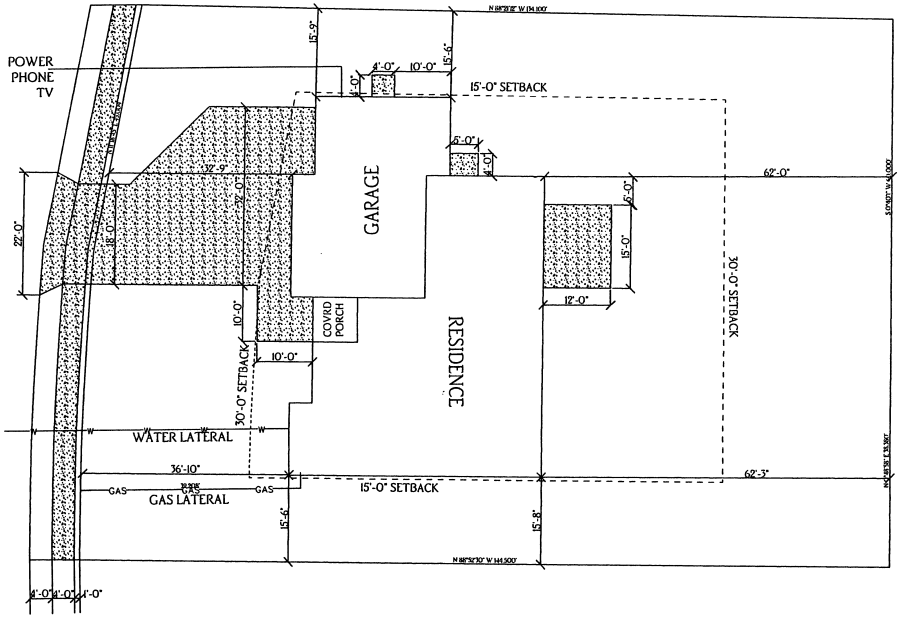
SCALE

36" X 24" Sheet : 1"=10'
17" X 11" Sheet : 1"=20'

GAS APPLIANCES TO BE INSTALLED:

1. 40 Gal Water Heater - 40,000 BTU
2. 95% Eff Furnace - 95,000 BTU
3. Gas Fireplace - 20,000 BTU
4. Future Gas Fireplace - 20,000 BTU

TOTAL BTU LOAD - 135,000 BTU



00847

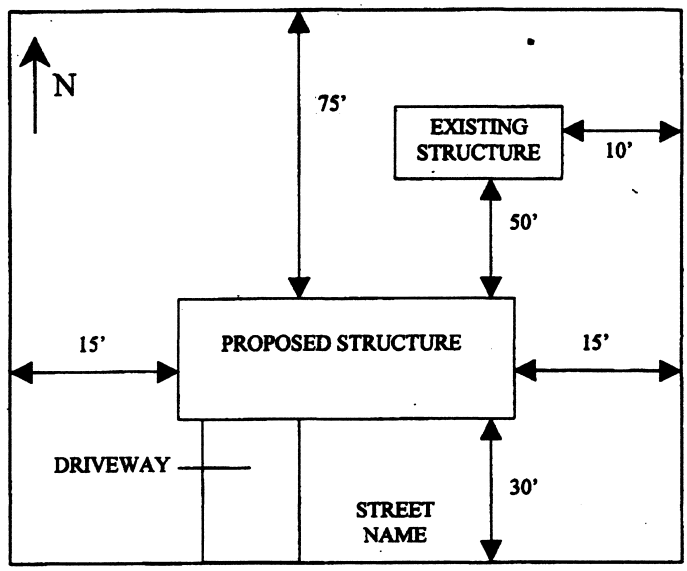
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT

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APPLICATION INFORMATION

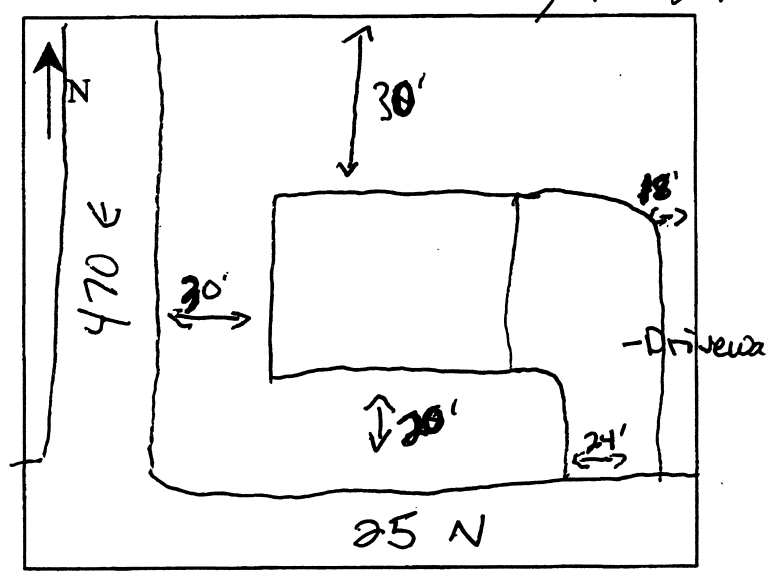
1. Jase Hill — APPLICANT'S NAME
2. 140 E 100 N — MAILING ADDRESS
   Hyde Park — CITY; UT — STATE; 84318 — ZIP CODE
3. 435 512 9317 — HOME TELEPHONE
4. 435 535 3691 — BUSINESS TELEPHONE
5. OWNER'S NAME (if different from applicant)
6. Single Family Home — TYPE OF STRUCTURE
7. 3944 — SQUARE FOOTAGE
8. ZONE
9. Monde-Air Heights Lot #52 — SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 194 - 0052 — TAX IDENTIFICATION NUMBER
11. 479 E 25 N — ADDRESS OF CONSTRUCTION
12. .36 acre — LOT SIZE
13. LOT ELEVATION
14. SEWER ☐ (choose one) SEPTIC TANK ☒ N/A ☐
15. CITY WATER ☒ (choose one) PRIVATE WELL ☐ N/A ☐
16. ELECTRICITY ☒ GAS ☒ OTHER UTILITY ☐ (specify in remarks)
17. REMARKS

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



PLOT PLAN

Right - 29'



APPROVED – PLANNING AND ZONING — DATE

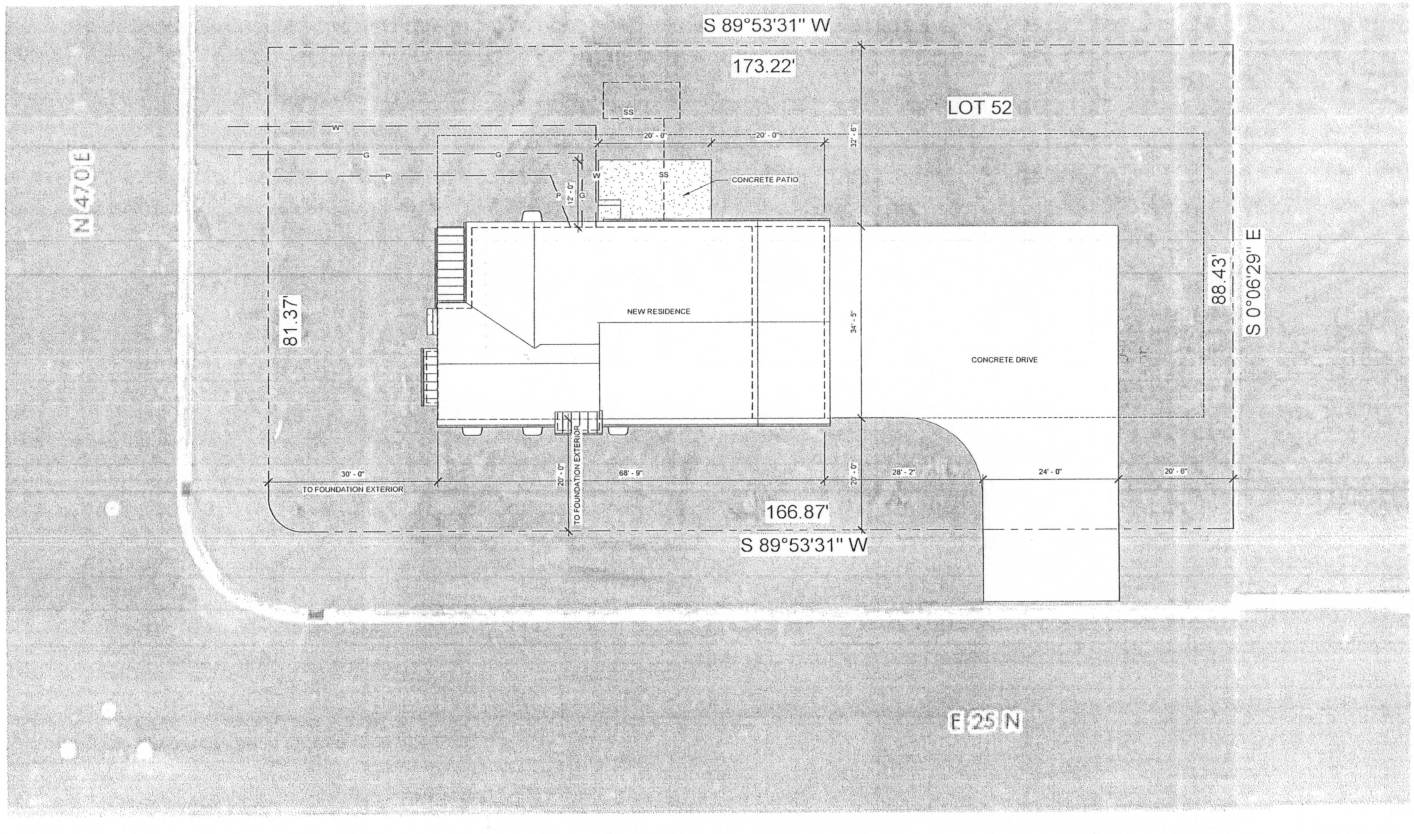
FEES PAID – TREASURER — DATE

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Millville City Form 101 - 15 Nov. 2003 (previous edition is obsolete)

SITE PLAN NOTES:

