# NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold their regularly scheduled on Thursday, **March 4, 2021** at the Millville City Offices, 510 East 300 South in Millville, Utah, which meeting shall begin promptly at **8:00 p.m.**

1. Call to Order / Roll Call
2. Opening Remarks / Pledge of Allegiance
3. Approval of agenda
4. Approval of minutes from February 18, 2021
5. Agenda Items
   - A. Zoning Clearance- Cook Homes, Shane Roberts, Millville Canyon Ridge Lot #10, 593 E 100 S, Millville
   - B. Zoning Clearance- Bio Minerals: Office Building, Phil Williams, 300 S 100 W, Millville
   - C. Zoning Clearance- Bio Minerals: Warehouse, Ken Hamilton, 300 S 100 W, Millville
   - D. Annexation Policy Plan
   - E. Subdivision Road Treatment Requirements
   - F. Other
6. City Council Report- Review minutes from February 25, 2021
7. Agenda items for next meeting
   - A. Public Hearing for:
     - i. Annexation Policy Plan
     - ii. Subdivision Road Treatment Requirements
8. Calendaring for future Planning Commission Meeting- March 18, 2021
9. Adjournment

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during public meetings should notify Kara Everton at (480) 528-1467 at least three days prior to the meeting.

This agenda was posted on March 1, 2021 to the City posting locations, the City Website and the Utah Public Meeting Notices Website.

Kara Everton, Secretary
Millville City Planning Commission

# *MILLVILLE PLANNING COMMISSION MEETING*

**City Hall - 510 East 300 South - Millville, Utah**
**February 18, 2021**

**1. Roll Call:**
Chairman Garrett Greenhalgh, Commissioners Lynette Dickey, Bonnie Farmer, Larry Lewis, Rachel Thompson, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.).

**Others Present:**
Development Coordinator & P&Z Secretary Kara Everton, Treasurer Tara Hobbs, Pam June

**2. Opening Remarks/Pledge of Allegiance**
Commissioner Greenhalgh opened the meeting at 8:00 p.m.
Commissioner Farmer led all present in the Pledge of Allegiance.

**3. Review and Approval of agenda**
**The agenda for the Planning Commission meeting of Meeting of February 18, 2021 was reviewed. A motion was made by Commissioner Farmer to approve the agenda as outlined. Commissioner Ripplinger seconded.** Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Rachel Thompson, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in Favor

**4. Review and Approval of the Minutes from February 4, 2021**
The Planning Commission meeting minutes were reviewed. There were a few changes from Commissioner Farmer that were made. In 5D the verbiage was changed from "we" to "the builders". Also, a vote in favor or against favor needs to be noted. **A motion was made by Commissioner Farmer to approve the minutes as *amended*. Commissioner Thompson seconded. Commissioners Greenhalgh, Dickey, Farmer, Lewis, Thompson, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor**

**5.A. Zoning Clearance – Grunig Home, Millville Canyon Ridge Lot 4, 604 E Center Street**
Commissioner Greenhalgh wanted to ensure they knew the dry sewer line is required- it is notated on BRHD approval.
County has new setback requirements beginning March 1, 2021. There will be a form that will be required moving forward. The form will place the responsibility back on the builder and the homeowner to ensure that the setbacks will be marked on the property and will clearly state the relationship between sidewalks, driveway, roadway, home, etc. to know exactly where the measurement begins and ends. This form will be required to be turned into the county with the zoning clearance approval. Commissioner Greenhalgh suggests making this a stipulation moving forward that it (the marks/flags/etc.) are touching both sides.

**Commissioner Thompson made a motion to approve the clearance. Commissioner Lewis seconded. Commissioners Greenhalgh, Dickey, Farmer, Lewis, Thompson, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor.**

In the past we have not required the site plan to be submitted to the County. Moving forward, they will have this new form with the layout of the site plan with the setbacks marked required. Commissioner Greenhalgh did acknowledge that this will take more prep work on the city's side (development coordinator) to know exactly where the setbacks begin from in each subdivision.

**5.B. Other**
1. Commissioner Ripplinger reviewed the sidewalk proposal. The understanding from the CC notes is that they like and approve the plan, but at this time no money will go towards the project at this time, and we are not looking for grants. Dedication of city money could eventually go towards sidewalks.

DRAFT

Discussion ensued on different suggestions on how to get more funding.

*The Planning & Zoning Commission would like to recommend to the City Council that we add a sidewalk on the south side of Center Street between Main & 100 East to the master plan and make this section a priority to help aid in the safety of the elementary school flow of children and traffic.*

Note: The resolution was passed in CC. The Planning & Zoning Committee would need to revise the master plan and recommend it to the City Council again and a new resolution would need to be passed

**6. City Council Report – review minutes from the February 11, 2021 meeting**

1. In the CC minutes there was discussion on cleaning up the sidewalks to free them from branches, bushes, trees, etc. Commissioner Farmer asked how we go about enforcing this cleanup and didn't know who the responsibility fell to. Commissioner Ripplinger stated that Nibley city will clean up the sidewalks and send a bill to the homeowner. For now, we can email or call Chad about concerns.
2. Commissioner Ripplinger was concerned about squaring up 550 East and Canyon road. Her concern is that there needs to be a stop sign coming south. The speed of dirt bikes, quads and cars are already concerning and the road acts like a natural speed bump.
3. Treasurer Hobbs suggested getting a committee going to enforce rules regarding number of vehicles, trash, trailers, etc in the front of the yard or fence.

**7. Agenda Items for Next Meeting**

1. Bio Minerals Warehouse and Office Zoning Clearance
   - Discussion has been brought up to P&Z and CC regarding this clearance. We need to look up what has been advised in the past. Some of the commissioners were reminded that the road needs to be improved before the clearance is granted. Commissioner Greenhalgh thinks that the code states that it needs to be a compactible surface.
   - Development Coordinator Everton will review what was told in the past to know what was originally agreed upon before clearance is granted.

**8. Calendaring of future Planning Commission Meeting**

The next regularly scheduled meeting will be held Thursday, March 4, 2021 at 8:00 pm.

**9. Adjournment**

Chairman Greenhalgh moved to adjourn the meeting at 8:35 p.m.

DRAFT

00929

# MILLVILLE CITY
## ZONING CLEARANCE FOR BUILDING PERMIT

**THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL**

### APPLICATION INFORMATION

1. Cook Homes Inc.
APPLICANT'S NAME

2. P.O. Box 353
MAILING ADDRESS

Logan UT 84323
CITY STATE ZIP CODE

3. _____ 4. 435-764-4779
HOME TELEPHONE BUSINESS TELEPHONE

5. Shane Roberts
OWNER'S NAME (if different from applicant)

6. Single Family Residence
TYPE OF STRUCTURE

7. 2,190 8. R-1
SQUARE FOOTAGE ZONE

9. Millville Canyon Ridge Lot #10
SUBDIVISION NAME AND LOT NUMBER (if applicable)

10. 03 - 199 - 0010
TAX IDENTIFICATION NUMBER

11. 593 E. 100 S.
ADDRESS OF CONSTRUCTION

12. .49 Acres 13. _____
LOT SIZE LOT ELEVATION

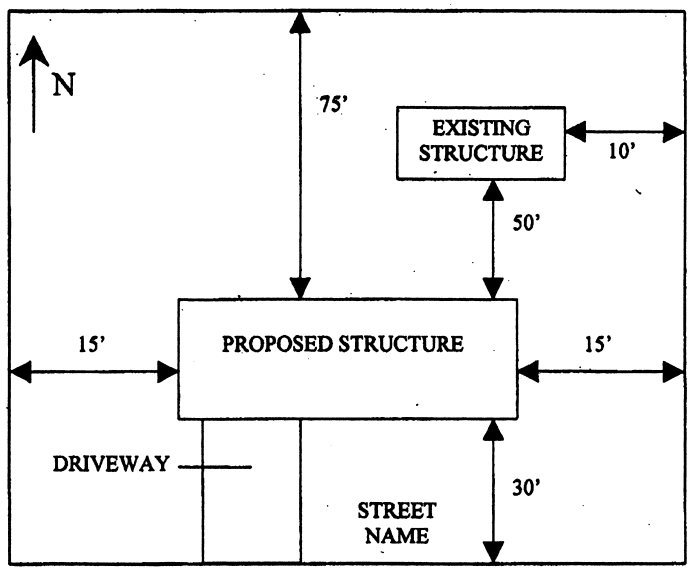
14. SEWER ☐ SEPTIC TANK ☒ N/A ☐
(choose one)

15. CITY WATER ☒ PRIVATE WELL ☐ N/A ☐
(choose one)

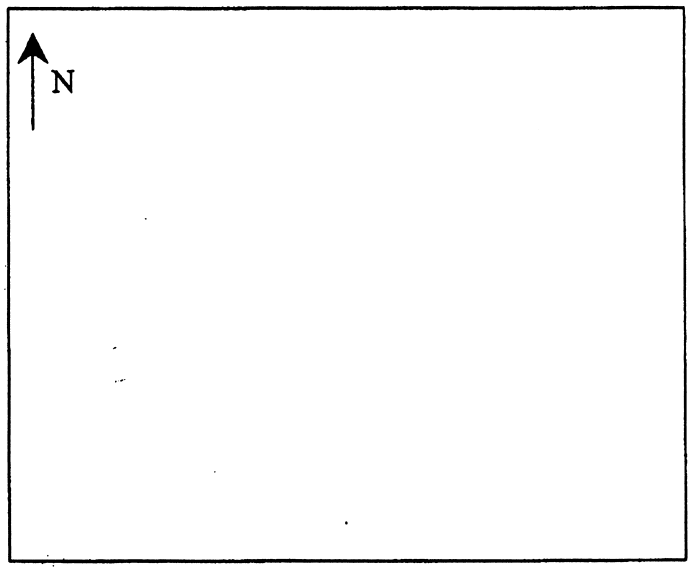
16. ELECTRICITY ☒ GAS ☒ OTHER UTILITY ☐
(specify in remarks)

17. _____
REMARKS

### SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



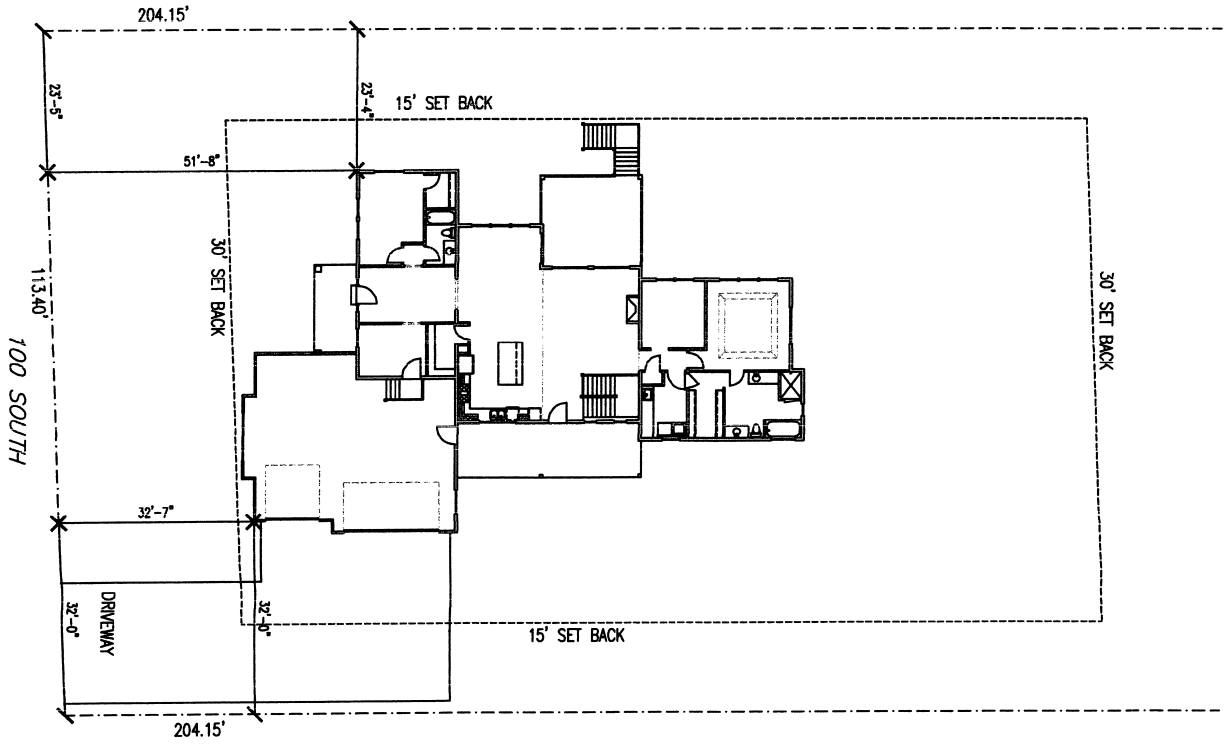

### PLOT PLAN

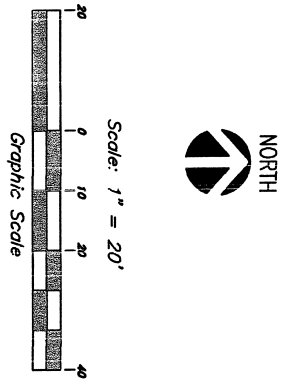



APPROVED – PLANNING AND ZONING DATE

FEES PAID – TREASURER DATE

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




Scale: 1" = 20'




| | | | |
|---|---|---|---|
| ST<br>SHEET: | DATE: 07-29-2020<br>SCALE: 1/8"=1'-0"<br>JOB: ROBERTS | **ROBERTS RESIDENCE**<br>593 EAST 100 SOUTH<br>MILLVILLE, UTAH | **LAKMAN HOME DESIGNS**<br>TIM LAKMAN<br>(801)-205-0382 |

# MILLVILLE CANYON RIDGE SUBDIVISION 2nd AMENDMENT

A PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE S.L.B. & M. Millville, Cache County, Utah

Containing 20.12 Acres (7.86 Acres in 13 Residential Lots and an Agricultural Remainder Containing 12.26 Acres)