A NEW PAVING AND PARKING CONFIGURATION TO BE DETERMINED BY OWNER. CONCRETE FLATWORK SHOWN FOR REFERENCE ONLY

B VERIFY EXISTING UTILITY LOCATIONS AND CONNECTIONS PRIOR TO CONSTRUCTION



1 Site Plan
1" = 10'-0"

NORTH

WILCOX HOUSE
DRAFTING & DESIGN
LORIN J. WILCOX
1740 EAST 1900 NORTH
NORTH LOGAN, UTAH
(805) 323-5047
THEWILCOXHOUSE@YAHOO.COM

FOR QUESTIONS CONTACT:

JASE & KINSEY HILL 435-512-9317
jhill325@gmail.com

No.	Description	Date

SITE PLAN

Project number	WH-201901
Date	05/09/19
Drawn by	Author
Checked by	Checker
	C1
Scale	1" = 10'-0"

5/9/2019 4:27:30 PM

CITY OF MILLVILLE, UTAH

SIGN PERMIT APPLICATION

APPLICANT INFORMATION

Name: MATT REDD / SIGN PRO **Telephone:** 435-513-1988

Address: 3205 N MAIN **Fax:** 435-755-6943

City/State/ZIP: N. LOGAN UT 84341 **e-mail:** mattesignpro.biz

****Do you have a business license with Millville City?** ☑Yes ☐No

DESCRIPTION OF SIGNAGE PROJECT

Parcel No:

Address: 765 W 1940 S Suite 103

☑**Permanent Sign**

☐**Temporary Sign**

Plan: Install flat panel sign on face of building

APPLICATIONS FOR SIGN PERMITS FOR PERMANENT SIGNS MUST INCLUDE THE FOLLOWING:

1. A **site plan** drawn to scale which *specifies the location of the sign structure, or drawings or photographs* which show the scale of the sign in context with the scale of the building if the sign is to be mounted on the building;

2. Colored rendering or scaled drawing including dimensions of all sign faces, descriptions of materials to be used, manner of construction and method of attachment;

3. A complete signage plan for any commercial building which houses more than one use. This must be submitted prior to issuance of a permit for any one sign on the building;

4. This sign permit application form

5. Building permit application on a form provided by the city planner;

6. Appropriate fees.

***PLEASE DIRECT ANY QUESTIONS TO MILLVILLE CITY PLANNER, MEAGAN HADFIELD. 435-750-0924**

Ruby Claire Boutique • Panel Sign • MIllville• Utah



765 W. 1940 S. Suite 103 Millville, UT 84321

Flat Panel Sign

10′



SignPro signpro.biz	Client:	Start Date: Last Revision: Job#: Revision#: Page:	• ..... Client Approval • ..... Landlord Approval	Sales Rep: Matt Redd Designer: Otto

© COPYRIGHT 2019, BY SIGN PRO • ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF SIGN PRO, AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM SIGN PRO.

J-U-B COMPANIES | THE LANGDON GROUP | GATEWAY MAPPING INC.

J-U-B ENGINEERS, INC.

MEMORANDUM

DATE: April 30, 2019

TO: Millville City

CC: Chad Kendrick

FROM: Zan Murray S.E.

SUBJECT: Zollinger Industrial Subdivision

I have reviewed the Zollinger Industrial Subdivision final plat and have determined all necessary items have been addressed. This review includes updated comments on items from the pre-application review performed on November 14, 2018, and the final plat reviews conducted on December 12, 2018, March 5, 2019, and March 25, 2019.

Below, updated information are outlined in bold, and comments from past reviews or items meant for discussion purposes only are outlined in standard font.

1. Water availability to the site, including water source and water rights, should be addressed. I believe these will be handled by the Zollinger water system but we should make sure there are adequate provisions made for the site so if lots are sold, the water supply will be adequate.
    - Connections have been shown on sheet C-2.1. From the Concept Meeting, we understand that the water supply is from the Zollinger private water system. Adjacent property boundaries should also be included on all sheets, as it appears the proposed utility locations may be within property owned by JR Farms LLC. After review of section B-B on the Sheet C 2.1 it appears that the utility lines are located in an existing ROW for 800 West. I have also confirmed with developer's engineer that there is an easement in place. No further comment.
    - Provide a letter from the certified water operator to verify service to each lot for culinary, irrigation, and fire protection. We have received a letter from the County Deputy Fire Chief accepting the fire flows at the location. No further comment
    - Show how the existing buildings are being serviced with water. These items are shown on the plans. No further comment.
2. Sewer availability should be addressed. Where will the sewer go? Will septic systems be used? If so, has the Health Department reviewed the feasibility of the site? Documentation will be required.
    - "Proposed Septic Drain Fields" are outlined on the sheet C-2.0. However, septic tank locations are not defined. Documentation is not attached outlining a review from the Health Department and no septic systems are outlined on lots 3 or 4. Bear River Health Department will need to sign the plans per the ordinance. Include the standard block for

the Bear River Health Department. There is an existing permit for the two buildings and the standard block note from the Health Department on the plat will suffice. Be aware that Bear River Health has issued a moratorium on septic tanks in Millville City. If a septic tank is allowed under the provisions of the moratorium, the building owner may need to connect to a sewer system in the near future.

3. The C-M zoning is a spot zone surrounded by agriculture. This can create some problems and should be addressed by the planning and zoning committee.
    - As an existing development, there isn't a way to deal with this item now. It should be considered in the future when additional development occurs to correct the problem. No further comment.
4. Storm water management should be addressed for any completed and proposed development.
    - Item 12, "Storm Water Retention," appears to point to every turfed location. Clarification for the retention capabilities of these areas should be addressed. For example, the area between parking lots appears to be draining toward the proposed drain fields, but is labeled "Storm Water Retention." Storm retention volume calculations should be included.

The storm water management plan was reviewed as part of the March 11 submission. The following items were clarified in conversations with Cache Landmark:

- Clarification for retention capabilities of the areas labeled "storm water retention" should be included. Based on the plan, detail 6/C-5.1, and an assumed porosity of 0.40 for the "clean, washed drainage rock" the areas outlined as "storm water retention" appear to not provide the outlined "Total Detention Vol. Provided" on sheet C-2.0 We are computing approximately 8800 CF of storage. Please provide supplemental information regarding computation of pre-development storm water runoff rate and control structures that limit runoff to the approved discharge rate. Is percolation into the soil being included in the calculations. If so, please provide percolation test results.
    - **The following was submitted by Cache Landmark:**
      "The system is a low impact design with percolation. However, percolation was not included in the calculations. The majority of the system will allow the runoff to infiltrate into the designated storm retention areas. There is an outfall located at the North West corner of the property that discharges into the existing ditch located along the north property line. The elevation of the outlet structure requires the system to reach a depth of 4.7' before discharging into the overflow pipe. See detail 4/C-5.1 for the outlet structure detail. The designed system will retain the 90th percentile storm."

- **In further discussions with Cache Landmark it was determined the proper amount of retention could be attained when the volume of the pipe is included in the calculations.**

- Sheet C-1.0 outlines areas labeled as "Proposed landscape area – install 6-inches of topsoil for landscaping. By others." Areas marked with this label are also shown as "storm water detention" on sheet C-2.0. According to detail 6/C-5.1, it appears an area cannot be both covered in topsoil and used for detention. Clarification is required for this issue.
  - **The difference between the landscape area and the storm retention area on sheet C-1.0 has been clarified.**

5. Roadway access from 800 West needs to be reviewed by the roadway owner (Cache County).
   - Provide documentation that Cache County has reviewed and approve of this design.
   - The existing access is approved. No further comment.
6. Traffic studies may need to be performed to determine the effects on 800 West. Logan City and Cache County should be included in this discussion.
   - Please provide documentation from Logan City and Cache County.
   - The existing access is approved. No further comment.
7. The ownership of 1940 South should be discussed. If it is public, the setback to existing buildings should be 30' according to Millville code 17.26.050.2.9. A turnaround per the ordinance will be required as well. The road is not shown being extended to the property line.
   - The intent is to dedicate 1940 as a public street. It has been agreed that the roadway will be plowed by Zollinger's. We have reviewed the turnaround requirements for garbage removal with the Environmental Department at Logan City. They are fine with the development layout since it is commercial. Note that the site design should limit backing of garbage trucks to 150 feet. No further comment
8. Screening of trash should be planned for to reduce pollution of neighboring properties.
   - This should be identified on the site plan for Lots 3 and 4. No further comment.
9. A perimeter wall is required adjacent to Ag land unless waived by Millville City.
   - The neighboring property owner has not indicated a concern at this time. He may do so at the public hearing. No further comment.
10. A lighting plan should be provided for the lots.
    - Street lamp locations have been outlined, but parking lot lighting plans have not been addressed. Please provide this with the site plan designs for the zoning clearances on Lots 3 and 4. No further comment.

Preliminary Plat items to be addressed include:

11. Contour lines on a Preliminary Plat Drawings. Not shown yet. Sufficient for plan submittal. Commercial site plans will have more information. No further comment.

12. Show Utility connections and routing to Lots 3 and 4. Not submitted. Sufficient for plat submittal. Commercial site plans will have additional information. No further comment
13. Provide Verification that the water system can meet the State Rules for water pressure and fire flow. Not provided yet. Deputy fire chief has provided supporting documentation. No further comment.
14. Show curb and gutter grades along the City to indicate slope of the road for conformance with the Ordinance and Standards.

Additional items to be addressed as a result of a final plat review are as follows:

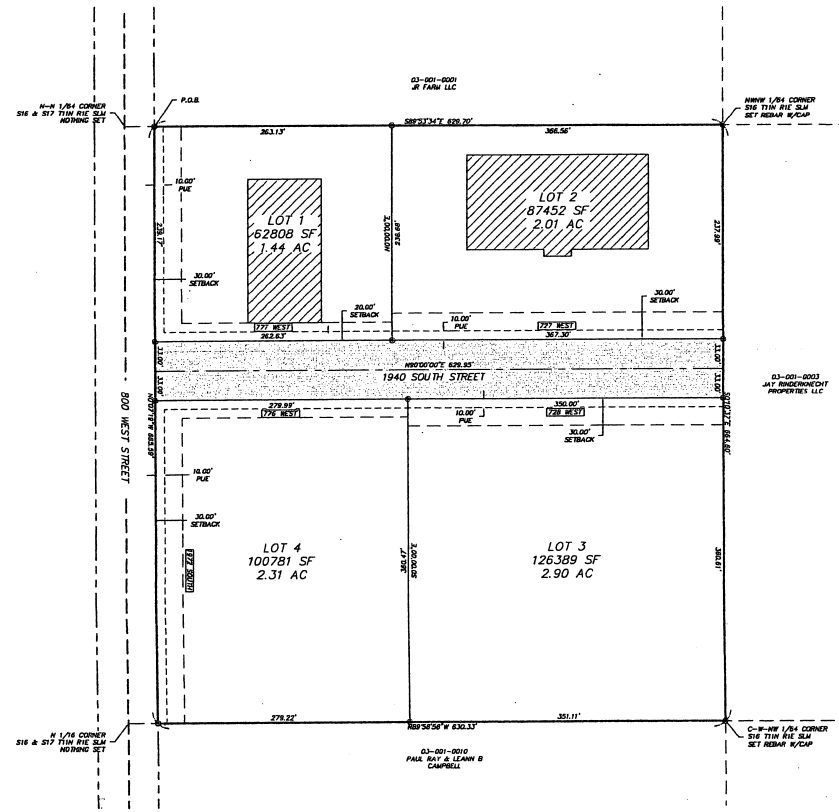
15. The point of beginning is not indicated on the drawing to correspond with the survey monument tie. Complete
16. Include a symbol in the legend for the monuments that will be set at each lot corner. Complete
17. A Bear River Health Department Block needs to be included. Complete.
18. The front setback on Lot 3 should be 30 feet. Show the other required setbacks on the lots. Complete
19. A legend should be included for sheets C-2.0, 2.1, and 2.3. Updated plans include sheet C-0.1 which includes a legend. Complete.
20. Notes 2, 8, and 10 of the Utility Construction Notes refer to sheet C-5.1. C-5.1 was not included in past submissions but is included in this submission. Complete.
21. Note 1 of the Utility General Notes refers to sheet C-0.1. C-0.1 was not included in past submissions but is included in this submission. Complete.
22. Note 2 of the Utility General Notes refers to sheet C-3.1. C-3.1 was not included in past submissions but is included in this submission. Complete.
23. Please show the fence referred to on the Sections on the associated plan view drawing. Also show the property line on both the plan view and section view as well (See note 1). Complete.
24. Contours should be included on the drawings as outlined in the City Code. Complete.
25. It appears the submission does not include all sheets. Proposed sidewalk, curb and gutter, etc. are not called out on any of the sheets.
    - The most recent submission appears to include all sheets. As stated in a prior comment, Sheet C-1.0 should be edited for clarification. The landscape areas appear to overlap detention areas – the clarification has occurred.
26. Label roadways for reference during review. Complete.
27. It is suggested to include waterline tees at 800 West for future connection and caps on the ends of the lines on 1940 South. This is a private line so this is at the discretion of the developer.

At this time the construction drawings should be updated for review by the City and the storm water calculations should be provided. The Plat appears to be in order. Please feel free to contact me if you have any further questions.

FINAL PLAT

ZOLLINGER INDUSTRIAL SUBDIVISION

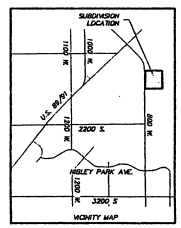
PART OF THE NW ¼ OF SEC 16, T11N, R1E, SLM
MILLVILLE CITY, CACHE COUNTY, UTAH
CONTAINING 9.62 ACs & 4 LOTS

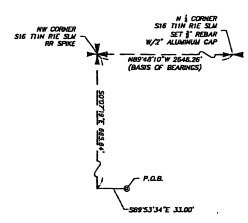


LEGEND

- BOUNDARY
- SECTION LINE
- LOT LINE
- MINIMUM BUILDING SETBACK
- PUBLIC UTILITY EASEMENT 10 FEET WIDE, EXCEPTIONS NOTED
- RIGHT-OF-WAY LINE
- STREET HEREBY DEDICATED
- 1234 STREET ADDRESS
- EXISTING BUILDING
- SET REBAR W/CAP

0 30 60 120 Feet
1:60





SURVEY NARRATIVE

THIS SURVEY WAS ORDERED BY LANCE ZOLLINGER FOR THE PURPOSE OF SUBDIVIDING THE SUBJECT PROPERTY AS SHOWN. PRIOR SURVEYS DONE FOR THIS AND SURROUNDING PROPERTIES AND STREET IMPROVEMENTS WERE RETRACED TO ESTABLISH THE BOUNDARY. SURVEY 2001-0044 WAS RETRACED TO RESET THE NORTH ¼ CORNER. SURVEY 2010-0055 WAS RETRACED TO RESET THE EAST ¼ CORNER. THE NORTH ¼ CORNER COMMON TO SECTIONS 16 & 17 WAS RESET BASED ON LOCAL FENCE LINE EVIDENCE. NO MAJOR DISCREPANCIES WERE FOUND.

5/8" X 24" REBARS W/ORANGE PLASTIC CAPS STAMPED "STEVEN C. EARL PLS 318575" WERE SET AT LOT CORNERS, EXCEPTIONS NOTED.

SURVEY CERTIFICATE

I, STEVEN C. EARL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF UTAH, THAT THIS PLAT IS A TRUE, CORRECT, AND COMPLETE PLAT OF ZOLLINGER INDUSTRIAL SUBDIVISION AS LAID OUT, PLATTED, DEDICATED, AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS, AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH THE CITY OF MILLVILLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND TO AN ACCURACY OF ONE PART IN TEN THOUSAND (10,000).

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED GLOBAL PROPERTY 2000, LLC, BEING THE OWNER, PROPRIETOR, OR PARTY OF INTEREST IN THE LAND SHOWN IN THIS PLAT, DOES HEREBY CERTIFY: THAT THE FOREGOING PLAT DESIGNATED AS ZOLLINGER INDUSTRIAL SUBDIVISION, IS LOCATED IN SECTION 16, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, IN MILLVILLE CITY, CACHE COUNTY, UTAH, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, LESS THE WEST 33 FEET.

AND CONTAINS AN AREA OF 9.62 ACRES, MORE OR LESS, AND THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF MILLVILLE AND ITS LICENSEES FOR PERPETUAL PUBLIC USE ALL STREETS, ALLEYS, AND EASEMENTS FOR THE PURPOSES DESIGNATED AND OTHER LANDS WITHIN THE BOUNDARY LINES OF THE PLAT AS INDICATED AND NOT OTHERWISE DEDICATED FOR PUBLIC USE.

EXECUTED THIS ___ DAY OF _____, A.D. 2019

BY: GLOBAL PROPERTY 2000, LLC

BY: _____
LANCE ZOLLINGER, MANAGER

ACKNOWLEDGMENT

STATE OF UTAH §
COUNTY OF CACHE §

ON THIS ___ DAY OF _____, IN THE YEAR 2019, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED LANCE ZOLLINGER, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HIMSELF TO BE THE MANAGER OF GLOBAL PROPERTY 2000, L.L.C., A LIMITED LIABILITY COMPANY, AND IN THAT CAPACITY BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE LIMITED LIABILITY COMPANY BY HIMSELF AS THE MANAGER / MEMBER.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

BEAR RIVER HEALTH DEPARTMENT

THIS SUBDIVISION HAS BEEN REVIEWED FOR SEPTIC TANK SUITABILITY BY THE BEAR RIVER HEALTH DEPARTMENT.

REPRESENTATIVE: _____
TITLE: _____
DATE: _____

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OF OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   (1) A RECORDED EASEMENT OR RIGHT-OF-WAY
   (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   (3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
   (4) ANY OTHER PROVISION OF LAW.

REPRESENTATIVE: _____
TITLE: _____
DATE: _____

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

DOMINION ENERGY _____ DATE: _____

COMMUNICATIONS COMPANIES APPROVALS

CENTURY LINK _____ DATE: _____

COMCAST CORPORATION _____ DATE: _____

COUNTY RECORDER

ENTRY #
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE _____ _____
CACHE COUNTY RECORDER

PLANNING AND ZONING COMMISSION

THIS PLAT APPROVED BY THE CITY OF MILLVILLE PLANNING AND ZONING COMMISSION THIS ___ DAY OF _____, A.D. 2019.

ATTEST:

_____ _____
CHAIRPERSON SECRETARY

COUNCIL APPROVAL AND ACCEPTANCE

APPROVED BY THE CITY COUNCIL OF THE CITY OF MILLVILLE THIS ___ DAY OF _____, A.D. 2019.

ATTEST:

_____ _____
MAYOR CITY RECORDER

CITY ENGINEER

DATA ON THIS PLAT REVIEWED THIS ___ DAY OF _____, A.D. 2019 BY THE CITY ENGINEER OF MILLVILLE, UTAH.