03-199

T.U. 007

Electronic Only

July 12, 2017

GRAPHIC SCALE

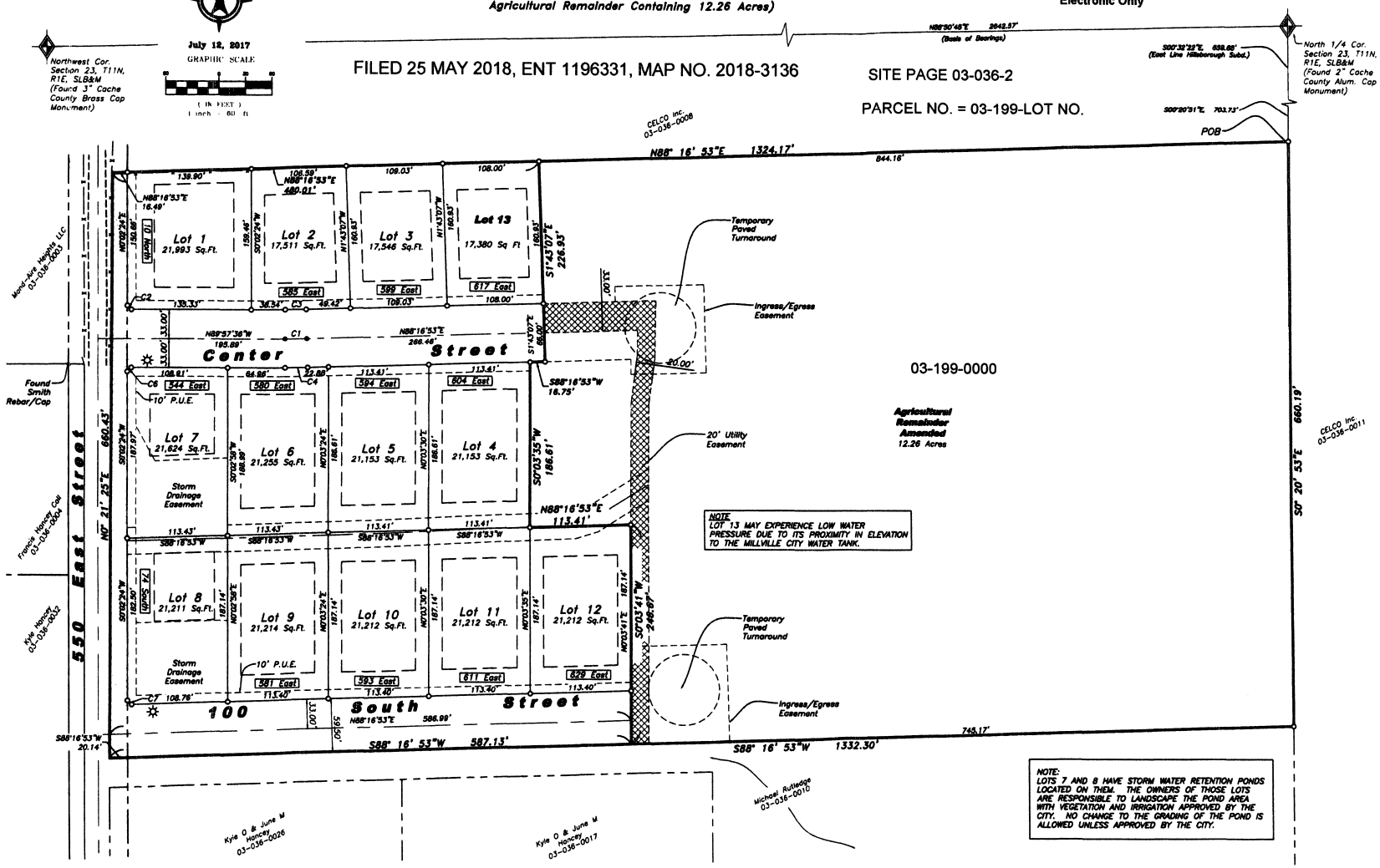
( IN FEET )

1 inch = 60 ft.

FILED 25 MAY 2018, ENT 1196331, MAP NO. 2018-3136

SITE PAGE 03-036-2

PARCEL NO. = 03-199-LOT NO.



00916

# MILLVILLE CITY
## ZONING CLEARANCE FOR BUILDING PERMIT

**THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL**

### APPLICATION INFORMATION

1. Phil Williams
APPLICANT'S NAME

2. 455 Glenwood Circle
MAILING ADDRESS

Providence UT 84332
CITY STATE ZIP CODE

3. 435-770-2382 4. _____
HOME TELEPHONE BUSINESS TELEPHONE

5. Bio Minerals Technologies, Inc.
OWNER'S NAME (if different from applicant)

6. Metal Building
TYPE OF STRUCTURE

7. 12,000 for Warehouse 8. Commercial
SQUARE FOOTAGE ZONE

9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)

10. — —
TAX IDENTIFICATION NUMBER

11. 100 West 300 South Millville, UT
ADDRESS OF CONSTRUCTION

12. 1.391 Acres 13. _____
LOT SIZE LOT ELEVATION

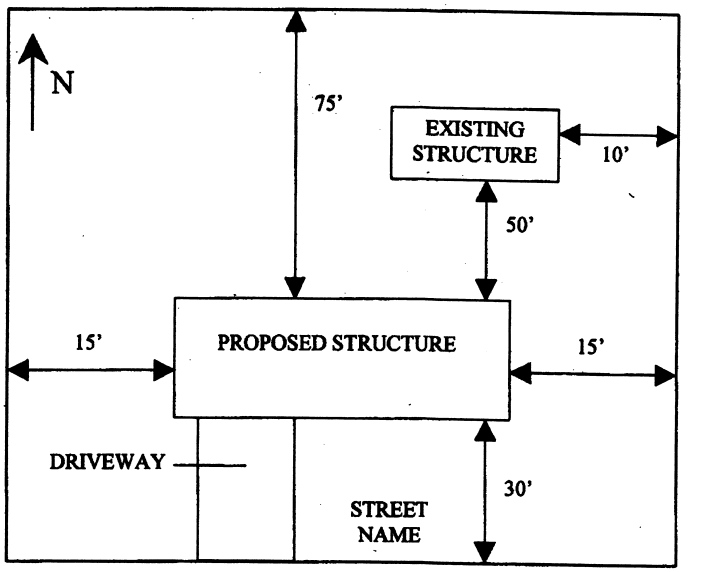
14. SEWER X (choose one) SEPTIC TANK ☐ N/A ☐

15. CITY WATER X (choose one) PRIVATE WELL ☐ N/A ☐

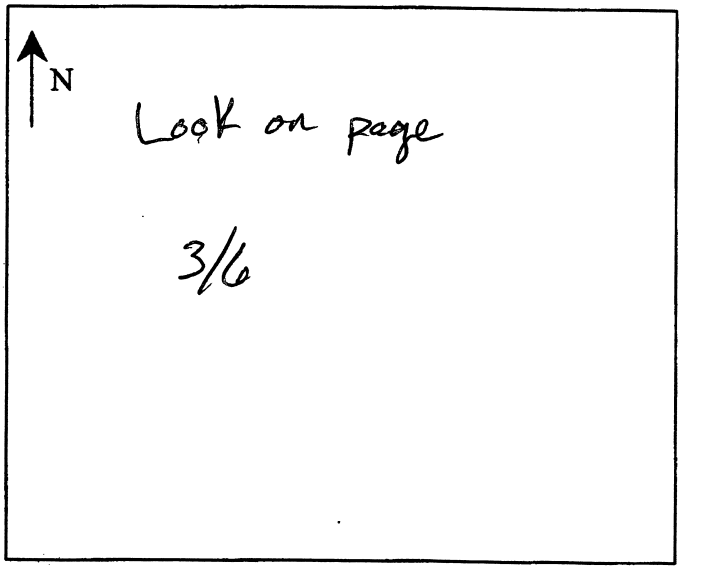
16. ELECTRICITY X GAS ☐ OTHER UTILITY ☐ (specify in remarks)