_____
CITY ENGINEER

STEVEN C. EARL 318575 2201 5/10/19 STATE OF UTAH

S16 T11N R1E SLM

FINAL PLAT

SHEET DESCRIPTION

ZOLLINGER INDUSTRIAL SUBDIVISION

Cache · Landmark
Engineers
Surveyors
Planners
95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 10 MAY 2019
SCALE: 1" = 60'
CALCULATED BY: S. EARL
CHECKED BY: L. ANDERSON
APPROVED BY: S. EARL
PROJECT NUMBER: 17005ZOL

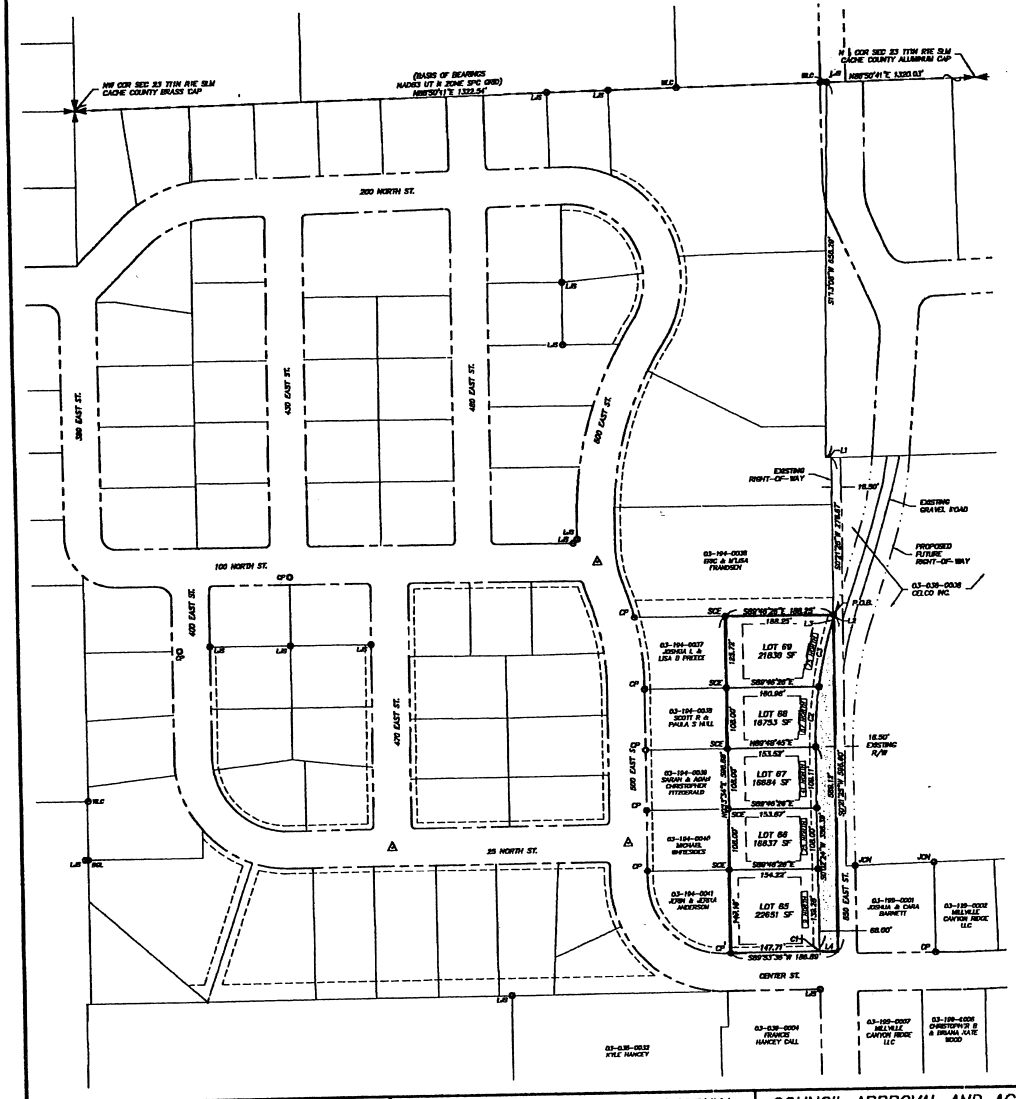
1/1

Z:\2017 Projects\17005ZOL Lance Zollinger Site Plan - 1950S 800W Millville, UT\ACAD\Survey\Final Plat\17005ZOL Final Plat (Current).dwg, 5/10/2019 7:50:28 AM, s

FINAL PLAT

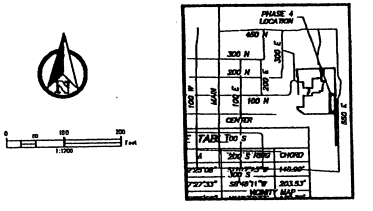
MOND-AIRE HEIGHTS SUBDIVISION PHASE 4

PART OF THE NW ¼ OF SEC 23, T11N, R1E, SLM
MILLVILLE CITY, CACHE COUNTY, UTAH
CONTAINING 2.57 AC± & 5 LOTS



LEGEND

- BOUNDARY
- SECTION LINE
- LOT LINE
- MINIMUM BUILDING SETBACK
- PUBLIC UTILITY EASEMENT, 10 FEET WIDE, EXCEPTIONS NOTED
- RIGHT-OF-WAY LINE
- STREET HEREBY DEDICATED
- LIS — FOUND REBAR W/SMITH CAP
- WLC — FOUND REBAR W/CROW CAP
- BGL — FOUND REBAR W/LYON CAP
- JON — FOUND REBAR W/NIELSEN CAP
- SCE — FOUND REBAR W/EARL CAP
- CP — FOUND PROPERTY PIN IN CURB



0 50 100 200 Feet
1:1200

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	10.99'	7.00'	89°51'12"	N44°58'00"E	9.89'
C2	107.25'	735.50'	8°20'39"	S4°12'42"W	107.15'
C3	117.18'	735.50'	9°08'09"	S13°56'26"W	117.06'

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.61'	N89°01'31"E
L2	6.66'	S22°25'57"W
L3	5.08'	N17°39'01"E
L4	38.18'	S89°53'36"W

SURVEY NARRATIVE

THIS SURVEY WAS ORDERED BY EZRA EAMES FOR THE PURPOSE OF SUBDIVIDING THE SUBJECT PROPERTY AS SHOWN. PRIOR SURVEYS DONE FOR THIS AND SURROUNDING PROPERTIES AND STREET IMPROVEMENTS WERE RETRACED TO ESTABLISH THE BOUNDARY. NO MAJOR DISCREPANCIES WERE FOUND.

5/8" X 24" REBARS W/ORANGE PLASTIC CAPS STAMPED "STEVEN C. EARL PLS 318375" WERE SET AT THE REAR LOT CORNERS, EXCEPTIONS NOTED. LEAD PINS WITH WASHERS WERE SET WHERE PROLONGATED SIDE LOT LINES INTERSECT THE CURB BETWEEN ADJOINING LOTS.

SURVEY CERTIFICATE

I, STEVEN C. EARL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF UTAH, THAT THIS PLAT IS A TRUE, CORRECT, AND COMPLETE PLAT OF MOND-AIRE HEIGHTS SUBDIVISION PHASE 4 AS LAID OUT, PLATTED, DEDICATED, AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS, AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH THE CITY OF MILLVILLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND TO AN ACCURACY OF ONE PART IN TEN THOUSAND (10,000).

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED MOND-AIRE HEIGHTS, LLC, BEING THE OWNER, PROPRIETOR, OR PARTY OF INTEREST IN THE LAND SHOWN IN THIS PLAT, DOES HEREBY CERTIFY:
THAT THE FOREGOING PLAT DESIGNATED AS MOND-AIRE HEIGHTS SUBDIVISION PHASE 4, IS LOCATED IN SECTION 23, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, IN MILLVILLE CITY, CACHE COUNTY, UTAH, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION;
THENCE N88°50'41"E 1,322.54 FEET ALONG THE NORTH LINE OF SAID SECTION TO THE NORTHEAST CORNER OF MOND-AIRE SUBDIVISION PHASE 3;
THENCE S1°17'06"W 835.29 FEET ALONG THE EAST BOUNDARY OF SAID MOND-AIRE SUBDIVISION;
THENCE N89°03'31"E 6.61 FEET ALONG THE SOUTH LINE OF HILLSBOROUGH SUBDIVISION TO THE WEST SIXTEENTH LINE OF SAID SECTION;
THENCE S0°21'25"W 276.67 FEET ALONG SAID SIXTEENTH LINE TO THE POINT OF BEGINNING;
THENCE S0°21'25"W 595.80 FEET ALONG SAID SIXTEENTH LINE TO A POINT ON THE BOUNDARY OF MOND-AIRE HEIGHTS SUBDIVISION PHASE 3;
THENCE ALONG THE BOUNDARY OF SAID MOND-AIRE HEIGHTS SUBDIVISION PHASE 3 THE FOLLOWING THREE COURSES;
1. S89°53'36"W 186.89 FEET;
2. N0°13'34"E 596.88 FEET;
3. S89°46'26"E 188.25 FEET ALONG THE SOUTH LINE OF LOT 38 OF SAID SUBDIVISION AND ITS EXTENSION TO THE POINT OF BEGINNING.

AND CONTAINS AN AREA OF 2.57 ACRES, MORE OR LESS, AND THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF MILLVILLE AND ITS LICENSEES FOR PERPETUAL PUBLIC USE ALL STREETS, ALLEYS, AND EASEMENTS FOR THE PURPOSES DESIGNATED AND OTHER LANDS WITHIN THE BOUNDARY LINES OF THE PLAT AS INDICATED AND NOT OTHERWISE DEDICATED FOR PUBLIC USE.

EXECUTED THIS ___ DAY OF _____, A.D., 2019,

BY: MOND-AIRE HEIGHTS, LLC

BY: _____
MONDELL E. KNOWLES, MANAGER

ACKNOWLEDGMENT

STATE OF UTAH §
COUNTY OF CACHE §

ON THIS ___ DAY OF _____, IN THE YEAR 2019, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED MONDELL E. KNOWLES, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HIMSELF TO BE THE MANAGER OF MOND-AIRE HEIGHTS, LLC, A LIMITED LIABILITY COMPANY, AND IN THAT CAPACITY BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE LIMITED LIABILITY COMPANY BY HIMSELF AS THE MANAGER.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OF OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   (1) A RECORDED EASEMENT OR RIGHT-OF-WAY
   (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   (3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
   (4) ANY OTHER PROVISION OF LAW.

REPRESENTATIVE: _____
TITLE: _____
DATE: _____

BEAR RIVER HEALTH DEPARTMENT

THIS SUBDIVISION HAS BEEN REVIEWED FOR SEPTIC TANK SUITABILITY BY THE BEAR RIVER HEALTH DEPARTMENT.

REPRESENTATIVE: _____
TITLE: _____
DATE: _____

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

DOMINION ENERGY _____ DATE: _____

COMMUNICATIONS COMPANIES APPROVALS

CENTURY LINK _____ DATE: _____

COMCAST CORPORATION _____ DATE: _____

COUNTY RECORDER

ENTRY # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE _____ _____
CACHE COUNTY RECORDER

PLANNING AND ZONING COMMISSION

THIS PLAT APPROVED BY THE CITY OF MILLVILLE PLANNING AND ZONING COMMISSION THIS ___ DAY OF _____, A.D. 2019.