17. _____
REMARKS

### SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



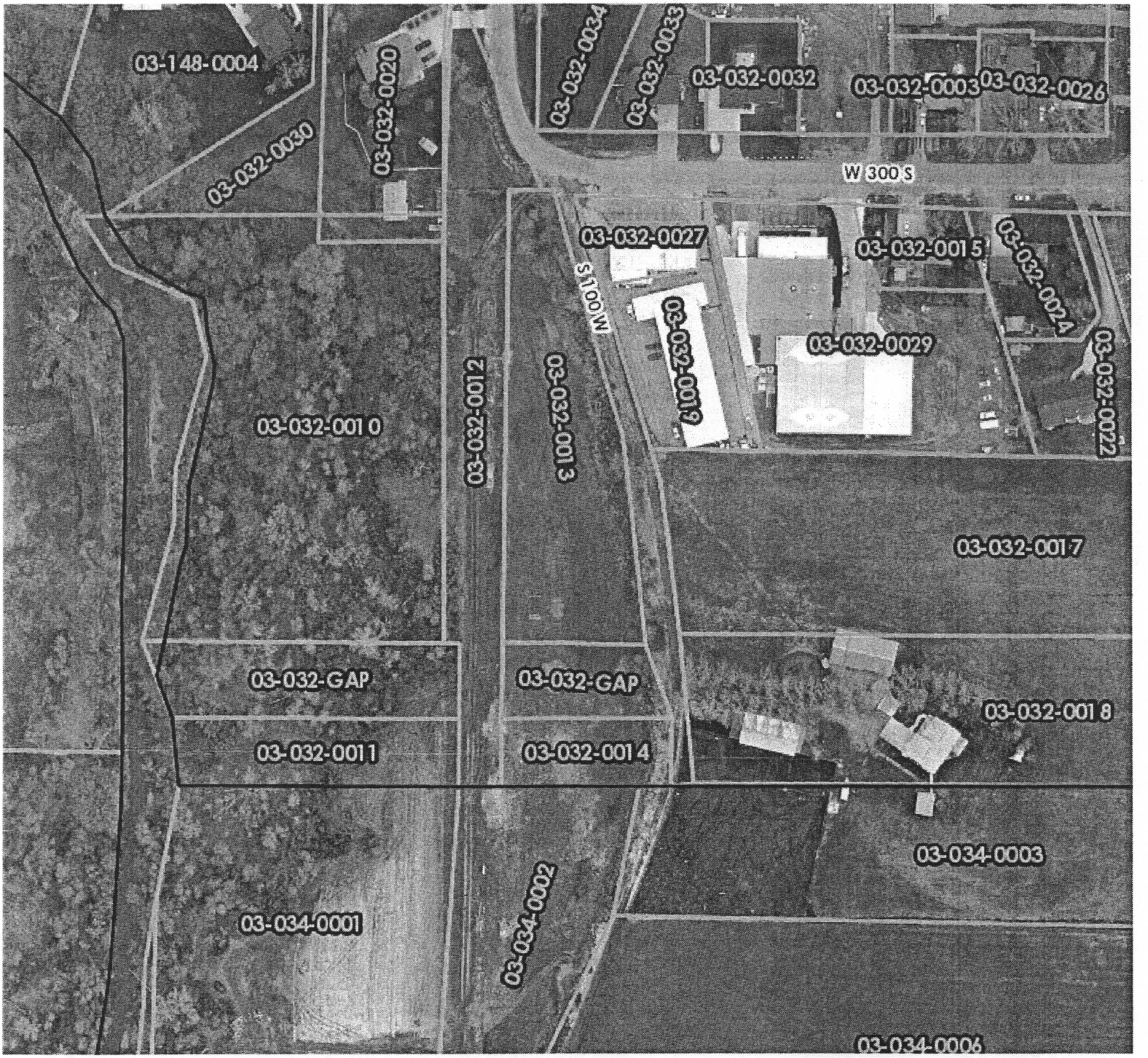

### PLOT PLAN

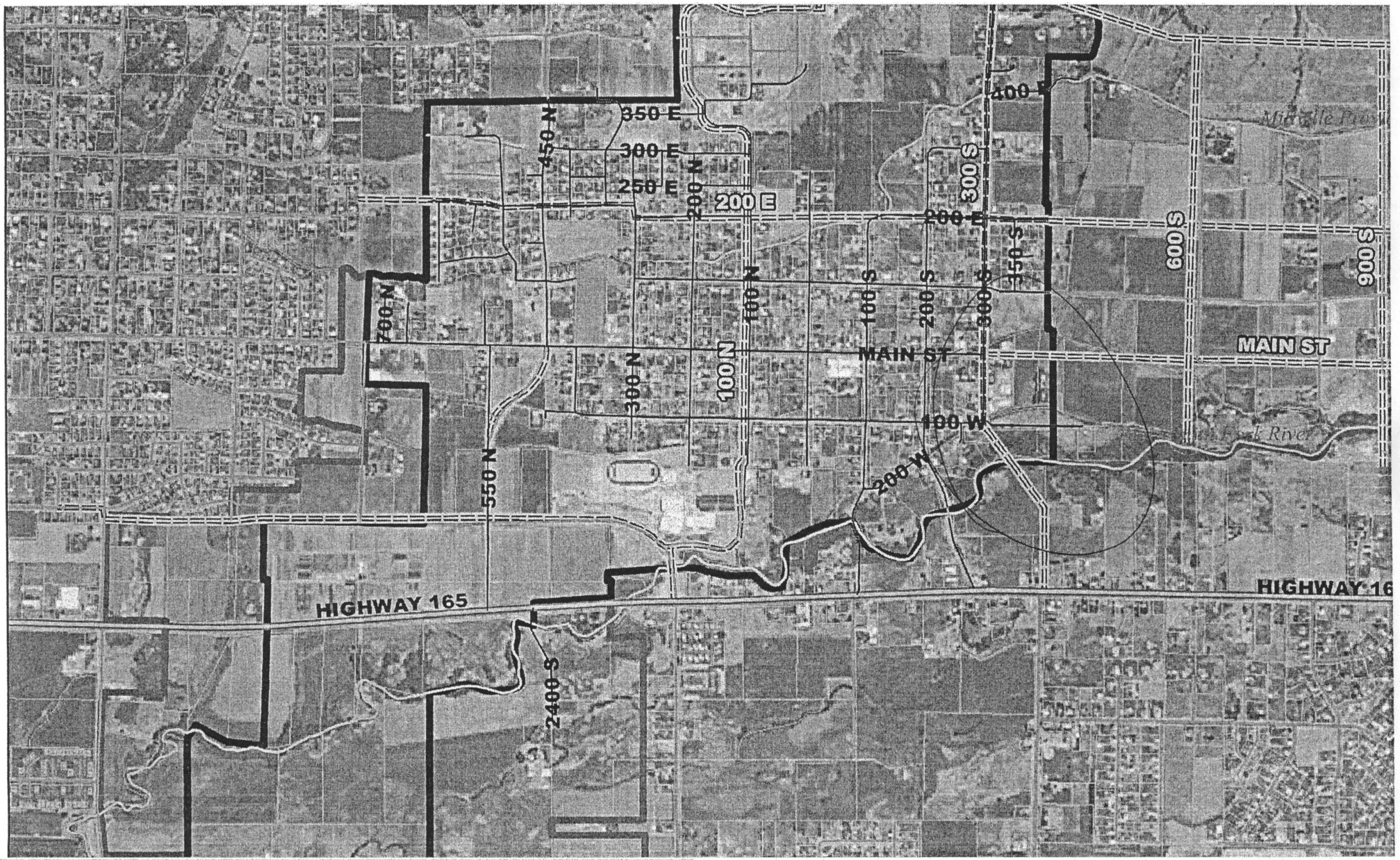


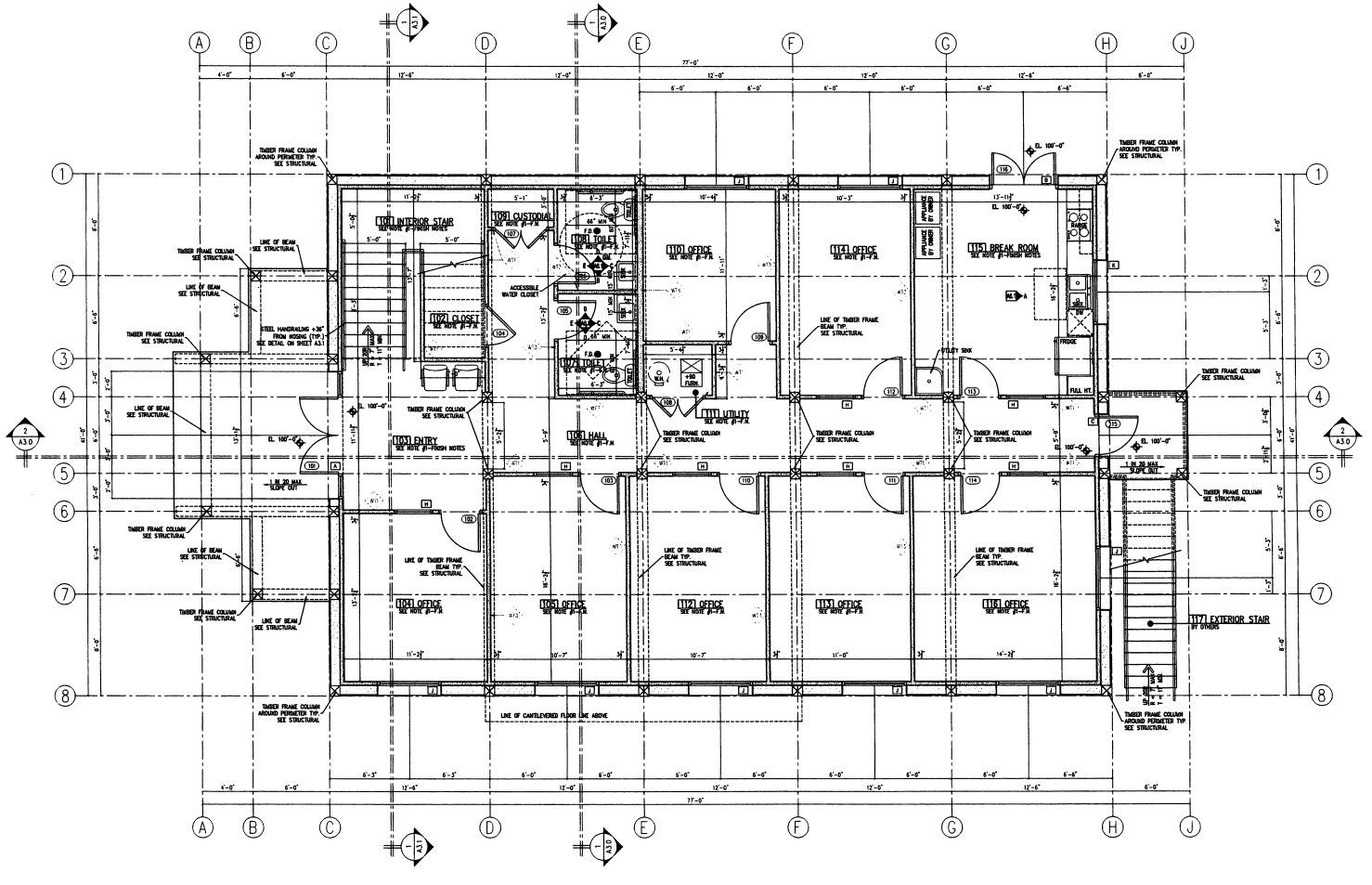

APPROVED – PLANNING AND ZONING DATE

FEES PAID – TREASURER DATE

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


03-148-0004
03-032-0020
03-032-0034
03-032-0033
03-032-0032
03-032-0003
03-032-0026
03-032-0030
W 300 S
03-032-0027
03-032-0015
03-032-0024
S 100 W
03-032-0019
03-032-0029
03-032-0022
03-032-0010
03-032-0012
03-032-0013
03-032-0017
03-032-GAP
03-032-GAP
03-032-0018
03-032-0011
03-032-0014
03-034-0003
03-034-0002
03-034-0001
03-034-0006


350 E
300 E
250 E
200 E
450 N
200 N
100 N
700 N
550 N
300 N
400 E
300 S
200 S
100 S
350 S
600 S
900 S
MAIN ST
MAIN ST
100 W
200 W
HIGHWAY 165
HIGHWAY 16
2400 S




1 LEVEL 1 FLOOR PLAN

LEVEL 1 FLOOR LINE EL. 100'-0"
SQUARE FOOTAGE: 2,480 S.F.

SCALE: 1/4" = 1'-0"

## GENERAL NOTES:

1. AT ALL FLOOR TRANSITIONS PROVIDE A BRUSHED CHROME SCHLUTER STRIP. PROVIDE A MARBLE THRESHOLD AT ALL MECHANICAL/UTILITY ROOM/RESTROOM TRANSITIONS WHERE TILE IS INSTALLED – VERIFY W/ OWNER.
2. SEE SHEETS A4.0–A4.2 FOR DOOR/WINDOW SCHEDULE & DETAILS.
3. SEE SHEET A3.2 FOR WALL TYPES.ALL EXTERIOR WALL TYPES TO BE (U.O.N.) – VERIFY EXACT WALL SYSTEM AND REQUIREMENTS WITH MEMBRETURE MFGR. – OWNER TO VERIFY
4. ACCESSIBLE RAMPS SHALL HAVE A LANDING AT THE TOP & BOTTOM OF EACH RAMP RUN. THE CLEAR LENGTH OF THE LANDING SHALL BE 60" MINIMUM WHILE THE CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING. THE RISE FOR ANY RAMP RUN SHALL BE 30" MAX. THE CROSS SLOPE OF RAMP RUNS AND THE SLOPE OF LANDINGS SHALL NOT BE GREATER THAN 1:48.
5. SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF CONTROL JOINTS.
6. SOILS ENGINEER TO PROVIDE INSPECTION OF THE SITE ONCE EXCAVATION HAS TAKEN PLACE TO DETERMINE IF ANY PERIMETER DRAINAGE SYSTEM AND WATERPROOFING MEMBRANE IS REQUIRED.
7. PROVIDE HEAT TAPE AT ALL DRAINS AND PIPES IN NON-TEMPERED SPACES. SEE MECH / ELEC DRAWINGS
8. ALL SUB-CONTRACTORS TO VERIFY EXACT FLOOR TO FLOOR HEIGHTS AND FINISH CEILING HEIGHTS WITH OWNER AND GENERAL CONTRACTOR PRIOR TO CONSTRUCTION AND INSTALLATION.
9. GENERAL CONTRACTOR AND FRAMING SUB-CONTRACTOR TO ADJUST FLOOR AND ROOF FRAMING MEMBERS AS NECESSARY TO ALLOW FOR PLUMBING FIXTURE TRAPS, ROOF HATCHES, ETC.
10. SEE STRUCTURAL DRAWINGS FOR COLUMN LOCATIONS, SHEAR WALL LOCATIONS, & HOLDOWN AND STRAP LOCATIONS. VERIFY CONNECTION DETAILS WITH TIMBER FRAME MFGR.
11. RETURN THE ENDS OF ALL HANDRAILS TO EITHER THE WALL OR THE FLOOR TYP. – CONTRACTOR TO VERIFY WITH OWNER ON STYLE/FINISH.
12. DOORS TO BE FRAMED SUCH THAT 18" OF CLEAR SPACE EXISTS ON THE PULL SIDE. ON THE PUSH SIDE 12" OF CLEAR SPACE SHALL BE PROVIDED IF BOTH A CLOSER AND LATCH ARE USED.
13. FRAMING CONTRACTOR TO PROVIDE BACKING FOR ALL WALL-MOUNTED ITEMS.

## INTERIOR FINISH SCHEDULE:

### FLOOR

| | |
|---|---|
| F1 | WOOD FLOOR/LVT – CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE |
| F2 | CERAMIC/PORCELAIN TILE – CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE |
| F3 | CARPET TILE – CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE |
| F4 | CONCRETE – SEALED |

### BASE

| | |
|---|---|
| B1 | RUBBER BASE – CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE |
| B2 | WOOD BASE – CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE |
| B3 | CARPET BASE (MATCH CARPET TILE) – CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE |
| B4 | TILE BASE TO MATCH FLOOR TILE – CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE |

### WALL

| | |
|---|---|
| W1 | PAINTED GYP. BOARD (SEE PLANS FOR ANY FIRE RATING, SMOOTH FINISH – CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE |
| W2 | WOOD COLUMNS – CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE |
| W4 | WALL COVERING – CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE |

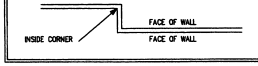
### CEILING

| | |
|---|---|
| C1 | PAINTED GYP. BOARD (SEE PLANS FOR ANY FIRE RATING, SMOOTH FINISH – CONTRACTOR TO VERIFY W/ OWNER |
| C2 | STRUCTURE EXPOSED SEE REFLECTED CEILING PLANS FOR CEILING FINISHES – CONTRACTOR TO VERIFY W/ OWNER |
| C3 | ACOUSTICAL CEILING TILE ON SUSPENDED GRID SYSTEM (NON-RATED) – REVEAL EDGE – CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE |

NOTE: SCHLUTER STRIPS @ ALL CARPET TO TILE TANSITIONS
NOTE: PROVIDE AWI CERTIFIED PREMIUM GRADE CABINETS AND CASEWORK – VERIFY W/ OWNER

## FINISH NOTES:

1. FOR ALL MATERIALS, COLORS, ACCENT WALLS, PATTERNS, ETC. CONTRACTOR TO COORDINATE W/ OWNER.
2. ALL FINISH COLORS AND MATERIALS TO BE SUBMITTED TO THE OWNER FOR APPROVAL
3. WALL MATERIAL LISTED ON FINISH SCHEDULE ABOVE SHOWS ONLY THE EXTERIOR LAYER, AND MAY NOT LIST THE ENTIRE WALL SYSTEM – (FOR COMPLETE SYSTEM & RATING CONSTRUCTION, SEE WALL TYPES / SECTIONS)
4. USE WATER-RESISTANT GYPSUM BOARD AND EPOXY PAINT AT ALL WET-WALL LOCATIONS (I.E., RESTROOM, KITCHEN, BREAKROOM, DRINKING FOUNTAIN)
5. PROVIDE SCHLUTER TRANSITION STRIPS AT ALL CARPET TO TILE TRANSITIONS, STAINLESS STEEL – VERIFY W/ OWNER
7. WINDOW COVERINGS, FURNISHINGS AND EQUIPMENT ARE BY OWNER
8. PROVIDE ADA COMPLIANT SIGNAGE. OTHER INTERIOR AND EXTERIOR SIGNAGE AND GRAPHICS BY OWNER
9. RESTROOM PARTITIONS AND ACCESSORIES TO BE STAINLESS STEEL, BRUSHED. – VERIFY W/ OWNER
10. FINISHES / COLORS TO TERMINATE ON INSIDE CORNERS ONLY. SEE BELOW.







CITY SUBMITTAL SET - 02/2021

REVISIONS

DRAWN BY
AS

HARRIS ARCHITECTURE
3320 N UNIVERSITY AVENUE #100, PROVO UT 84604 | 801-377-8303 | WWW.HARRIS-ARCHITECTURE.COM

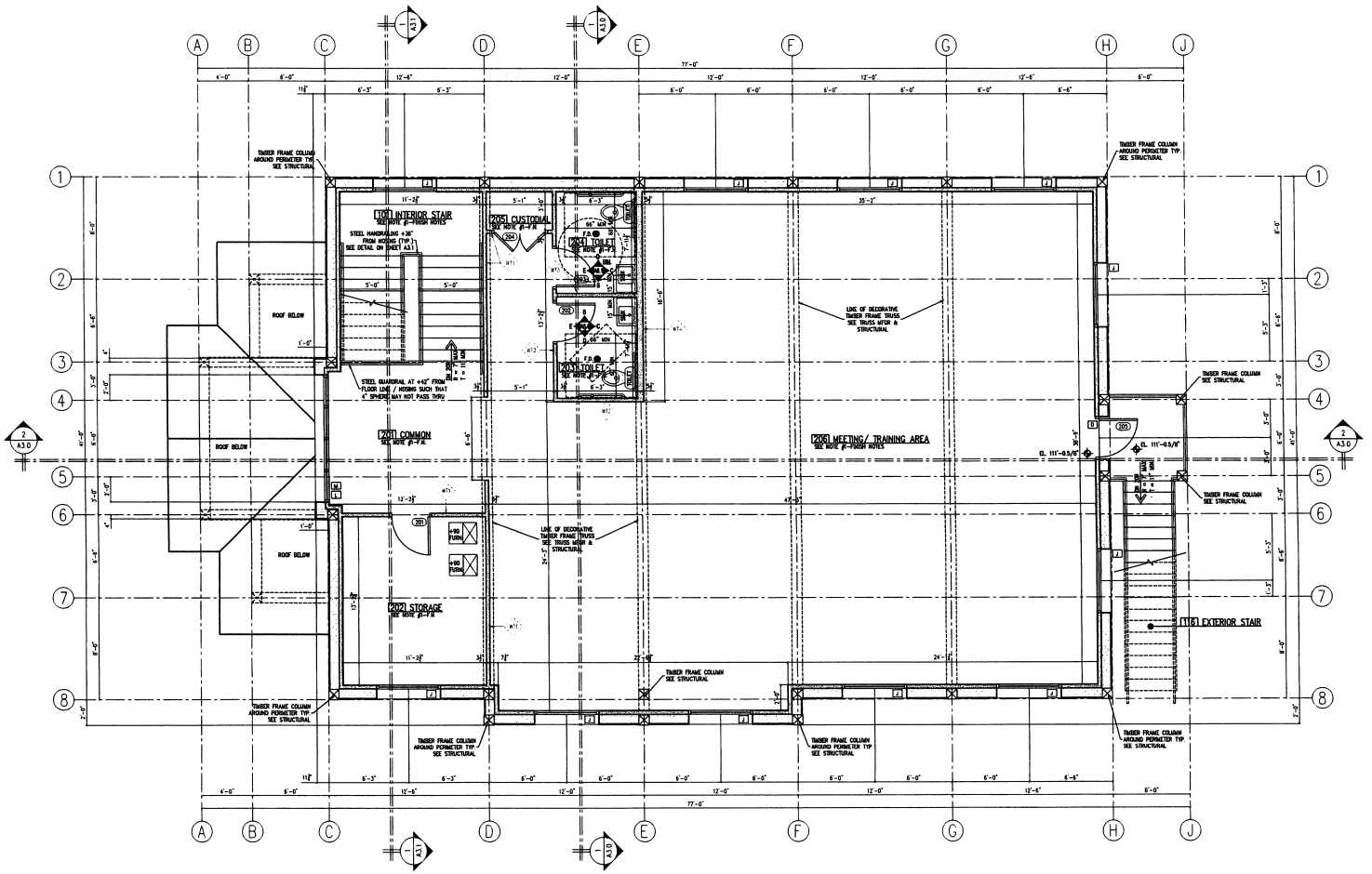
A NEW PROJECT FOR
BIO MINERALS TECHNOLOGIES
LEVEL 1 FLOOR PLAN

FEB. 2021
MILLVILLE, UT

A1.1

THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT

PLOT DATE: 2/17/2021 C:\HOUP\REVIT\BIO MINERALS TECH\CLOUDBIM\mwright\BIO MINERALS_A1_LV1.rvt




1 LEVEL 2 FLOOR PLAN

LEVEL 2 FLOOR LINE EL. +111'-0.5/8"
SQUARE FOOTAGE: 2,542 S.F.