ATTEST:

_____ _____
CHAIRPERSON SECRETARY

COUNCIL APPROVAL AND ACCEPTANCE

APPROVED BY THE CITY COUNCIL OF THE CITY OF MILLVILLE THIS ___ DAY OF _____, A.D. 2019.

ATTEST:

_____ _____
MAYOR CITY RECORDER

CITY ENGINEER

DATA ON THIS PLAT REVIEWED THIS ___ DAY OF _____, A.D. 2019 BY THE CITY ENGINEER OF MILLVILLE, UTAH.

_____
CITY ENGINEER

STEVEN C. EARL
318375 2201
5/10/19
STATE OF UTAH
PROFESSIONAL LAND SURVEYOR

S23 T11N R1E SLM

FINAL PLAT

PROJECT DESCRIPTION:
MOND-AIRE HEIGHTS SUBDIVISION
PHASE 4

Cache • Landmark
Engineers
Surveyors
Planners
95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 10 MAY 2019
SCALE: 1" = 100'
CALCULATED BY: M. MONTGOMERY
CHECKED BY: S. EARL
APPROVED BY: S. EARL
PROJECT NUMBER: 946-1704

1 / 1

2:\2017 Projects\946-1704 Mond-Aire Heights Phase 4 - Millville, UT\4Drafting\Final Plat\946-1704 Final Plat Phase 4 SURVEY.dwg, 5/10/2019 4:45:25 PM, mont

J-U-B ENGINEERS, INC.

J-U-B COMPANIES | THE LANGDON GROUP | GATEWAY MAPPING INC.

MEMORANDUM

DATE: May 10, 2019

TO: Millville City

CC: Chad Kendrick

FROM: Zan Murray S.E.

SUBJECT: Mond-Aire Heights Phase 4 Final Plat Review

I have reviewed the Mond Aire Heights Phase 4 Final Plat and have determined it is in accordance with the Millville City Subdivision Ordinance. Other items for the City to confirm are dealt with include water rights and dedicated improvements. It is my understanding that the improvements are being installed now. However, if they are not, the appropriate bonding should be put in place.

Please let me know if you have any other questions regarding this plat.

a 1047 S. 100 West, Suite 180, Logan, UT 84321 *p* 435 713 9514 *f* 435 713 9503 *w* www.jub.com

SUGGESTED ORD

MILLVILLE CITY CODE
TITLE 17 – ZONING
CHAPTER 17.26 - COMMERCIAL MANUFACTURING (CM) General (CG)

Blue – ADD
Red – Delete

17.26.010: PURPOSE
17.26.020: PERMITTED USES
17.26.030: CONDITIONAL USES
17.26.040: APPLICATION REQUIREMENTS
17.26.050: AREA, SETBACK AND HEIGHT REQUIREMENTS
17.26.060: SPECIAL PROVISIONS
17.26.070: APPLICATION REVIEW FEE

17.26.010: PURPOSE

To provide commercial manufacturing General areas to serve the residents of the city and a larger geographic area. (Ord. 2012-4, 2012)

17.26.020: PERMITTED USES

Uses approved by the city council as being in harmony with the health, safety and welfare of the citizens. (Ord. 2012-4, 2012)

17.26.030: CONDITIONAL USES

The following may be permitted conditional uses after application and approval as specified in section 17.64.070 of this title:

Education services both public and private. (Ord. 2013-2, 2013)

17.26.040: APPLICATION REQUIREMENTS

All applications to the planning commission for development in the commercial manufacturing general zone shall be accompanied by the following technical information reports, all prepared by a licensed engineer or landscape architect, as the case may be, in sufficient detail to allow evaluation of health, safety, and general public welfare aspects of the development. The reports shall include:

A. Site Development Plans:

1. A grading or earthmoving plan showing existing and proposed contours of the property. The contour lines shall extend to at least one hundred feet (100') outside the property lines, or a sufficient distance to show on site and off site drainage channels. The contour interval shall be two feet (2').

2. Detailed site plans and elevation drawings showing the location of all existing and proposed streets, easements, and drainage channels.

3. Traffic flow study, if deemed necessary by the city engineer.

4. Detailed site plan showing the location and proposed connection points of utilities, including, but not limited to, water, natural gas, electricity, sewer and telecommunications.

5. A fire protection plan accompanied by letters of approval from the fire chief and the county fire marshal.

6. Detailed site plan showing the boundaries of any established FEMA or any other floodplain within the property and within six hundred feet (600') of the property lines.

7. When any area of the lot exceeds slope class 1 specifications, a hillside development permit shall be required with the application.

B. Drainage Control Plans: A drainage control plan and report based upon the following criteria:

1. Independent Drainage Systems: All drainage systems shall be independent from the sanitary sewer or septic system.

2. Natural Drainage Channel: No natural drainage channel shall be filled, obstructed, or diverted, nor shall the point of entrance and exit from the property be changed without the approval of the city engineer.

3. Drainage Basin Upstream: All of the drainage basin upstream of the development shall be considered in the analysis as fully developed and considered in the design of any stormwater drainage facilities.

4. Effects On Downstream Property: The effects on the downstream property owners relative to increased flood potential shall also be considered in the design, including acquisition of easements, construction or modification of improvements where needed.

5. Existing Drainage Channels: Developments shall use existing drainage channels or newly constructed control structures and retention facilities to control its stormwater runoff so that no net increase in storm runoff will occur on the downstream properties.

6. Stormwater Adequately Conveyed: The stormwater from a 50-year frequency storm with a duration equal to the time of concentration shall be adequately conveyed within the storm drainage channels, from the project to established drainage outlet channels without creating flood hazards to adjoining properties.

7. Underground Pipe System: When an underground pipe system is required, it shall be designed to carry a 10-year storm. The minimum storm drain size shall be twelve inches (12").

8. Cross Gutter Drains: Cross gutter drains on streets shall be avoided where possible. They shall not be allowed on major streets.

9. Groundwater Sources On Property: When springs or other groundwater sources are found on the property, development plans must be reviewed and approved by Bear River health department or appropriate government agency.

10. Constructed Outside Floodplain: All building shall be constructed outside the limits of any of the 100-year floodplain. Foundations within five hundred feet (500') of the floodplain boundary shall be a minimum of eighteen inches (18") above the 100-year flood stage, except on floodplains subject to FEMA regulations, in which case they shall be a minimum of two feet (2') above the 100-year flood stage.

11. Stormwater Permits: Discharge permits are required from most industries that discharge stormwater runoff to surface waters such as lakes or streams. Stormwater pollution prevention plans must be in place prior to application. All construction activities that disturb more than five (5) acres (clearing, grading and excavating) are required to obtain a UPDES construction stormwater permit (mainly for sediment and erosion control).

C. Geology Soils Report: A geology soils report shall contain at least the following information:

1. A foundation investigation including bearing strength capacity, sheer strength, and shrink/swell potential of soils and conclusions and recommendations on the effects of soil conditions on foundation and structural stability.

2. Location and yield of seeps and springs;

3. A description of geological structural features, including any geological limitations;

4. Conclusions and recommendations regarding the effect of geologic conditions on the proposed development, together with recommendations identifying the means proposed to minimize any hazard to life or property or adverse impact on the natural environment.

D. A Landscape Plan: The plan shall be of adequate scale and detail to indicate general grading and plantings along irrigation and temporary erosion control. For areas to be used as surface retention basins for stormwater runoff, the plan shall identify the location and sizing of control facilities and address operation and maintenance of the control facility in conjunction with the landscape improvements.

E. Additional Information: Other reports, plans, and information as may be deemed necessary by the planning commission, city council, or city engineer may be requested as a condition to the application procedure. (Ord. 2013-2, 2013: Ord. 2012-4, 2012)

17.26.050: AREA, SETBACK AND HEIGHT REQUIREMENTS

A. Yard Requirements: The minimum yard requirements for all main and accessory buildings are as follows:

1. Front yard: Thirty feet (30');

2. Side yard:

    a. Thirty feet (30') if adjacent to an residential or agricultural zone or facing on a street,

    b. No minimum side setback required when abutting other commercial property;

3. Rear yard:

    a. Thirty feet (30') if adjacent to a residential or agricultural zone, or facing on a street,

    b. Twenty feet (20') if adjacent to other commercial zones.

B. Building Height: The maximum height of a building or structure shall be fifty feet (50'). thirty-five feet (35') The planning commission may reduce the height allowed at locations where a reduction in height is necessary to minimize the impact on surrounding land uses.

C. Lot Corners: Lot corners will be marked with five-eighths inch ($^{5}/_{8}$") rebar (#5 rebar) that is eighteen (18) to twenty four inches (24") long, capped with the surveyor's red cap containing the surveyor's name or license number driven down to ground level. (Ord. 2014-3, 2014: Ord. 2013-2, 2013: Ord. 2012-4, 2012)

17.26.060: SPECIAL PROVISIONS

A. Trash Prohibited Outside Containers: No trash, rubbish, weeds, or other combustible material shall be allowed to remain on any lot outside of approved containers in any commercial zone. No junk, debris, abandoned or dismantled automobile or automobile parts, or similar material shall be stored or allowed to remain on any lot in any commercial zone.

B. Screening:

1. All trash or refuse receptacle areas shall be completely screened from surrounding properties by a fence, landscaping, or wall that is a minimum of six

feet (6') high or shall be enclosed within a building. Any trash or refuse receptacle area shall be a minimum of ten feet (10') from any zone agricultural use.

2. All ground mounted mechanical equipment including, but not limited to, heating and air conditioning units, shall be completely screened from surrounding properties by a fence, landscaping, or wall or shall be enclosed within a building.

3. All utility connections shall be compatible with the architectural elements of the site and not be exposed except where necessary. Pad mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment. Power lines and other utility cables shall be installed underground where possible.

4. Loading areas and docks shall be screened by landscaping and/or visual barriers from adjacent properties where possible.

C. Perimeter Wall:

1. All uses shall have a wall along all rear and side yards not fronting on a public street, which abut an residential or agricultural zoned property. These requirements may be waived by the city council upon a determination that the wall is not necessary to buffer the adjacent use. Such walls shall not be located in the required setback from a public street.

2. All perimeter walls shall be a minimum of six feet (6') high unless the planning commission approves or requires an increase or reduction.

3. The city council may allow appropriate access to trails, creeks or other open space amenities.

D. Landscaping: The owner, tenant and any agent shall be jointly and severally responsible for the maintenance of all landscaping in good condition and free from refuse and debris so as to present a healthy, neat and orderly appearance.

E. Access And Parking: The number of access points along public streets shall be minimized by sharing and linking parking areas with adjacent properties. Reciprocal ingress and egress, circulation and parking agreements shall be required to facilitate the ease of vehicular movement between adjoining properties. On corner sites access points shall be located as far from the corner as reasonably possible and in no case less than sixty feet (60') from the point of intersection of the property lines. Vehicular circulation shall be designed to preclude the intrusion of traffic directly into residential or agricultural areas.

F. Hours Of Operation:

1. Commercial uses may be open for business twenty four (24) hours a day, seven (7) days a week, unless restricted by the city council.
1. Commercial uses may be open for business

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2. Commercial garbage and rubbish collection shall only occur between seven o'clock (7:00) A.M. and six o'clock (6:00) P.M., if there is a residential zone or residential use within three hundred feet (300') of the collection point.

G. Coverage Restrictions: A building or group of buildings, with their accessory buildings, shall not cover more than fifty percent (50%) of the project area unless the city council approves a higher percentage.

H. Lighting:

1. The maximum height of luminaries shall be eighteen feet (18') unless the city council requires a lower height. The light shall be low intensity, shielded from uses on adjoining lots, and directed away from adjacent property in an agricultural zone or an adjacent agricultural use.

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2. All parking luminaries, except those required for security, shall be extinguished one hour after the end of business hours. The exception for security lighting applies to a maximum of twenty five percent (25%) of the total luminaries used, unless the city council approves a higher percentage.

I. Nuisance Factors And Hazards: Operations shall be in compliance with the city's nuisance ordinances, state and federal laws for activities which emit offensive or objectionable noise, vibration, smoke, odors, dust or gases, air pollution, water pollution, or generates heavy truck traffic. Precautions shall be taken in all operations against radiation, radioactivity, fire and explosion hazards.

Activities conducted on the premises shall comply with all local, state and federal laws and regulations and permits.

J. Pedestrian Walkways: Pedestrian walkways, a minimum of four feet (4') (5') wide, shall be provided to accommodate pedestrian movement between activity centers within the site.

Public easements for walkways, jogging paths and similar uses may be required.

K. Consistency With Master Plan: Development shall be consistent with the comprehensive master plan for the city. (Ord. 2013-2, 2013: Ord. 2012-4, 2012)

17.26.070: APPLICATION REVIEW FEE

At the time the application for development in the commercial manufacturing general zone is filed, there shall be paid to the treasurer an application review fee for each application, as established by resolution of the city council. This fee is not refundable. (Ord. 2013-2, 2013: Ord. 2012-4, 2012)

17.12.040: ZONES ESTABLISHED

For the purpose of this title, the following zones are created and the land within the corporate limits of the city is divided into zoning districts. The boundaries for the zoning districts are shown on the official zoning map of the city. The classification of zoning districts is as follows:

A	Agricultural zone
R-1	Single- and two-family residential zone (minimum 14,000 square foot lot size)
R-2	Single- and two-family residential zone (minimum 21,000 square foot lot size)
R-3	Single- and two-family residential zone (minimum 87,000 square foot lot size)
~~CR~~	~~Commercial retail zone~~
~~CS~~	~~Commercial service zone~~
~~CM~~ CG	~~Commercial manufacturing zone~~ Commercial General
OS	Open space zone
TC	Commercial town center
HO	Hillside development overlay zone

(Ord. 2018-6, 2018: Ord. 2012-4, 2012: Ord. 2000-16 § 1: Ord. 99-02-18-01 § 2)

17.12.050: PURPOSE OF ZONING DISTRICTS

In addition to the general purposes of this title identified in chapter 17.04 of this title, the various zoning districts each serve a more specific individual purpose, as described below.

A. The A (agricultural) zoning district is proposed to provide areas for agricultural and related uses, along with very low density residential uses. This designation shall be applied to land with appropriate topographical conditions where the intrusion of urban uses would be inappropriate or untimely, due to lack or need of urban services and facilities.

B. The R (residential) zoning districts are created to provide for the diverse needs and desires of the people of the city. These districts shall also allow for other compatible uses which may complement the primarily residential functions of the districts, under certain conditions. Basic urban services and utilities would be available in these zones:

1. The R-1 (single-family and two-family residential) zone is intended to provide areas for single-family and two-family detached dwellings with a minimum lot size of 14,000 square feet.

2. The R-2 (single-family and two-family residential) zone is intended to provide areas for single-family and two-family detached dwellings with a minimum lot size of 21,000 square feet.

3. The R-3 (single-family and two-family residential) zone is intended to provide areas for single-family and two-family detached dwellings with a minimum lot size of 87,000 square feet.

C. The CR (commercial retail) district is intended to provide areas abutting major arterial streets for a restricted range of commercial and professional uses; however, the primary focus should be on uses which require large retail display or merchandise storage areas and serve a regional market.

Delete → D. The CS (commercial service) district is an alternative commercial location for the main purpose of light manufacturing, or wholesale/warehouse use and uses that support construction and manufacturing trades. Commercial service may abut residential areas.

E. The CM (commercial manufacturing) district is intended to provide major wholesale/warehousing and manufacturing. It may not abut residential zones.

C. F. The OS (open space) zone is intended to provide for open space land within the city and to provide for the accommodation of natural features or hazards.

D G. The TC (commercial town center) district is intended to provide a "downtown" feel and provide residents a place to shop, eat and do business.

the CG (commercial General) zone, to provide various commercial uses deemed ~~appropriate~~ to the area in which it is located. Appropriate

Resolution 2004-2

SIGN TYPES ALLOWED

SIGN TYPE	CM	CS	CR	RES	Agricultural
A. Free Standing	Max. Height 35' Max. Size 200 sq. ft.	Max. Height 25' Max. Size 120 sq. ft.	Max. Height 15' Max. Size 48 sq. ft.	Not Allowed	Not Allowed
B. Low Profile/Monument	Allowed Max Height 6' Max Size 48 sq. ft.	Allowed Max Height 6' Max Size 48 sq. ft.	Allowed Max Height 6' Max Size 48 sq. ft.	Not Allowed	Not Allowed
C. Building Mounted	20% of the face of each individual unit.	20% of the face of each individual unit	17:44:080 48 sq. ft.	Not allowed on home. Allowed on accessory building. 10% of one face of the building up to 45 sq. ft.	Not allowed on home. Allowed on accessory building. 20% of one face of the building up to 45 sq. ft
D. Projecting	Allowed- but included in the 10% of total building mounted signs.	Allowed- but included in the 10% of total building mounted signs.	Allowed- but included in the 10% of total building mounted signs.	Not Allowed	Not Allowed
E. Hanging	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed
F. Awning Signs	The lettering or decal portion of the awning is included in the 10% total allowable signage per building face.	The lettering or decal portion of the awning is included in the 10% total allowable signage per building face.	The lettering or decal portion of the awning is included in the 10% total allowable signage per building face.	Not Allowed	Not Allowed
G. Externally Illuminated	17:44:080 A 4a.	17:44:080 A 4a.	Not Allowed	Not Allowed	Not Allowed
H. Internally Illuminated	Color lights and electronic signs allowed. No strobe flashing lights.	Allowed- if 500 ft. from residential zone. No strobe flashing lights.	Allowed- if 500 ft. from residential zone. No strobe flashing lights.	Not Allowed	Not Allowed
I. Manually Changeable	Allowed	Allowed	Allowed	Not Allowed	Not Allowed

SIGN TYPE	CM	CS	CR	RES	AG
J. Special Purpose	Allowed See Footnote #2	Allowed See Footnote #2	Allowed See Footnote #2	Allowed See Footnote #2	Allowed See Footnote #2
K. Temporary	Allowed See 17.44.090	Allowed See 17.44.090	Allowed See 17.44.090	Allowed See 17.44.090	Allowed See 17.44.090
L. Window	Allowed	Allowed	Allowed	One window sign allowed. Up to 2 sq. ft. ********	One window sign allowed. Up to 2 sq. ft. ********
M. Electronic	Allowed- if 500 ft. from residential zone. Up to 50% of size of allowable signage. No strobe flashing lights.	Allowed- if 500 ft. from residential zone. Up to 50% of size of allowable signage. No strobe flashing lights.	Allowed- if 500 ft. from residential zone. Up to 50% of size of allowable signage. No strobe flashing lights.	Not Allowed	Not Allowed
N. Billboard Signs	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed

FOOTNOTE #1: COMMERCIAL ZONES

NO SINGLE PROJECTING SIGN MAY EXCEED SIX (6) SQUARE FEET IN AREA OR MAY PROJECT MORE THAT THIRTY-SIX INCHES (36") FROM THE FACE OF THE BUILDING TO WHICH IT IS ATTACHED. PROJECTING SIGNS MUST HAVE AT LEAST EIGHT FEET (8') OF GROUND CLEARANCE, AND CANNOT BE HIGHER THAN THE BUILDING TO WHICH THEY ARE ATTACHED. THEY MAY NOT EXTEND BEYOND THE APPLICANT'S PROPERTY.

FOOTNOTE #2: COMMERCIAL, RESIDENTIAL, AGRICULTURAL ZONES

SIGNS AND BANNERS PROMOTING EVENTS SPONSORED BY CIVIC, CHARITABLE, EDUCATIONAL, OR OTHER NONPROFIT ORGANIZATIONS MAY BE ERECTED ON PRIVATE PROPERTY UP TO TWO (2) WEEKS IN ADVANCE OF THE EVENT BEING PROMOTED. THESE SIGNS SHALL BE REMOVED WITHIN FIVE (5) DAYS FOLLOWING THE CONCLUSION OF THE EVENT. SIGNS OR BANNERS LOCATED ON OR OVER PUBLIC PROPERTY EASEMENTS OR RIGHTS OF WAY ARE SUBJECT TO THE REQUIREMENTS OF THIS CODE AND REQUIRE APPROVAL BY THE MAYOR.

MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
May 9, 2019

PRESENT: David Hair, Daniel Grange, Michael Callahan, Cindy Cummings, Mark Williams, Harry Meadows, Chad Kendrick, Corey Twedt, Gordon Allred, Jonathan Brown, Daniel Mickelson, Sadie Anderson, Duncan Hickman, Ivey Davies, Matthew Diamond, Kaleb Buchmiller, Jennifer Cullumber, Joshua Cook, Chelsea Funk, Matt Nielsen

Call to Order/Roll Call
Mayor David Hair called the City Council Meeting to order for May 9, 2019 at 6:30 p.m. The roll call indicated Mayor Hair and Councilmembers Cindy Cummings, Michael Callahan, Mark Williams and Daniel Grange were in attendance with Councilmember Clay Wilker excused. Also, Recorder Corey Twedt was present and Treasurer Tara Hobbs was excused.

Opening Remarks/Pledge of Allegiance
Councilmember Callahan welcomed everyone to the Council Meeting. He said that he was happy to see so many people at the meeting and that he wished the attendance was always this high. He led all present in the pledge of allegiance and then offered a prayer.

Approval of agenda and time allocations
The agenda for the City Council Meeting of May 9, 2019 was reviewed. **Councilmember Cummings moved to approve the agenda for May 9, 2019.** Councilmember Williams seconded. Councilmembers Callahan, Cummings, Grange and Williams voted yes with Councilmember Wilker excused. (A copy of the agenda is included as Attachment "A".)

Approval of minutes of the previous meeting
The Council reviewed the minutes of the City Council Meeting for April 11, 2019. **Councilmember Williams moved to approve the minutes for April 11, 2019.** Councilmember Cummings seconded. Councilmembers Callahan, Cummings, Grange and Williams voted yes with Councilmember Wilker excused.

Ridgeline Student Body
Josh Cook, the Student Body President of Ridgeline High School introduced himself and the Ridgeline Executive Council that were in attendance. Kaleb Buchmiller made the request to hang banners on the lamp posts that are near the High School. The goal for the banners is to create a positive image for the school throughout the community, add aesthetic value to the school and promote and inform about school events.

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Ivey Davies discussed the map that shows approximate locations of 24 lamp posts near the school. She also presented a sample of what the banners would look like. They would be 2'x4' and made of vinyl. Additionally, Ivey discussed City Code Section 17.44.100 H that discusses certain flags, symbols and insignias that are allowed to be, "displayed and not counted as signage."

The Executive Council explained that they intend to add a UV coating to the vinyl so that they would last longer and not look faded. Initially, they would likely hang a banner on every other post due to budget constraints. All of costs and labor related to the banners would be the responsibility of Ridgeline High School. Additionally, the City would be invited to use the lamp posts to post about upcoming City events.

Matthew Diamond and Johnathon Brown are REPS for Ridgeline High School. They explained that they were working to coordinate the parade. They said they planned to use the same route as last year. The parade would begin at 6 p.m. on September 11, 2019. Last year, various groups from the High School worked to ensure the roads were picked up and clean following the parade. They asked if there was any feedback or concerns. Councilmember Callahan asked if they planned to have fireworks at the home coming game. Gordon Allred said that the plan was to have fireworks during halftime, but that they did not plan to fire the mortar after touchdowns as they had last year. Councilmember Callahan said that there are a large number of veterans in town and that it would be good to let people know in advance. Mr. Allred asked if they could include something in the August City newsletter to let people know. The Council agreed that this would be a great idea.

Councilmember Williams motioned to approve the banners and the parade route and schedule. Councilmember Callahan seconded. Councilmembers Callahan, Cummings, Grange and Williams voted yes with Councilmember Wilker excused.

The Ridgeline students asked Mayor Hair to be the Grand Marshal at the homecoming parade. The City Council agreed. (A copy of the handouts from the Ridgeline representatives is included as Attachment "B".)

Public Comment Period

Mayor Hair opened the floor for any public comments.

Jennifer Cullumber explained that she was one of the people that was trying to get a septic permit for a new home. She is in the group of added permits that have some additional restrictions. As required by the Bear River Health Department, this group must go through the P&Z process and get a building permit from the City before they will be issued a septic permit by the Bear River Health Department. The City has placed a 90-day window for getting the building permit process completed. Jennifer asked why her permit had a 90-day requirement, while the other permits that were initially allowed had an entire year. She said that they were working hard to get the approvals and everything needed, but that it would

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likely take more than 90 days. Recorder Twedt explained that one year is the deadline imposed by the Health Department after they issue a septic permit and that this would apply to the Cullumbers after they are issued a permit. The 90-day requirement was put in place by the City for the five permits that are still available so that they were being used by people that actually intend on building soon. There was some additional discussion and the Council decided that since the 90-day restriction was set by the City and much of the delay for Jennifer is not in her control, an extension could be provided to the Cullumbers if they were actively working through the building permit process.

Chelsea Funk also addressed the Council regarding septic permits. She was wondering what the definition was for non-transferrable. She said that the health department told her to ask the City Council. The Council explained that the restriction on transferring septic permits from one person to another was set by the Bear River Health Department and not by the City. The Council said that they were not particularly concerned if permits were able to be transferred, but that this was not enforced by the City and should be discussed with the Health Department. Recorder Twedt pointed out that the Funks were not currently on the list that he had from the Bear River Health Department. Chelsea said that she had been told that she was and would follow up with them. Councilmember Grange said his concern with transferrable permits is that developers picked them all up and are now using them as selling points for their lots. This means that people that own a lot and want to build can't, because all of the available permits have already been allocated and are being held.

Chelsea said that a client of hers wanted to install a septic tank now for building that would take place in the fall. The Council said that they could not install a septic tank until they have a building permit.

Sierra Homes Town Home Development Discussion

Matt Nielsen from Sierra Homes has made the request to build town homes on parcel 02-126-0004 near the High School. He would like to construct 15 buildings with 4 condos each for a total of 60 units. Planning and Zoning reviewed this request on February 21, 2019 and recommended to the City Council to deny the request. The City does not currently have a zone that would allow this type of development.

Councilmembers Grange and Callahan said that they didn't think town homes would ever work or fit in Millville City and that this is why a zone allowing town homes did not exist. Councilmember Callahan pointed out that Millville was intended to be a spread-out community and that town homes do not fit into that model. Matt said that this wouldn't provide a viable option for young families that want to live in Millville.

Councilmember Cummings said that she felt it was very premature to even be discussing town homes at this point. Councilmember Grange said that they don't have the water, the sewer or the zoning for town homes. Councilmember Cummings said that they currently don't know how long it will take to get these things in place to even have the conversation

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around creating a higher-density zone. Mayor Hair said that the City does not currently allow fourplexes, so building 60 units on 6 acres would be a very large change.

Matt said that several years ago he presented to Nibley City to install their sewer system, run it for 10 years and then turn it over to the City. It didn't work out. He feels that he could help with the sewer and water sources if Millville would like his help. The Council said that they would keep this in mind.

Councilmember Cummings said that this type of zoning was not even in the Master Plan and would require major updates. Matt said that in his opinion, this was the most logical location for high-density housing in Millville and would provide a lower-cost housing option for young families. Councilmember Cummings said that the timing is bad. There is a lot being worked on right now in the City and high-density housing is not on the radar right now.

Mayor Hair said that he preferred the idea of a nicer town home complex with a community center and pool that would be a little bit more expensive and draw a customer that was a little more stable or elderly people that want to live in a nice location. He said that he was very concerned with 60 units on 6 acres. He said that growth would need to be handled carefully. With major growth, expenses increase dramatically. He gave fire services and law enforcement as examples of major cost increases that other cities have seen with growth.

Councilmember Grange said that the residents that elected him did not want any high-density housing in Millville City and he is representing them. Councilmember Cummings said that one of the major concerns that she had heard from residents throughout the years has been that if sewer was installed, high-density development would be a major component of Millville's future.

Matt thanked the Counsel for their time and said that he hoped they could plan for this type of zoning in the future and that he was willing to work with the City on the sewer and water projects. (A copy of the information discussed is included at Attachment "C".)

Report on P & Z Meeting held April 18, 2019

Development Coordinator Harry Meadows reviewed with the Council the Planning Commission's draft minutes for the meeting held April 18, 2019. (A copy of the draft minutes is included as Attachment "D".)

Consideration of a Resolution Setting Fee for Election Candidacy Filing

Mayor Hair pointed out that the filing period for the 2019 election was coming soon in the first week of June. Recorder Twedt presented the proposed resolution that would require a $25 filing fee for candidates running for City Office. He referenced the packet material where the reasons for this resolution were discussed. Several cities in Utah have recently added a candidate filing fee to ensure that those filing were invested in their decision and

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interested in following it through. Also, there is a significant cost to the City in running and election that increases with the number of candidates that are running. The filing fee will help pay for a small portion of those costs.

Councilmember Cummings moved to approve Resolution 2019-5 Establishing a Candidacy Filing Fee. Councilmember Callahan seconded. Councilmembers Callahan, Cummings, Grange and Williams voted yes with Councilmember Wilker excused. (The approved resolution is included with the minutes as Attachment "E".)

Consideration of a Resolution Authorizing City PTIF Administration

Recorder Twedt presented the proposed resolution that would formalize the staff authorized to administer the City PTIF accounts.

Councilmember Cummings moved to approve Resolution 2019-6 Authorizing PTIF Administration. Councilmember Williams seconded. Councilmembers Callahan, Cummings, Grange and Williams voted yes with Councilmember Wilker excused. (The approved resolution is included with the minutes as Attachment "F".)

Consideration of a Resolution Updating City Stormwater Fee

Recorder Twedt reminded the Council that the City now has a current list of all City fees that will be reviewed annually to ensure that they are current. He presented the proposed resolution that would update the City stormwater fee from $3 per month to $4 per month per home.

Mayor Hair explained that the financial advisor and auditor had recommended an increase in the revenue for this fund. Recorder Twedt reminded the Council of another resolution that was adopted recently that would require developers to pay their fair share in stormwater fees. Although $4/month is much lower than some of Millville's neighboring cities, his recommendation is to increase a dollar for now and then look at it again in a year or so and see if another increase is needed.