SCALE: 1/4" = 1'-0"

## GENERAL NOTES:

1. AT ALL FLOOR TRANSITIONS PROVIDE A BRUSHED CHROME SCHLUTER STRIP. PROVIDE A MARBLE THRESHOLD AT ALL MECHANICAL/UTILITY ROOM/RESTROOM TRANSITIONS WHERE TILE IS INSTALLED – VERIFY W/ OWNER.
2. SEE SHEETS A4.0–A4.2 FOR DOOR/WINDOW SCHEDULE & DETAILS.
3. SEE SHEET A3.2 FOR WALL TYPES.ALL EXTERIOR WALL TYPES TO BE (U.O.N.) – VERIFY EXACT WALL SYSTEM AND REQUIREMENTS WITH HEMPITECTURE MFGR. – OWNER TO VERIFY
4. ACCESSIBLE RAMPS SHALL HAVE A LANDING AT THE TOP & BOTTOM OF EACH RAMP RUN. THE CLEAR LENGTH OF THE LANDING SHALL BE 60" MINIMUM WHILE THE CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING. THE RISE FOR ANY RAMP RUN SHALL BE 30" MAX. THE CROSS SLOPE OF RAMP RUNS AND THE SLOPE OF LANDINGS SHALL NOT BE GREATER THAN 1:48.
5. SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF CONTROL JOINTS.
6. SOILS ENGINEER TO PROVIDE INSPECTION OF THE SITE ONCE EXCAVATION HAS TAKEN PLACE TO DETERMINE IF ANY PERIMETER DRAINAGE SYSTEM AND WATERPROOFING MEMBRANE IS REQUIRED.
7. PROVIDE HEAT TAPE AT ALL DRAINS AND PIPES IN NON-TEMPERED SPACES. SEE MECH / ELEC DRAWINGS
8. ALL SUB-CONTRACTORS TO VERIFY EXACT FLOOR TO FLOOR HEIGHTS AND FINISH CEILING HEIGHTS WITH OWNER AND GENERAL CONTRACTOR PRIOR TO CONSTRUCTION AND INSTALLATION.
9. GENERAL CONTRACTOR AND FRAMING SUB-CONTRACTOR TO ADJUST FLOOR AND ROOF FRAMING MEMBERS AS NECESSARY TO ALLOW FOR PLUMBING FIXTURE TRAPS, ROOF HATCHES, ETC.
10. SEE STRUCTURAL DRAWINGS FOR COLUMN LOCATIONS, SHEAR WALL LOCATIONS, & HOLDOWN AND STRAP LOCATIONS. VERIFY CONNECTION DETAILS WITH TIMBER FRAME MFGR.
11. RETURN THE ENDS OF ALL HANDRAILS TO EITHER THE WALL OR THE FLOOR TYP.– CONTRACTOR TO VERIFY WITH OWNER ON STYLE/FINISH.
12. DOORS TO BE FRAMED SUCH THAT 18" OF CLEAR SPACE EXISTS ON THE PULL SIDE, ON THE PUSH SIDE 12" OF CLEAR SPACE SHALL BE PROVIDED IF BOTH A CLOSER AND LATCH ARE USED.
13. FRAMING CONTRACTOR TO PROVIDE BACKING FOR ALL WALL-MOUNTED ITEMS.

## INTERIOR FINISH SCHEDULE:

### FLOOR

- F1 WOOD FLOOR/ LVT – CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE
- F2 CERAMIC/PORCELAIN TILE – CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE
- F3 CARPET TILE – CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE
- F4 CONCRETE – SEALED

### BASE

- B1 RUBBER BASE – CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE
- B2 WOOD BASE – CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE
- B3 CARPET BASE (MATCH CARPET TILE) – CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE
- B4 TILE BASE TO MATCH FLOOR TILE – CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE

### WALL

- W1 PAINTED GYP. BOARD (SEE PLANS FOR ANY FIRE RATING, SMOOTH FINISH – CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE
- W2 WOOD COLUMNS – CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE
- W4 WALL COVERING – CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE

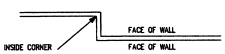
### CEILING

- C1 PAINTED GYP. BOARD (SEE PLANS FOR ANY FIRE RATING, SMOOTH FINISH – CONTRACTOR TO VERIFY W/ OWNER
- C2 STRUCTURE EXPOSED SEE REFLECTED CEILING PLANS FOR CEILING FINISHES – CONTRACTOR TO VERIFY W/ OWNER
- C3 ACOUSTICAL CEILING TILE ON SUSPENDED GRID SYSTEM (NON-RATED) – REVEAL EDGE – CONTRACTOR TO VERIFY W/ OWNER ON SIZE/ STYLE

NOTE: SCHLUTER STRIPS @ ALL CARPET TO TILE TANSITIONS
NOTE: PROVIDE AWI CERTIFIED PREMIUM GRADE CABINETS AND CASEWORK – VERIFY W/ OWNER

## FINISH NOTES:

1. FOR ALL MATERIALS, COLORS, ACCENT WALLS, PATTERNS, ETC. CONTRACTOR TO COORDINATE W/ OWNER.
2. ALL FINISH COLORS AND MATERIALS TO BE SUBMITTED TO THE OWNER FOR APPROVAL
3. WALL MATERIAL LISTED ON FINISH SCHEDULE ABOVE SHOWS ONLY THE EXTERIOR LAYER, AND MAY NOT LIST THE ENTIRE WALL SYSTEM – (FOR COMPLETE SYSTEM & RATING CONSTRUCTION, SEE WALL TYPES / SECTIONS)
4. USE WATER-RESISTANT GYPSUM BOARD AND EPOXY PAINT AT ALL WET-WALL LOCATIONS (I.E., RESTROOM, KITCHEN, BREAKROOM, DRINKING FOUNTAIN)
5. PROVIDE SCHLUTER TRANSITION STRIPS AT ALL CARPET TO TILE TRANSITIONS. STAINLESS STEEL – VERIFY W/ OWNER
7. WINDOW COVERINGS, FURNISHINGS AND EQUIPMENT ARE BY OWNER
8. PROVIDE ADA COMPLIANT SIGNAGE. OTHER INTERIOR AND EXTERIOR SIGNAGE AND GRAPHICS BY OWNER
9. RESTROOM PARTITIONS AND ACCESSORIES TO BE STAINLESS STEEL, BRUSHED. – VERIFY W/ OWNER
10. FINISHES / COLORS TO TERMINATE ON INSIDE CORNERS ONLY. SEE BELOW.




CITY SUBMITTAL SET - 02/2021

REVISIONS

DRAWN BY
AS

HARRIS ARCHITECTURE
3520 N UNIVERSITY AVENUE #200 PROVO UT 84604 | 801-371-8303 | WWW.HARRIS-ARCHITECTURE.COM

A NEW PROJECT FOR
BIO MINERALS TECHNOLOGIES
LEVEL 2 FLOOR PLAN

FEB. 2021
MILLVILLE, UT

A1.2

THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT

PLOT DATE: 2/17/2021 G:\ACAD\PROJ\BIO MINERALS TECHNOLOGIES\Working\BIO MINERALS_A1-2_LV2.dwg

# BIO MINERALS TECHNOLOGIES
# IMPROVEMENT PLAN

MILLVILLE CITY
CACHE COUNTY

## GENERAL NOTES

1. ALL DESIGN AND CONSTRUCTION MUST BE IN ACCORDANCE WITH APWA STANDARDS AND SPECIFICATIONS AND AS AMENDED BY THE MILLVILLE CITY PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL NOTIFY THE MILLVILLE CITY ENGINEERING DEPARTMENT AT LEAST 24 HOURS IN ADVANCE OF ANY CONSTRUCTION FOR INSPECTION.
3. CONTRACTOR SHALL COMPLY WITH THE PROVISION FOR TRAFFIC CONTROL AND BARRICADING AS PER THE LATEST VERSION OF THE MUTCD.
4. CALL THE BLUE STAKE CENTER 811, 48 HOURS BEFORE YOU DIG FOR LOCATION OF ALL UNDERGROUND UTILITIES.
5. IT IS THE RESPONSIBILITY OF THE DEVELOPER FOR THE COORDINATION OF ANY RELOCATION OF POWER POLES AND OTHER UTILITIES.
6. MILLVILLE CITY IS NOT RESPONSIBLE FOR SURFACE FLOODING. ANY STRUCTURE SHALL BE CONSTRUCTED SO THAT THE MAIN FINISH FLOOR IS AT LEAST 1.0' ABOVE THE CENTERLINE OF THE ADJOINING ROAD.

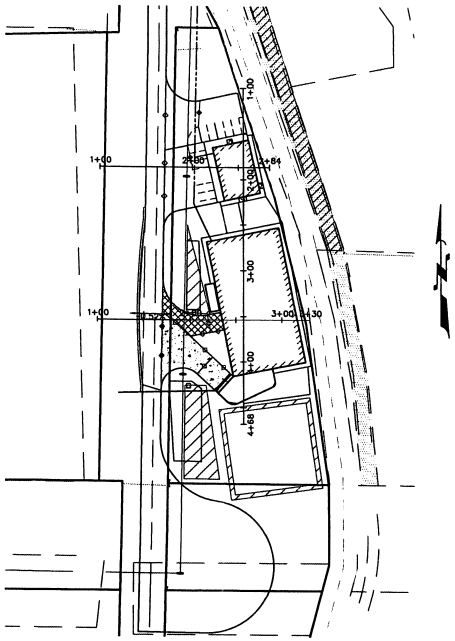
## WATER PLAN GENERAL NOTES

1. BEDDING MATERIAL AND THE PLACEMENT OF THE BEDDING MATERIAL MUST MEET ALL APWA AND MILLVILLE CITY REQUIREMENTS AND HAVE APPROVAL OF MILLVILLE CITY ENGINEER 24 HOURS PRIOR TO ANY PIPE INSTALLATION. HAUNCHING AND INITIAL BACKFILL MUST BE APPROVED BY THE MILLVILLE CITY ENGINEER PRIOR TO FINAL BACKFILL.
2. FIRE HYDRANTS SHALL BE REQUIRED FOR ALL SUBDIVISIONS. FIRE HYDRANTS SHALL BE LOCATED NO MORE THAN FIVE HUNDRED (500) FEET APART AND SHALL BE APPROVED BY THE FIRE DEPARTMENT AND TOWN ENGINEER. TO ELIMINATE FUTURE STREET CUTS, ALL UNDERGROUND UTILITIES FOR FIRE HYDRANTS, TOGETHER WITH THE FIRE HYDRANTS THEMSELVES AND ALL OTHER WATER SUPPLY IMPROVEMENTS SHALL BE INSTALLED BEFORE ANY FINAL PAVING OF A STREET SHOWN ON THE SUBDIVISION PLAT.
3. MILLVILLE CITY HAS ADOPTED THE "MILLVILLE CITY CULINARY WATER SYSTEM STANDARD INSTALLATION DRAWINGS AND SPECIFICATIONS" WHICH HAS BEEN APPROVED BY THE UTAH DIVISION OF DRINKING WATER AS THE STANDARD BY WHICH THE CULINARY DISTRIBUTION SYSTEM IMPROVEMENTS FOR MILLVILLE CITY IS TO BE CONSTRUCTED. CONTRACTOR SHALL ACQUIRE, AND MAINTAIN AT THE SITE, A SET OF THE MILLVILLE CITY CULINARY WATER SYSTEM STANDARD INSTALLATION PLANS AND SPECIFICATIONS DURING THE ENTIRE TIME THAT THE CONTRACTOR IS INSTALLING THE CULINARY WATER SYSTEM IMPROVEMENTS THAT ARE TO DEDICATED TO MILLVILLE CITY. A COPY OF SAID STANDARD CULINARY WATER SYSTEM INSTALLATION STANDARDS AND SPECIFICATIONS MAY BE OBTAINED FROM THE CITY ENGINEER.
4. ALL CULINARY WATER DISTRIBUTION LINES SHALL BE 8 INCH DIAMETER CLASS 200 PSI SDR 21 PVC. 5' MINIMUM BURY.

## PAVING NOTES

SUBGRADE MUST MEET ALL APWA SPECIFICATIONS AND MILLVILLE CITY REQUIREMENTS AND HAVE APPROVAL OF THE CITY ENGINEER 24 HOURS PRIOR TO PLACING BASE COURSE MATERIAL. THE FINISHED BASE COURSE MUST MEET MILLVILLE CITY REQUIREMENTS AND HAVE APPROVAL OF THE ENGINEERING DEPARTMENT 24 HOURS PRIOR TO PLACEMENT OF ASPHALT.

ROADWAY EXCAVATION PER SOILS REPORT. PAVEMENT, SUB-BASE AND ORANULAR BORROW PER SOILS REPORT BY CMT ENGINEERING LABORATORIES, REPORT DATED NOV. 27TH, 2019.




SITE MAP
NTS

## LEGEND

| | |
|---|---|
| ——— | PROPERTY LINE |
| — — — | MONUMENT LINE |
| — — — | EASEMENT LINE |
| ——— ——— | BUILDING SETBACK LINE |
| ⊙ | ALM CAP |
| ● | PROPERTY CORNER FOUND |
| ○ | PROPERTY CORNER SET LS 9569390-2201 |
| ⊗ | EXISTING WATER VALVE |
| W | WATER MAIN |
| SS | SEWER MAIN |
| G | NATURAL GASLINE |
| BSL | BUILDING SETBACK LINE |
| TPOB | TRUE POINT OF BEGINNING |
| OHE | OVER HEAD ELECTRIC POWER |

## SHEET INDEX

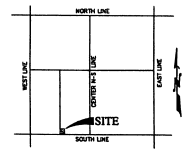
| DESCRIPTION | SHEET NO | |
|---|---|---|
| COVER SHEET | CS01 | 1 |
| DETAILS AND NOTES | DT01 | 2 |
| SITE PLAN | SP01 | 3 |
| GRADING & DRAINAGE PLAN | GP01-02 | 4-5 |
| STORM WATER POLLUTION PREVENTION PLAN | SW01 | 6 |

## COORDINATION LIST

| DESCRIPTION | REPRESENTATIVE | PHONE |
|---|---|---|
| ROCKY MOUNTAIN POWER | MELISSA JOHNSON | (435) 563-2912 |
| CENTURYLINK | CENTURYLINK STAFF | (800) 573-1311 |
| COMCAST CABLE | TIMOTHY JACKSON | (801) 401-3038 |
| DOMINION ENERGY | CRISTI FIEDEL | (435) 755-2206 |

## R.B. WILLIAMS & ASSOCIATES, INC. NOTES TO CONTRACTOR

1. ANY AMBIGUITIES OR DEFICIENCIES DISCOVERED ON THESE PLANS ARE TO BE RESOLVED BY R.B. WILLIAMS & ASSOCIATES, INC. ANYONE ELSE WHO MODIFIES THE PLANS OR THE DESIGNS ON THEM OR RESOLVES AMBIGUITIES OR DEFICIENCIES BECOMES RESPONSIBLE FOR HIS MODIFICATION OR DECISION.
2. THE ENGINEER MAKES NO GUARANTEE REGARDING THE LOCATION OR ELEVATION OF EXISTING UTILITIES SHOWN ON THESE PLANS. THE CONTRACTOR SHALL CALL BLUE STAKE FOR ALL UTILITIES.
3. THE CONTRACTOR IS RESPONSIBLE TO MAKE HIS OWN ESTIMATE OF EARTHWORK REQUIREMENTS FOR THE PROJECT AND IS RESPONSIBLE TO IMPORT OR EXPORT MATERIAL AS REQUIRED TO ACCOMPLISH THE GRADING AS SHOWN ON THESE PLANS AT NO EXTRA COST TO THE OWNER.
4. THESE QUANTITIES ARE FOR PERMITTING PURPOSES ONLY. THE CONTRACTOR IS TO DETERMINE HIS OWN QUANTITIES.




VICINITY MAP
T 11N, R 1E, S 22
(N.T.S.)

## OWNER

BIO MINERALS TECHNOLOGIES, INC
695 W 1700 S, #103
LOGAN, UT 84321
CONTACT: KENNETH HAMILTON
PHONE: (435) 752-5215

## ENGINEER

R.B. WILLIAMS AND ASSOCIATES, INC.
455 GLENWOOD CIRCLE
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, P.E., P.L.S.
PHONE: (435) 770-2382

## BENCHMARK

5/8" REBAR AT THE SE PROPERTY CORNER LOT 10, SAM'S TOWN P2
APN: 01-155-0010
ELEVATION=4847.68' (NAVD 88)

## ZONING:

CITY OF MILLVILLE ZONING CODE: CS

BUILDING SETBACKS:
FRONT: 30'
REAR: 30'
SIDE: 0'

## BASIS OF BEARING

THE NORTH LINE OF SECTION 22, T11N, R1E, SLB&M.

BEARS: N 89°30'36" W

## SITE INFORMATION

AREA OF THE SUBJECT PROPERTY IS: 117,515.93 SF OR 2.6978 AC

APN: 03-032-0013

## AS-BUILT CERTIFICATION:

I HEREBY CERTIFY THAT THE "AS-BUILT" INFORMATION AS SHOWN HEREON WAS MADE UNDER MY SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED PROFESSIONAL ENGINEER REG. NO. DATE

## APPROVALS

THE AUTHORIZED REPRESENTATIVES OF THE FOLLOWING AGENCIES HEREBY ACKNOWLEDGE OR HAVE ACKNOWLEDGED THEY HAVE REVIEWED AND APPROVED THE DESIGN SHOWN BY THESE DRAWINGS. CONSTRUCTION MAY BEGIN AFTER ALL APPROPRIATE PERMITS HAVE BEEN OBTAINED.

MILLVILLE CITY ENGINEER _____ DATE _____


R.B. WILLIAMS & ASSOCIATES, INC.
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
JEFFREY L. WILLIAMS, P.E.
PHILLIP C. WILLIAMS, P.E., P.L.S.


PROJECT NAME
BIO MINERALS TECHNOLOGIES
MILLVILLE
UTAH

SHEET TITLE
COVER SHEET

REVISIONS:

| | |
|---|---|
| DATE | 7/14/20 |
| DESIGN | PCW |
| DRAWN | PCW |
| CHK'D | PCW |
| SUB. | |

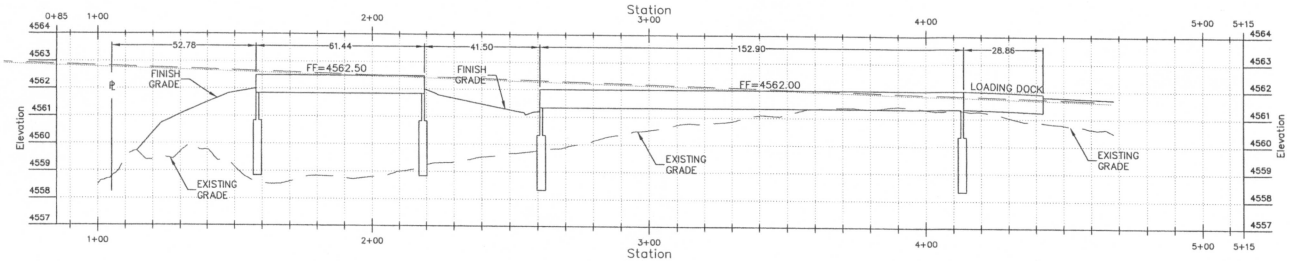
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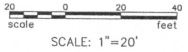
SHEET NO.
1/6

PRELIMINARY-NOT FOR CONSTRUCTION OR RECORDING

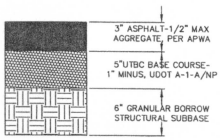
# SECTIONS & DETAILS



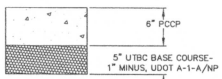

SECTION A-A VERT.: 1"= 2' HORZ: 1"=20'



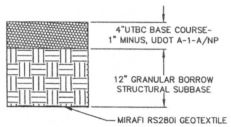

SCALE: 1"=20'



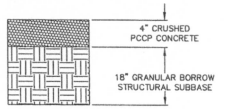

PAVEMENT SECTION - A
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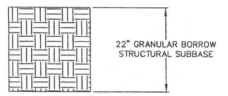

PAVEMENT SECTION - B
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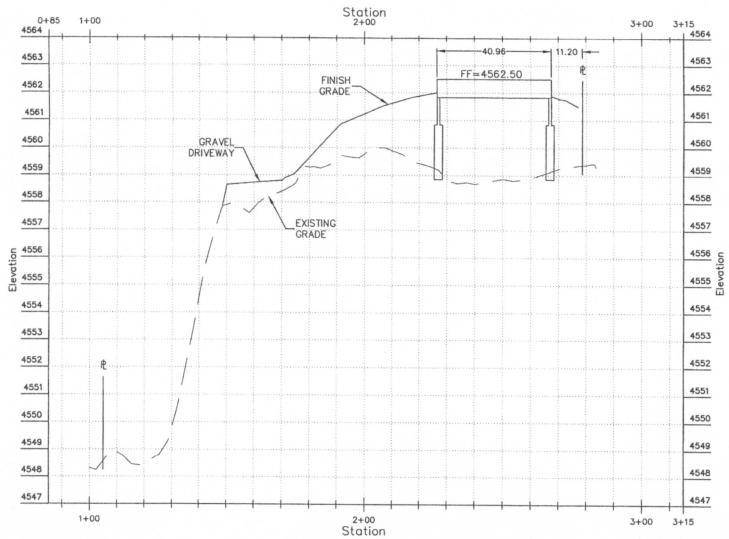

GRAVEL SECTION - 1
N.T.S.



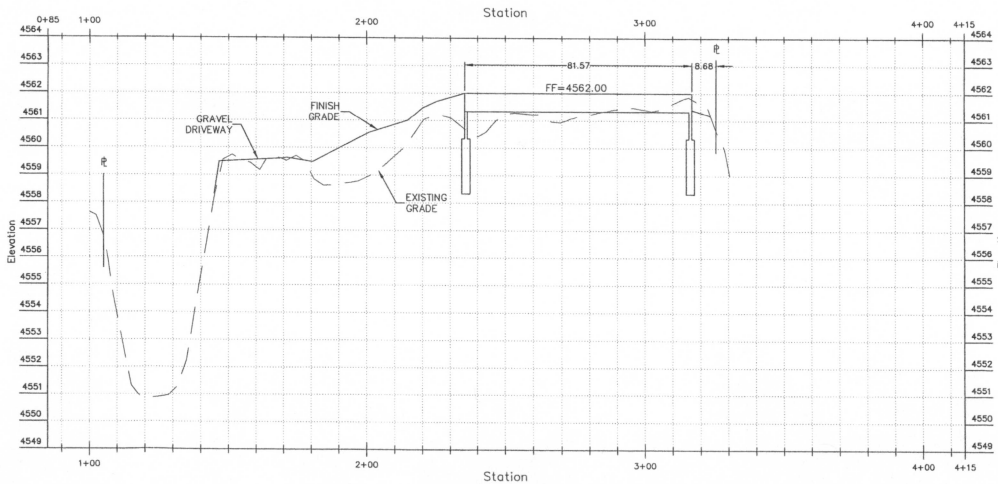

GRAVEL SECTION - 2
N.T.S.




GRAVEL SECTION - 3
N.T.S.




SECTION B-B VERT.: 1"= 2' HORZ: 1"=20'




SECTION C-C VERT.: 1"= 2' HORZ: 1"=20'


R.B. WILLIAMS & ASSOCIATES, INC.
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
JEFFREY L. WILLIAMS, P.E.
PHILLIP C. WILLIAMS, P.E., P.L.S.


PROJECT NAME
BIO MINERALS TECHNOLOGIES
MILLVILLE UTAH

SHEET TITLE
SECTIONS & DETAILS

REVISIONS:

| | |
|---|---|
| DATE | 7/14/20 |
| DESIGN | PCW |
| DRAWN | PCW |
| CHK'D | PCW |
| SUB. | |

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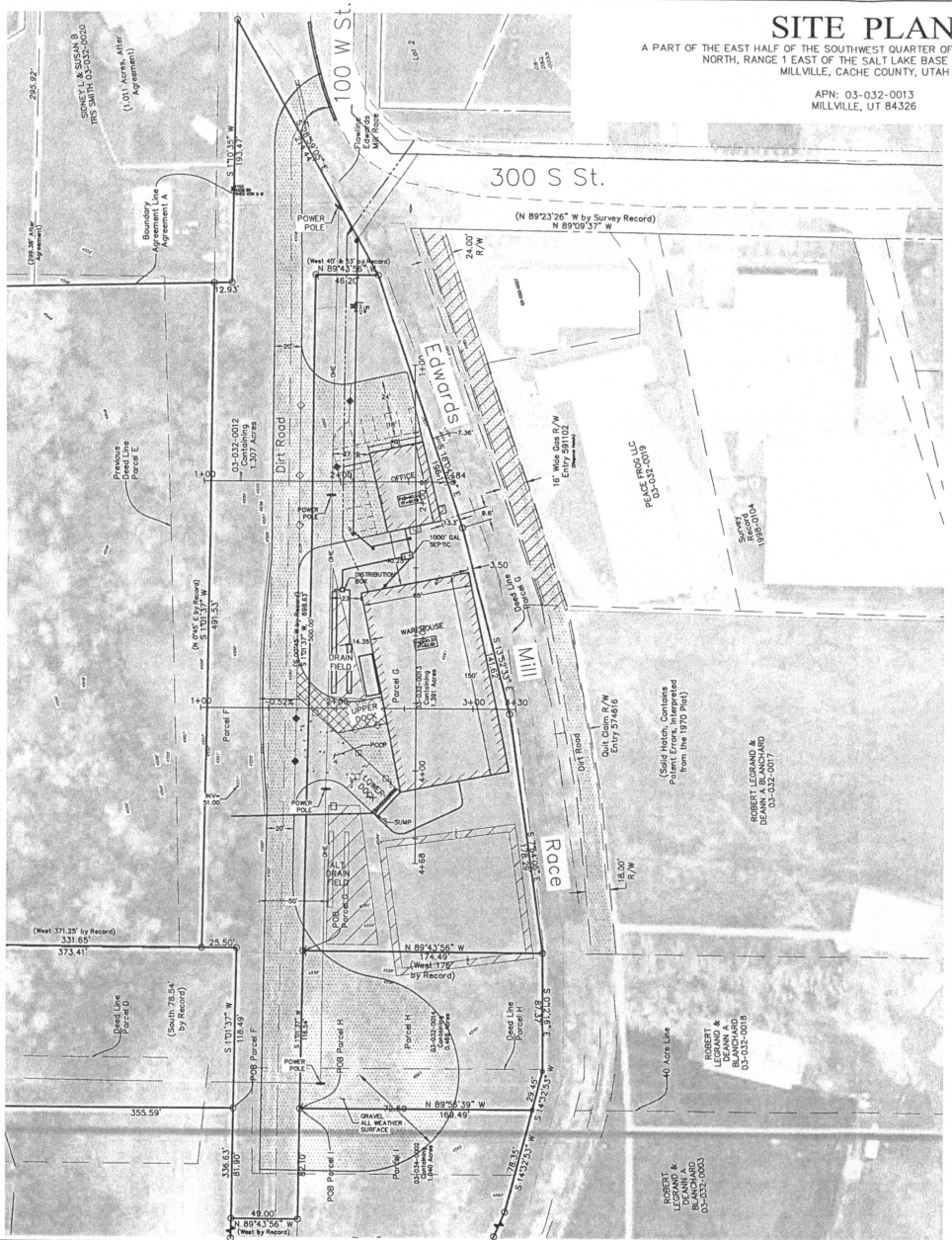
SHEET NO.
2/6

PRELIMINARY-NOT FOR CONSTRUCTION OR RECORDING

# SITE PLAN

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MILLVILLE, CACHE COUNTY, UTAH

APN: 03-032-0013
MILLVILLE, UT 84326




## LEGAL DESCRIPTION

PARCEL F:
A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING ON THE ABANDONED WEST RIGHT-OF-WAY LINE OF THE U.I.C.R.R. AT A POINT LOCATED 355.59 FEET SOUTH 89°56'39" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER AND RUNNING THENCE NORTH 01°01'37" EAST (NORTH 00°45' EAST BY RECORD) 118.49 FEET ALONG SAID ABANDONED WEST RIGHT--OF--WAY LINE; THENCE NORTH 89°43'56" WEST (WEST BY RECORD) 25.50 FEET; THENCE NORTH 01°01'37" EAST (NORTH 00°45' EAST BY RECORD) 491.53 FEET; THENCE NORTH 88° EAST 12.93 FEET; THENCE NORTH 01°10'35" EAST 193.47 FEET; THENCE SOUTH 28°59'05" EAST 214.44 FEET (SOUTHERLY BY RECORD) ALONG THE WESTERLY EMBANKMENT OF EDWARDS MILL RACE; THENCE NORTH 89°43'56" WEST 46.20 FEET (WEST 40.00 FEET BY RECORD) TO THE ABANDONED EAST RIGHT-OF-WAY LINE OF SAID U.I.C.R.R.; THENCE SOUTH 01°01'37" WEST (SOUTH 00°45' WEST BY RECORD) 698.63 FEET ALONG SAID ABANDONED EAST RIGHT--OF--WAY LINE; THENCE NORTH 89°43'56" WEST (WEST BY RECORD) 49.00 FEET TO SAID ABANDONED WEST RIGHT--OF--WAY LINE; THENCE NORTH 01°01'37" EAST (NORTH 00°45' EAST BY RECORD) 81.90 FEET TO THE POINT OF BEGINNING, CONTAINING 1.307 ACRES.