Councilmember Cummings moved to approve Resolution 2019-7 Updating the City Stormwater Fee. Councilmember Callahan seconded. Councilmembers Callahan, Cummings, Grange and Williams voted yes with Councilmember Wilker excused. (The approved resolution is included with the minutes as Attachment "G".)

Consideration of a Resolution Setting Zone Change Petition Fees

Recorder Twedt presented the proposed resolution that would update the required fees for zone change petitions. He explained that this fee was currently split between two old resolutions. One of which was adopted clear back in 1999. After a review of the current costs associated with zone changes, he recommended an increase in the zone change petition filing fee to $350. Councilmember Cummings asked if this would be enough to cover publication costs and the work required for zone changes. Recorder Twedt said that

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this would be sufficient for a zone change to a zone that is already established in City Code. Creating a new zone type would be far more expensive and was not included in the scope of this resolution.

Councilmember Cummings moved to approve Resolution 2019-8 Setting Zone Change Petition Fees. Councilmember Callahan seconded. Councilmembers Callahan, Cummings, Grange and Williams voted yes with Councilmember Wilker excused. (The information reviewed is included with the minutes as Attachment "H".)

550 East Road Pavement Plan

Councilmember Grange reviewed the issues around paving the 550 East Road. The current plan was to pave in the next couple of weeks. With the upcoming sewer project, they should discuss the pros and cons of paving now or waiting until sewer pipes have been installed in that area.

Public Works Director Chad Kendrick pointed out that the road was a mess right now and it might be problematic to leave it that way for a year or two until sewer is ready for that area. Additionally, the contractors have been lined up to do it for a long time and the City has already received payment from the developer for their portion of part of the road. The contractors have been stalled for a long time. Their bid is old now and they want to finish it and move on.

Councilmember Cummings said that if the City has taken money to complete the road, they should finish it. Director Kendrick said that there isn't a great option, but that he agrees they should finish it and make it drivable. Councilmember Callahan said that his initial reaction was to wait for sewer, but after considering all of the factors, he agreed that completing the road now was the correct thing to do.

The consensus of the Council was that the City should pave the road now as currently planned. (The information reviewed is included with the minutes as Attachment "I".)

Cemetery Road

Mayor Hair said that the Cemetery District was looking at making an entrance to the cemetery near the intersection of 100 N 200 E. (marked "A" on the attached map). After reviewing this plan with Public Works Director Kendrick, they feel it is too close to the intersection and will cause traffic problems if people are entering/exiting the cemetery at this location. Mayor Hair said that he felt it would be better to move the entrance further from the intersection somewhere on 200 E. (example location marked "B" on the attached map).

Mayor Hair also said that the Cemetery District still had some concerns over the agreement that was signed last year in that they felt original ownership of a portion of the road was in question. Several of the Councilmembers said that this ownership question had been resolved at the time of the agreement last year. Mayor Hair said that he was on the Council

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back when the City purchased that property from the Church and that he would look into the road ownership issue a little closer.

Mayor Hair suggested that the City may be able to help by paying for asphalt at the new entrance to the cemetery on 200 E. up to the sidewalk when the roads are being fixed after the sewer system is installed.

The Councilmembers agreed that the access should be far enough from the intersection so that it wouldn't be a potential traffic safety problem. (The information reviewed is included with the minutes as Attachment "J".)

Proposal for Emergency Preparation FY20 Budget Items

Councilmember Callahan said that he felt a new CERT Center and the backup generator would both be good things to do for the City at some point.

Councilmember Cummings said that a major component of the ULCT Conference this year was emergency preparedness. One of the things that was discussed repeatedly was that the focus should be to protect the water supply and provide water to residents as quickly as possible after an emergency. Councilmember Cummings said that the communication center was currently working and that she felt focusing on the water system in case of emergency was more important. Councilmember Callahan said that he agreed that if it was choosing between those two things, water should be the focus.

Mayor Hair said that a new CERT Communication shed was a lot more expensive than using a shipping container and that the CERT Center was something the City may never need to use. Development Coordinator Meadows said that the City may never need to use a backup generator either. Recorder Twedt said that the size of emergency that would require use of the CERT Center was much greater and unlikely than needing the backup generator to pump water. The CERT Center would only be used if landlines, cell phones and internet were not working. A fairly simple power outage could require the need for the generator. Mayor Hair said that sustaining life through providing water should be the most important focus.

Councilmember Callahan said that he does not like the idea of having to run the emergency center out of the museum, but that it is still much better than what most other cities currently have for emergency communication and that improving the emergency plan for the water system had to happen. Councilmember Cummings said that there had been some discussion of getting protective boxes or enforcing that room to protect the equipment in case of an earthquake.

Councilmember Callahan said that he also thought the City should proceed with the water line redundancy and emergency plan while the roads are torn up for the sewer. Public Works Director Kendrick explained that after reviewing this with engineering, it would be fairly simple to connect the two lines to be able to provide water to different portions of the City in case of a failure in existing lines. An engineering review would be needed to model

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this and create a plan so that we would know which valves to turn to have the correct pressure in this type of emergency. Councilmember Callahan said that he agreed that this should be included in the budget.

Recorder Twedt and Director Kendrick said that they would like to include the backup generator and the redundancy plan in the FY20 budget and then wait until the new culinary source is determined before actually spending the money to make sure it works properly and accomplishes the goals with the new source.

The consensus of the Council was to include the water line redundancy plan and the generator in the budget and hold off on the new CERT Center for now. Councilmember Williams asked if they should include money for protective boxes for the CERT Center. Mayor Hair said that he felt they could reinforce that room for very little cost. (The information reviewed is included with the minutes as Attachment "K".)

Property Tax Discussion and Consideration to set Budget Public Hearing

Recorder Twedt explained that the recommendation was to increase property taxes 30% above the certified rate. The reasons for this increase and what it would mean to home owners is outlined in the handout provided to the City Council (see attachment). It was discussed that although 30% seems like a large number, it does not equate to a lot of revenue for the City, because Millville still has the lowest property tax rate in Cache Valley. This increase would be less than $30/home for the year for most of the homes in Millville City.

There was a brief discussion on the benefit of doing these incremental increases rather than having to double or triple the tax in a single year. Councilmember Callahan pointed out that although this isn't enough, a tax increase like this would help in providing the money needed to pay for a new employee when one is needed in the future.

Recorder Twedt said that he needed to have an idea of what the Council wanted to do so that he could prepare the budget for the next meeting. The consensus desire of the Council was to increase property taxes as recommended. Recorder Twedt explained that the Council would see the budget again at the next meeting for a review followed by a budget public hearing. After the public hearing, the Council could accept the preliminary budget. For a property tax increase, a Truth in Taxation public hearing would be held in August.

Councilmember Cummings moved to set a public hearing for May 23, 2019 at 6:45 p.m. Councilmember Callahan seconded. Councilmembers Callahan, Cummings, Grange and Williams voted yes with Councilmember Wilker excused. (The information is included with the minutes as Attachment "L".)

Recorder Twedt said that there was one additional item that he would like to briefly discuss tonight to be able to prepare the budget. He said that the Public Works Department had requested to budget approximately $20,000 for a new mower for the FY20 budget year. This is an expense that would come out of the Capital Projects Fund. In FY19, the

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City had budgeted $35,000 for the completion of the Safe Routes to School sidewalk project of which $18,000 was needed in this budget year. If the project had cost the maximum of what was projected in the estimate window, the City would have needed the $35,000. Rather than drop that budget down to finish out this budget year and then increase it again next year, Recorder Twedt asked the Council if they would like to consider adding approximately $3,000 to the Capital Projects Fund budget this year to purchase the mower and then they would not need to budget the $20,000 in the FY20 Budget. He said that he was only looking for direction if this is something the Council was interested in so that it could be included in the revised budget that the Council would review and approve at the next meeting. The Counsel said that it would be fine to prepare the budget in this way.

Consideration to set Public Hearing to Discuss the Sewer/Culinary Water Planning Projects

Recorder Twedt explained the tight timeline for planning funding. The CIB Planning Grant funding application is due on June 1, 2019. The engineering RFPs are due by May 15th. One of the requirements for funding is to discuss the engineering scope of work in a public hearing. The recommendation is to hold a public hearing at the next City Council Meeting to discuss the scope of work for the planning phase of the culinary and sewer projects.

Mayor Hair said that they would not have any information yet on cost of the project or anything that the residents would want to know about the sewer project. At this public hearing, all they would be able to discuss is the scope of work for the planning stage of the project.

Councilmember Cummings moved to include the discussion on the planning grant to the Budget Public Hearing on May 23, 2019 that would begin at 6:45 p.m. Councilmember Callahan seconded. Councilmembers Callahan, Cummings, Grange and Williams voted yes with Councilmember Wilker excused. (The information is included with the minutes as Attachment "M".)

Councilmember Reports

(A copy of the Councilmember Assignments List is included with the minutes as Attachment "N".)

Councilmember Cummings said that she was frustrated by the letter to the editor regarding the Millville water quality as there was a lot of incorrect information. She said that she would like to make sure that the City has a platform (on Facebook or somewhere) where we can provide regular updates and accurate information on what is going on.

Recorder Twedt said that communicating with the public was a part of the RFP for the engineering firms that would be working on these projects. He suggested the Council wait and see what they have planned and then revisit what the City should do to provide a communication channel. Mayor Hair said that in the meantime, the City could continue to communicate with the residents through the monthly newsletter and the City website.

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Councilmember Cummings said that a major focus from the ULCT Conference was emergency preparedness. Several of the classes focused on the importance of preparation on the local family level. Development Coordinator Meadows said that he would continue to provide emergency preparedness information in the monthly newsletter.

Councilmember Williams said that the City Celebration preparation is proceeding quite well. He said that they will have the parade, firefighter water fight, dinner, night out against crime with life-flight helicopter, kid's games, car show and Knockerball. He is also working on the possibility of a concert. He said that as has been the case in previous years, Lindsay Zollinger has been instrumental in making this a success. She has done this for a long time and may need a replacement or additional help for future years. For the Grand Marshal for the parade Mayor Hair suggested that they reach out to the former City Mayors.

Adjournment

Councilmember Williams moved to adjourn the meeting. Councilmember Cummings seconded. Councilmembers Callahan, Cummings, Grange and Williams voted yes with Councilmember Wilker excused. The meeting adjourned at 8:21 p.m.

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