PARCEL G:
A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

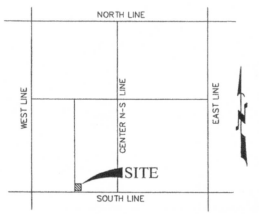
BEGINNING ON THE ABANDONED EAST RIGHT-OF-WAY LINE OF THE U.I.C.R.R. AT A POINT LOCATED 404.59 FEET SOUTH 89°56'39" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER AND 116.54 FEET NORTH 01°01'37" EAST (NORTH 00°45 EAST BY RECORD) FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER AND RUNNING THENCE NORTH 01°01'37" EAST (NORTH 00°45' EAST BY RECORD) 500.00 FEET ALONG SAID ABANDONED EAST RIGHT--OF--WAY LINE; THENCE SOUTH 89°43'56" EAST 46.20 FEET (EAST 53.00 FEET BY RECORD) TO THE WESTERLY EMBANKMENT OF EDWARDS MILL RACE; THENCE ALONG SAID WESTERLY EMBANKMENT THE FOLLOWING THREE (3) COURSES: (1) SOUTH 18°04'36" EAST 196.11 FEET; (2) SOUTH 13°52'33" EAST 141.62 FEET; (3) SOUTH 07°54'05" EAST 178.29 FEET; THENCE NORTH 89°43'56" WEST 174.49 FEET (WEST 176 FEET BY RECORD) TO THE POINT OF BEGINNING. CONTAINING 1.391 ACRES.

PARCEL H:
A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE INTERSECTION WITH THE ABANDONED EAST RIGHT-OF-WAY LINE OF THE U.I.C.R.R. AND THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, SAID POINT IS LOCATED 404.59 FEET SOUTH 89°56'39" EAST ALONG SAID NORTH LINE FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER AND RUNNING THENCE NORTH 01°01'37" EAST (NORTH 00°45' EAST BY RECORD) 116.54 FEET ALONG SAID ABANDONED EAST RIGHT-OF-WAY LINE; THENCE SOUTH 89°43'56" EAST (EAST BY RECORD) 174.49 FEET TO THE WESTERLY EMBANKMENT OF EDWARDS MILL RACE; THENCE ALONG SAID WESTERLY EMBANKMENT THE FOLLOWING TWO (2) COURSES: (1) SOUTH 00°12'16" EAST 87.37 FEET; (2) SOUTH 14°32'53" WEST 29.45 FEET TO THE INTERSECTION WITH SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89°56'39" WEST 169.49 FEET TO THE POINT OF BEGINNING. CONTAINING 0.466 ACRES.

PARCEL I:
A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE INTERSECTION WITH THE ABANDONED EAST RIGHT-OF-WAY LINE OF THE U.I.C.R.R. AND THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, SAID POINT IS LOCATED 404.59 FEET SOUTH 89°56'39" EAST ALONG SAID NORTH LINE FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER AND RUNNING THENCE SOUTH 89°56'39" EAST (EAST BY RECORD) 169.49 FEET TO THE WESTERLY EMBANKMENT OF EDWARDS MILL RACE; THENCE ALONG SAID WESTERLY EMBANKMENT THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 14°32'53" WEST 78.35 FEET; (2) SOUTH 23°15'21" WEST 144.79 FEET; (3) SOUTH 44°57'33" WEST 90.42 FEET; (4) NORTH 89°43'56" WEST (WEST BY RECORD) 33.64 FEET TO SAID ABANDONED EAST RIGHT-OF-WAY LINE; THENCE SOUTH 01°01'37" WEST (SOUTH 00°45' WEST BY RECORD) 64.58 FEET ALONG SAID ABANDONED EAST RIGHT-OF-WAY LINE; THENCE NORTH 88°58'23" WEST 49.00 FEET TO THE ABANDONED WEST RIGHT-OF-WAY LINE OF SAID U.I.C.R.R; THENCE NORTH 01°01'37" EAST (NORTH 00°45' EAST BY RECORD) 254.73 FEET ALONG SAID ABANDONED WEST RIGHT-OF-WAY LINE; THENCE SOUTH 89°43'56" EAST (EAST BY RECORD) 49.00 FEET TO SAID ABANDONED EAST RIGHT-OF-WAY LINE; THENCE NORTH 01°01'37" EAST (NORTH 00°45' EAST BY RECORD) 82.10 FEET ALONG SAID ABANDONED EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 1.040 ACRES.




## VICINITY MAP
T 11N, R 1E, S 22
(N.T.S.)

## OWNER
KENNETH & GINA HAMILTON
420 EDGEWOOD PL
PROVIDENCE, UT 84332

## SURVEYOR
R.B. WILLIAMS & ASSOCIATES, INC.
455 GLENWOOD CIRCLE
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, P.E., P.L.S.
PHONE: (435) 770-2382
EMAIL: PHIL@RBWILLIAMS.COM

## ZONING:
CITY OF MILLVILLE ZONING CODE: CS

BUILDING SETBACKS:
FRONT: 30'
REAR: 30'
SIDE: 0'

## BASIS OF BEARING
THE NORTH LINE OF SECTION 22, T11N, R1E, SLB&M.

BEARS: N 89°30'36" W

## SITE INFORMATION
AREA OF THE SUBJECT PROPERTY IS: 117,515.93 SF OR 2.6978 AC

## LEGEND

| | |
|---|---|
| ——— | PROPERTY LINE |
| — — — | MONUMENT LINE |
| — — — | EASEMENT LINE |
| ——— | BUILDING SETBACK LINE |
| ⊙ | ALM CAP |
| ● | PROPERTY CORNER FOUND |
| ○ | PROPERTY CORNER SET LS 9569390-2201 |
| ⊗ | EXISTING WATER VALVE |
| W | WATER MAIN |
| SS | SEWER MAIN |
| G | NATURAL GASLINE |
| BSL | BUILDING SETBACK LINE |
| TPOB | TRUE POINT OF BEGINNING |
| OHE | OVER HEAD ELECTRIC POWER |

40 0 40 80
scale feet

SCALE: 1"=40'

PRELIMINARY-NOT FOR CONSTRUCTION OR RECORDING


R.B. WILLIAMS & ASSOCIATES, INC.
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
JEFFREY L. WILLIAMS, P.E.
PHILIP C. WILLIAMS, P.E., P.L.S.


PROJECT NAME
BIO MINERALS TECHNOLOGIES
MILLVILLE UTAH

SHEET TITLE
SITE PLAN

REVISIONS:

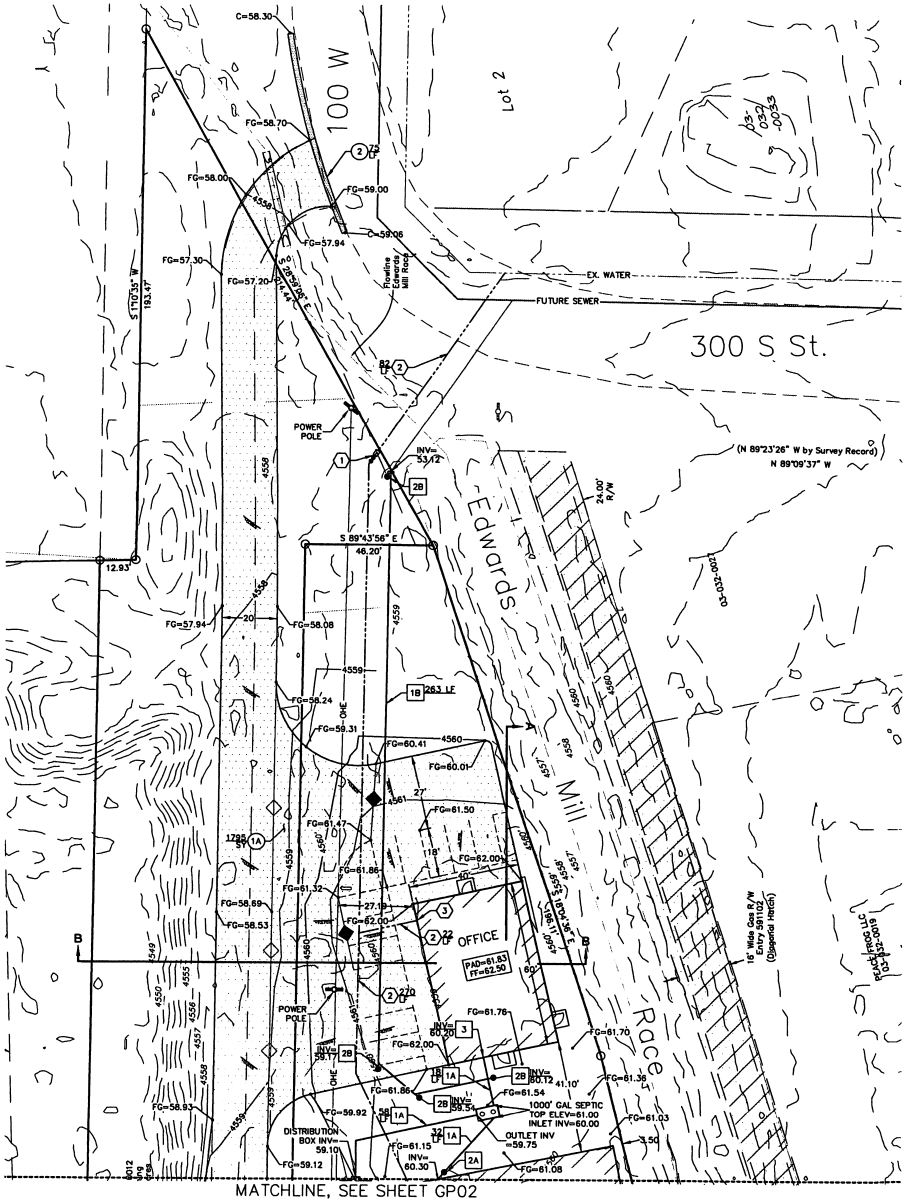
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| DATE | 7/14/20 |
| DESIGN | PCW |
| DRAWN | PCW |
| CHK'D | PCW |
| SUB. | |

20002SP01.DWG

SP01

SHEET NO.
3/6

# GRADING & DRAINAGE PLAN




| | | |
|---|---|---|
| | CONSTRUCTION NOTES | |
| 1A | 4" UTBC / 12" GRANULAR BORROW / MIRAFI RS280I GEOTEXTILE, OR OTHER APPROVED ROADWAY SECTION AS SHOWN ON SHEET DT01. EXCAVATION AND COMPACTION PER SOILS REPORT. | 1795 SY |
| 2 | 2.5' RIBBON CURB, 9" THICK | 75 SF |
| | WATER NOTES | |
| 1 | 3/4" WATER SERVICE PER MILLVILLE STANDARD. 1 INCH CTS CLASS 200 POLY PIPE TO METER. 1" SERVICE LINE FROM METER TO OFFICE. 18" METER BOX - WHITE POLYTHYLENE CORRUGATED. ROMAC TYPE 202NS SADDLE, WITH BACKFLOW PREVENTION DEVICE PER CITY STANDARDS. | 1 EA |
| Z | 1 INCH CTS CLASS 200 POLY PIPE. | 374 LF |
| 3 | CONNECT TO BUILDING CONNECTION | 2 EA |
| | SEWER NOTES | |
| 1A | 4" SDR SEWER LINE | 108 LF |
| 1B | 6" SDR SEWER LINE | 263 LF |
| 2A | 4" CLEANOUT PER CITY STANDARDS | 1 EA |
| 2B | 6" SEWER CLEANOUT PER CITY STANDARDS | 4 EA |

## LEGEND

- PROPERTY LINE
- MONUMENT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- ALM CAP
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET LS 9569390-2201
- EXISTING WATER VALVE
- W WATER MAIN
- SS SEWER MAIN
- G NATURAL GASLINE
- BSL BUILDING SETBACK LINE
- TPOB TRUE POINT OF BEGINNING
- OHE OVER HEAD ELECTRIC POWER

20 0 20 40
scale feet

SCALE: 1"=20'


R.B. WILLIAMS & ASSOCIATES, INC.
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
JEFFREY L. WILLIAMS, P.E.
PHILLIP C. WILLIAMS, P.E., P.L.S.


PROJECT NAME
BIO MINERALS TECHNOLOGIES
MILLVILLE UTAH

SHEET TITLE
GRADING & DRAINAGE PLAN

REVISIONS:

| | |
|---|---|
| DATE | 7/14/20 |
| DESIGN | PCW |
| DRAWN | PCW |
| CHK'D | PCW |
| SUB. | |

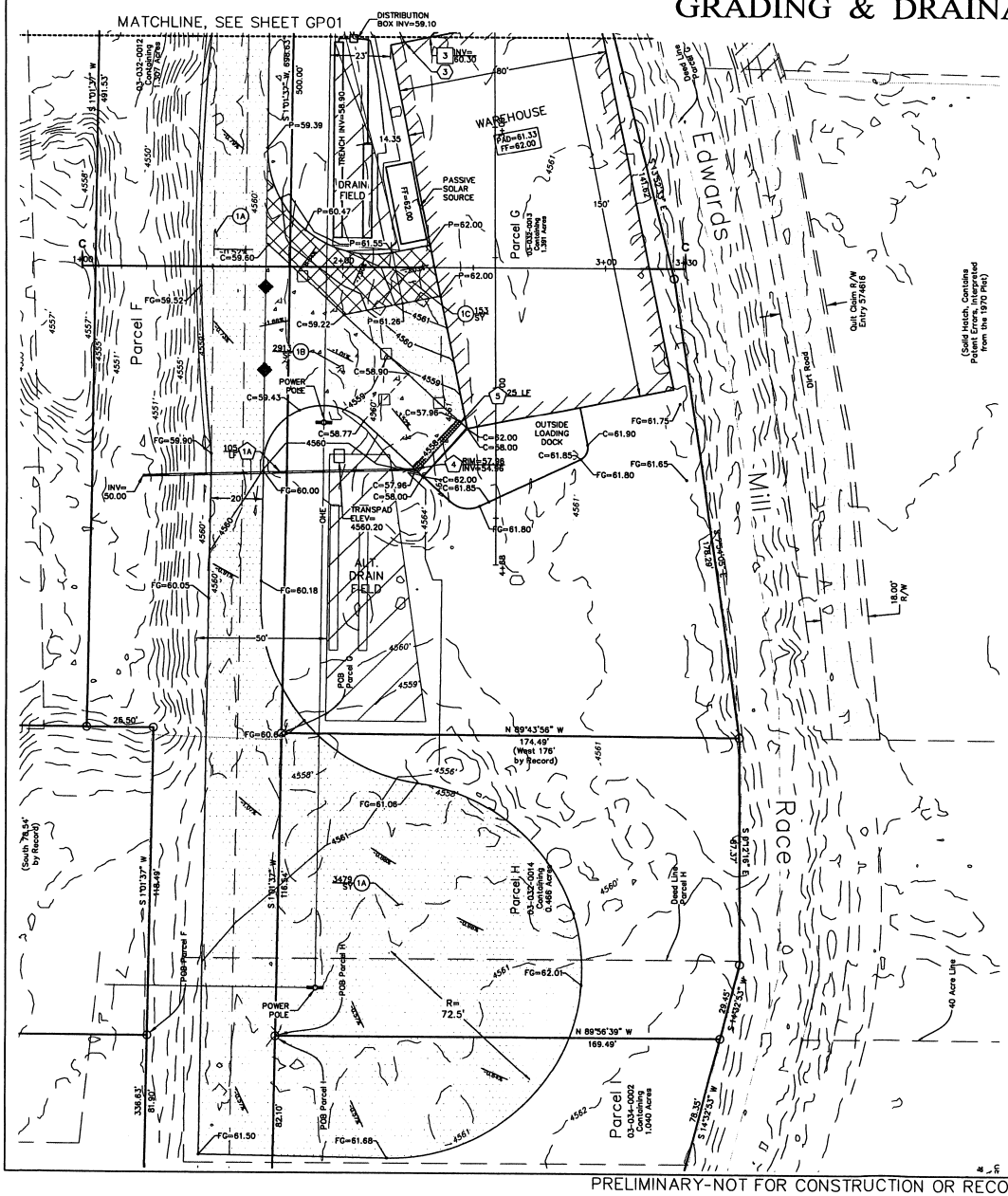
20002GP01.DWG

GP01

SHEET NO.
4/6

PRELIMINARY-NOT FOR CONSTRUCTION OR RECORDING

# GRADING & DRAINAGE PLAN




| | CONSTRUCTION NOTES | |
|---|---|---|
| 1A | 4" UTBC / 12" GRANULAR BORROW / MIRAFI RS280I GEOTEXTILE. OR OTHER APPROVED ROADWAY SECTION AS SHOWN ON SHEET DT01. EXCAVATION AND COMPACTION PER SOILS REPORT. | 3479 SY |
| 1B | 6" PCCP. / 5" UTBC | 2913 SF |
| 1C | 3" H.M.A. / 5" UTBC / 6" GRANULAR BORROW / MIRAFI RS280I GEOTEXTILE. | 153 SY |
| | WATER NOTES | |
| 2 | CONNECT TO BUILDING CONNECTION | 1 EA |
| | SEWER NOTES | |
| 3 | CONNECT TO BUILDING SEWER CONNECTION | 1 EA |
| | STORMWATER NOTES | |
| 1A | 8" HDPE STORMDRAIN PIPE | 105 LF |
| 4 | SUMP PER DETAIL THIS SHEET | 1 EA |
| 5 | TRENCH DRAIN NEENAH R-4990-GX OR EQUAL | 25 LF |

## LEGEND

| | |
|---|---|
| | PROPERTY LINE |
| | MONUMENT LINE |
| | EASEMENT LINE |
| | BUILDING SETBACK LINE |
| ⊙ | ALM CAP |
| ● | PROPERTY CORNER FOUND |
| ○ | PROPERTY CORNER SET LS 9569390-2201 |
| ⊗ | EXISTING WATER VALVE |
| W | WATER MAIN |
| SS | SEWER MAIN |
| G | NATURAL GASLINE |
| BSL | BUILDING SETBACK LINE |
| TPOB | TRUE POINT OF BEGINNING |
| OHE | OVER HEAD ELECTRIC POWER |

N

20 0 20 40
scale feet

SCALE: 1"=20'

PRELIMINARY-NOT FOR CONSTRUCTION OR RECORDING


R.B. WILLIAMS & ASSOCIATES, INC.
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
JEFFREY L. WILLIAMS, P.E.
PHILIP C. WILLIAMS, P.E., P.L.S.


PROJECT NAME
BIO MINERALS TECHNOLOGIES
MILLVILLE UTAH

SHEET TITLE
GRADING & DRAINAGE PLAN

REVISIONS:

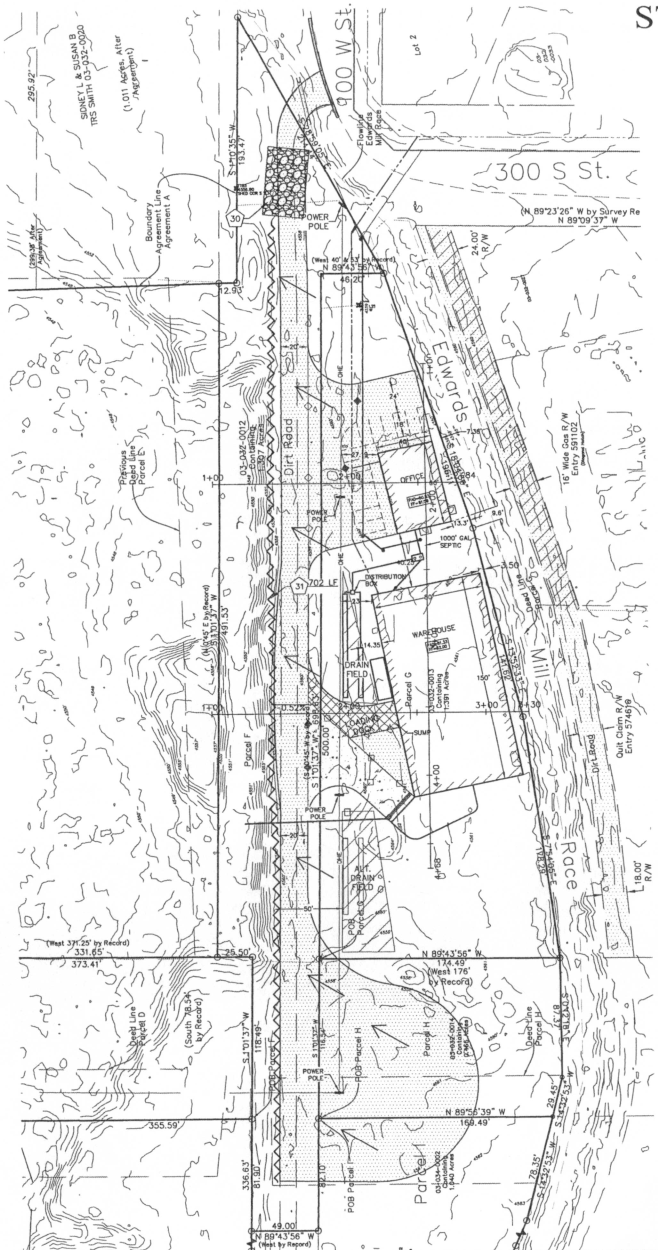
| | |
|---|---|
| DATE | 7/14/20 |
| DESIGN | PCW |
| DRAWN | PCW |
| CHK'D | PCW |
| SUB | |
| | 20002GP02.DWG |

GP02

SHEET NO.
5/6

# STORM WATER POLLUTION PREVENTION PLAN

APN: 03-032-0013
MILLVILLE, UT 84326




## PROJECT LOCATION

SEC OF 100 WEST & 300 SOUTH, MILLVILLE, CACHE COUNTY, UTAH.
A PART OF THE SW ¼ OF SEC 22, T11N, R1E SLB&M.
LATITUDE: 41.675432°, LONGITUDE: -111.826280°

## PROJECT NARRATIVE

THE PROJECT CONSISTS OF A NEW PRIVATE DRIVE ALONG THE WEST BOUNDARY OF THE SUBJECT PARCEL, AN OFFICE BUILDING, A WAREHOUSE AND APPURTENANT SEWER AND WATER UTILITIES. DRAINAGE FROM THE SITE WILL BE FILTERED VIA SILT FENCE ALONG THE WEST EDGE OF THE NEW DRIVEWAY. A WASHOUT STATION IS PROVIDED AT THE ENTRANCE OF THE PRIVATE DRIVE AT 300 SOUTH.

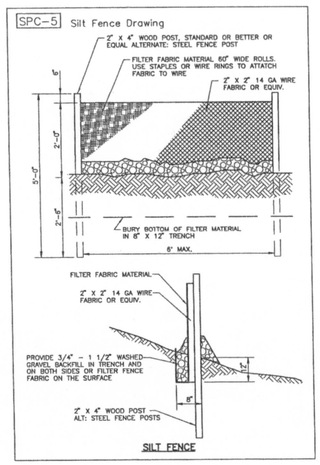
STORMWATER NOTES

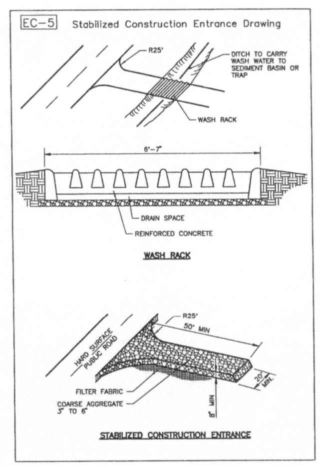
| | | |
|---|---|---|
| 30 | STABILIZED CONSTRUCTION ENTRANCE PER DETAIL THIS SHEET. | 1 EA |
| 31 | TEMPORARY SILT FENCE PER DETAIL THIS SHEET | 702 LF |

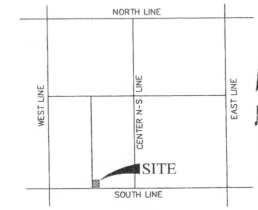
## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SURVEY MONUMENT AS NOTED
- PROPERTY PIN FOUND AS NOTED
- PROPERTY PIN NOT FOUND
- SLOPE ARROW
- SUBGRADE CONTOURS
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE

SCALE: 1"=40'




## VICINITY MAP

T 11N, R 1E, S 22
(N.T.S.)

## OWNER

KENNETH & GINA HAMILTON
420 EDGEWOOD PL
PROVIDENCE, UT 84332

## ENGINEER

R.B. WILLIAMS & ASSOCIATES, INC.
455 GLENWOOD CIRCLE
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, P.E., P.L.S.
PHONE: (435) 770-2382
EMAIL: PHIL@RBWILLIAMS.COM

## ZONING:

CITY OF MILLVILLE ZONING CODE: CS

BUILDING SETBACKS:
FRONT: 30'
REAR: 30'
SIDE: 0'

## BASIS OF BEARING

THE NORTH LINE OF SECTION 22, T11N, R1E, SLB&M.

BEARS: N 89°30'36" W

## SITE INFORMATION

AREA OF THE SUBJECT PROPERTY IS: 117,515.93 SF OR 2.6978 AC

TAX PARCEL NO.: 03-032-0013

R.B. WILLIAMS & ASSOCIATES, INC.
CONSULTING ENGINEERS
455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
JEFFREY L. WILLIAMS, P.E.
PHILLIP C. WILLIAMS, P.E., P.L.S.

PROJECT NAME
BIO MINERALS TECHNOLOGIES
MILLVILLE
UTAH

SHEET TITLE
STORM WATER MANAGEMENT PLAN

REVISIONS:

| | |
|---|---|
| DATE | 7/14/20 |
| DESIGN | PCW |
| DRAWN | PCW |
| CHK'D | PCW |
| SUB. | |
| 20002SW01.DWG | |

SW01

SHEET NO.
6/6

PRELIMINARY-NOT FOR CONSTRUCTION OR RECORDING

Bear River Health Department

Cache/Rich Counties
85 E 1800 N
North Logan, UT 84341
(435) 792-6570

Box Elder County
817 W 980 S
Brigham City, UT 84302
(435) 734-0845

# Permit to Install Septic System

| | |
|---|---|
| **Owner:** | Bio Minerals Technology |
| **Property Address:** | 300 South 100 West |
| **City:** | Millville |
| **County:** | Cache |
| **Tax ID:** | 03-032-0013 |
| **Phone #:** | 435-760-1046 |
| **Subdivision and lot #:** | Click here to enter text. |

DATE 3-4-19
PLANS REVIEWED BY:
Grant Koford No. 115450-2001
Licensed Environmental Health Scientist
Bear River Health Department

| | |
|---|---|
| **Type of system:** | Shallow/Conventional |
| **Minimum septic tank size:** | 1000 |
| **Maximum depth of Absorption trenches or pit:** | 12 inches |
| **Elevation of top of sewer pipe exiting foundation:** | 6 inches above natural grade |
| **Minimum absorption area:** | 100 lin. ft. of drainfield with 36 inch wide trench |

**Comments/instructions:** 1000 gal. septic Tank

System designed to serve 10 employees with no laundry, process or tote wash water going into the septic system. Toilet and sink water only. Dry sewer line installed for future municipal sewer connection

CONSTRUCTION GENERAL REQUIREMENTS

- Prior to installation, all minimum setback distances and the elevation of sewer exiting the foundation shall be field verified. If there are any issues, contact the health department before proceeding with the installation.
- The gravel fill used in the absorption trenches or pit shall be free from fines, dust, sand, or organic material.
- Absorption area excavations and piping shall be level.
- Sewer pipes shall be installed on a foundation of undisturbed earth, or stabilized earth that is not subject to settling.
- Absorption systems may not be excavated when the soil is wet enough to smear or compact easily.
- The absorption area shall be protected from soil compaction prior to and during construction.
- All smeared or compacted surfaces should be raked to a depth of 1 inch, and loose material removed before the absorption system components are placed in the excavation.
- If the septic tank burial depth is greater than four feet, Risers will need to be installed on the inlet and outlet side, and a septic tank approved for greater than a four-foot burial depth must be used.
- Building sewer placed under driveways or other areas subjected to heavy loads shall be constructed to ensure against crushing or disruption of alignment.
- Final grading shall prevent ponding throughout the entire system area and promote surface water runoff.

***Permit expires one year from date of approval. By signing this permit, owner agrees to install system as specified. Any changes must be approved by the Health Department before construction. This permit is based on minimum design standards, and in no case does it guarantee against the failure of the installed system. The performance of the system is affected by many other factors, such as operation, maintenance, wastewater contents, etc., not addressed by the standards. An inspection is required before backfilling.***

**Signature** _____ **Date** 3-5-19

I have already spoken with Bear River Health and am just waiting for an appointment with Grant to restamp the permit. The design hasn't changed.

Mike

00897

# MILLVILLE CITY
## ZONING CLEARANCE FOR BUILDING PERMIT

**THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL**

### APPLICATION INFORMATION

1. Bio Minerals Technologies (Ken Hamilton)
APPLICANT'S NAME

2. 695 W 1700 S. BL0428, STE 103
MAILING ADDRESS

LOGAN UT 84321
CITY STATE ZIP CODE

3. 435-770-7693 HOME TELEPHONE
4. 435-753-2086 BUSINESS TELEPHONE

5. Kenneth Hamilton
OWNER'S NAME (if different from applicant)

6. Warehouse
TYPE OF STRUCTURE

7. 11,993 SQUARE FOOTAGE
8. C-G ZONE

9. SUBDIVISION NAME AND LOT NUMBER (if applicable)

10. 03 - 032 - 0013
TAX IDENTIFICATION NUMBER

11. Approx 300 S. 100 W.
ADDRESS OF CONSTRUCTION

12. 3.17 acres LOT SIZE
13. 4560 LOT ELEVATION

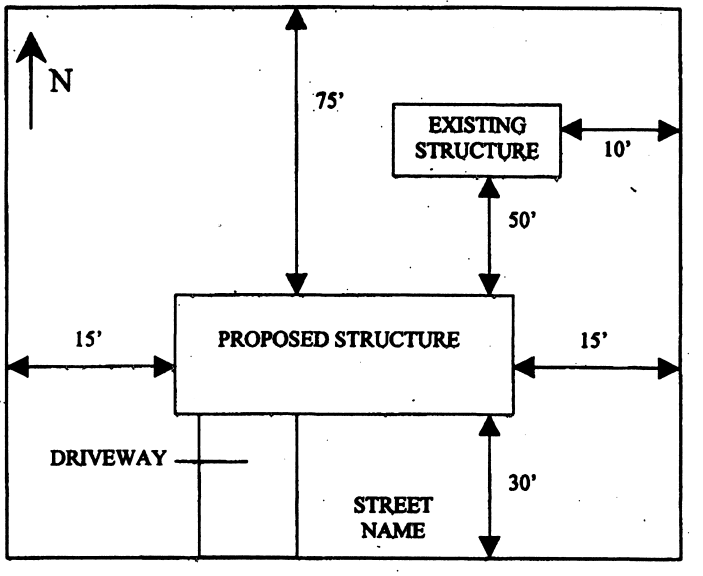
14. SEWER ☑ (choose one) SEPTIC TANK ☑ N/A ☐

15. CITY WATER ☑ (choose one) PRIVATE WELL ☑ N/A ☐

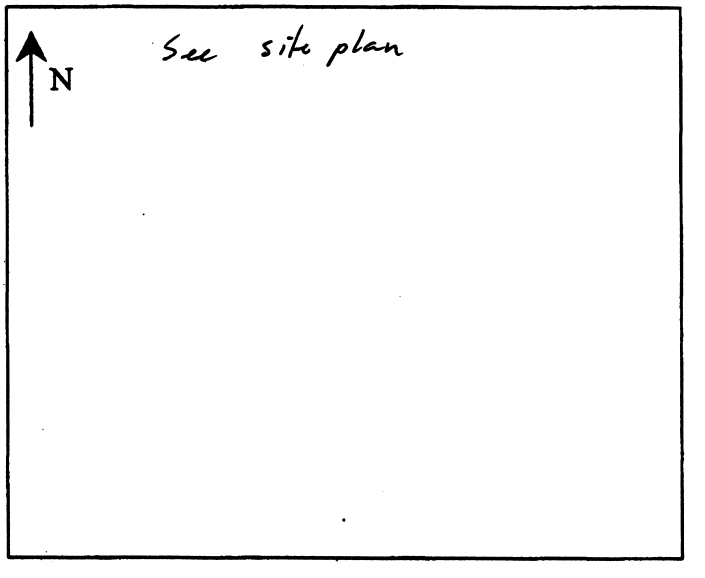
16. ELECTRICITY ☑ GAS ☑ OTHER UTILITY ☐ (specify in remarks)

17. REMARKS

### SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



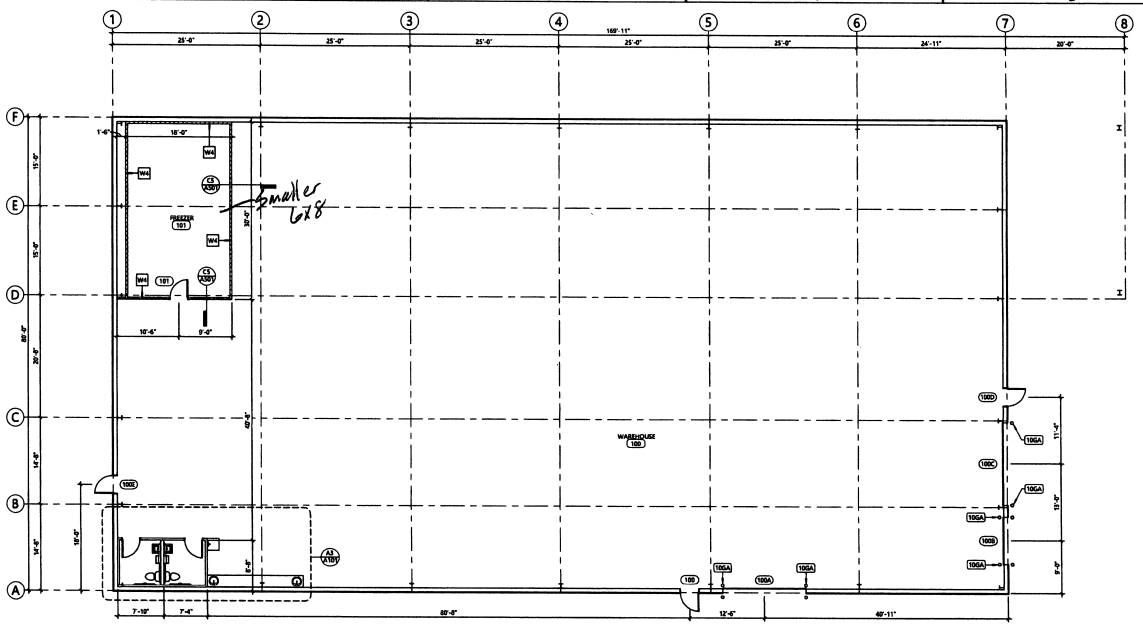

### PLOT PLAN



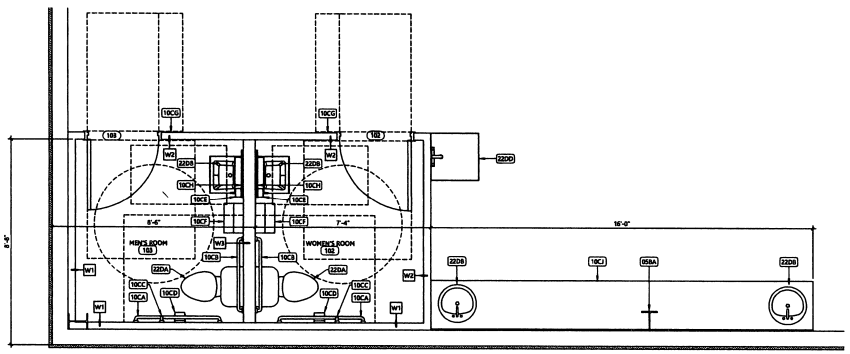

APPROVED – PLANNING AND ZONING DATE

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)




B3 MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



A3 ENLARGED MAIN LEVEL FLOOR PLAN
SCALE: 1/2" = 1'-0"

## KEYNOTES

| # | DESCRIPTION |
|---|---|
| 05BA | PRE-ENGINEERED METAL BUILDING SYSTEM - SEE DWG'S PROVIDED BY METAL BUILDING SUPPLIER |
| 10CA | 1 1/4" DIA. x 48" HORIZONTAL GRAB BAR |
| 10CB | 1 1/2" DIA. x 36" HORIZONTAL GRAB BAR |
| 10CC | 1 1/2" DIA. x 18" VERTICAL GRAB BAR |
| 10CD | TOILET TISSUE DISPENSER-PROVIDED BY OWNER THROUGH VENDOR & INSTALLED BY CONTRACTOR |
| 10CE | WALL MOUNTED SOAP DISPENSER-PROVIDED BY OWNER THROUGH VENDOR & INSTALLED BY CONTRACTOR |
| 10CF | PAPER TOWEL DISPENSER-PROVIDED BY OWNER THROUGH VENDOR & INSTALLED BY CONTRACTOR |
| 10CG | SIGN OF ACCESSIBILITY-SEE DETAIL ON GENERAL DETAIL SHEETS |
| 10CH | 3'-6" MIRROR |
| 10CJ | LAMINATE SURFACE COUNTEROP-VERIFY FINISHES W/ OWNER |
| 10GA | CONCRETE FILLED PIP BOLLARD, PAINT: SAFETY YELLOW |
| 22DA | ADA TOILET-SEE GENERAL DETAILS & PLUMBING DRAWINGS |
| 22DB | SINK-SEE PLUMBING DRAWINGS |
| 22DD | FLOOR MOUNTED UTILITY SINK-SEE PLUMBING DRAWINGS |

CARTWRIGHT
ARCHITECTS & ENGINEERS
2120 NORTH MAIN STREET
LOGAN, UT 84341
T435 753.2050
F435 753.2051
©2020 CARTWRIGHT
http://www.cartwright-aec.com

JUSTIN MICHAEL CARTWRIGHT 11/5/20 LICENSED ARCHITECT

# BIO MINERALS TECHNOLOGIES

MILLVILLE, UTAH

| | |
|---|---|
| CARTWRIGHT PROJECT # | 120107 |
| DATE: | 11/04/2020 |
| DRAWN BY: | CW |
| CHECKED BY: | CW |
| APPROVED BY: | JC |

REVISIONS
| # | DATE | DESCRIPTION |
|---|---|---|

FLOOR PLAN

A101

CONSTRUCTION DOCS

11/30/2020 3:59:19 PM

J-U-B ENGINEERS, INC.

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

# MEMORANDUM

DATE: April 2, 2019

TO: Millville City Planning Commission

CC: Harry Meadows, Chad Kendrick

FROM: Zan Murray S.E.

SUBJECT: Monson Property Concept Plan

Upon request of Harry Meadows last week, he asked that J-U-B review the concept plan for site development at a property near 100 West and 300 South. This property is currently owned by the Monsons.

## Situational Information

The subject property, tax ID number 03-032-0013, is situated just west of Silicon Plastics on the west side of a farm lane that extends south past 300 South to a few homes. The Blacksmith Fork River is located west of the property approximately 330 feet and is not located in the flood plain according to the FEMA Maps on the Cache County GIS website. There are no wetlands on the National Wetland Inventory Map, but there may be some jurisdictional wetlands if there are any irrigation ditches on the site.

Currently zoned C-S, Commercial Services. The setbacks on all sides of the property should be 30 feet on the north, east and west. The south setback should be a minimum of 20 feet since it is adjacent to another property in the commercial zone.

Waterlines are located at the intersection of 300 South and 100 West on the North and East side of the road. There is a small diameter service line that goes to the home south of the subject property. The meter for the home is in the ROW of 300 South. A fire hydrant is located on the north side of 300 South at 100 West.

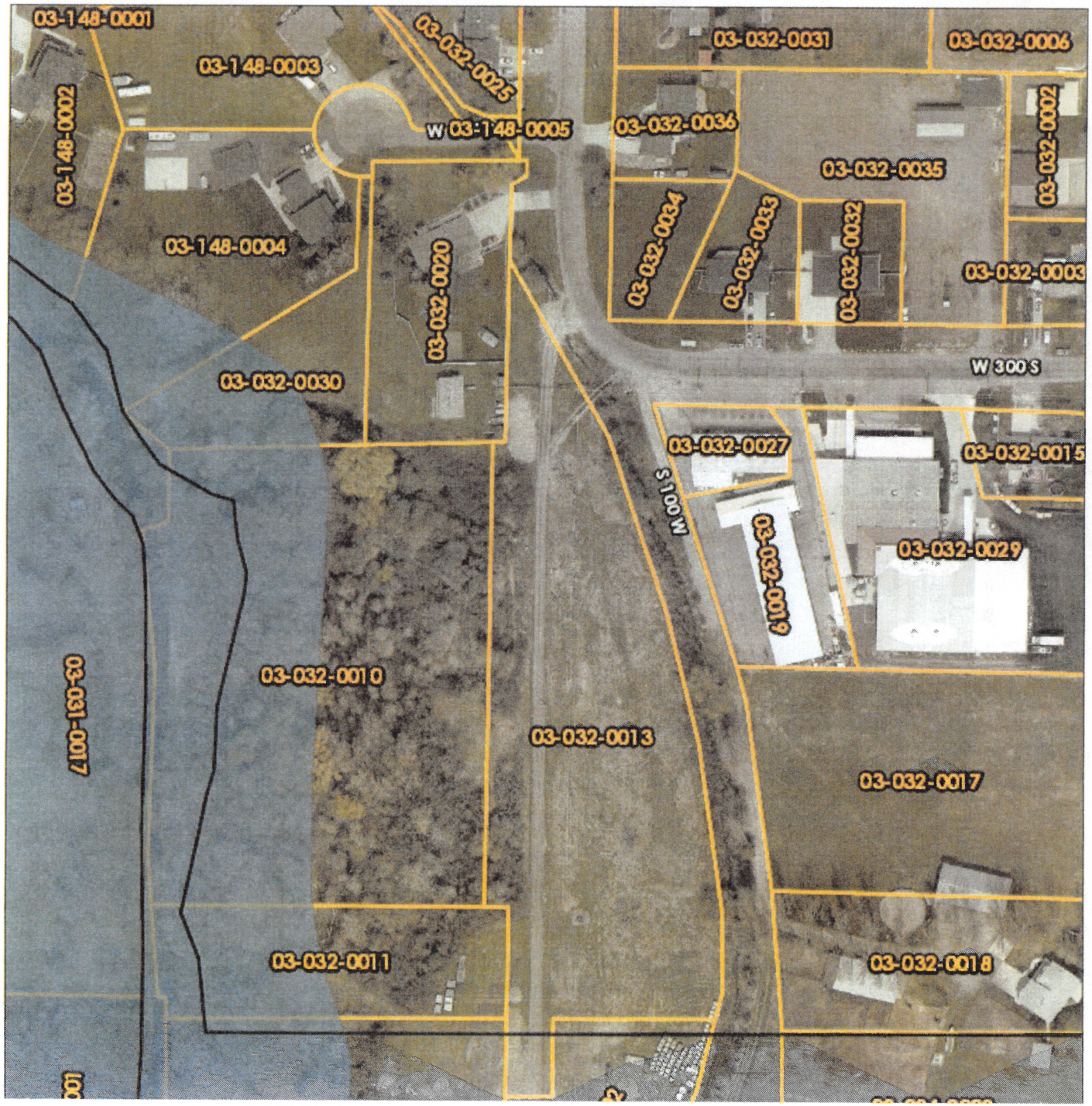
## Future plans and information

All submittals for the site development will need to conform with the requirements of section 17.~~24~~26.040 of the Municipal Code. Depending on the intended use of the constructed facilities, certain studies may need to be performed including a geotechnical report and traffic impact study. A landscape plan may also be required. Storm water will need to be controlled to meet the City standards. Provisions to connect to the future sewer should also be considered in the site planning.

The Roadway Master Plan indicates a street being constructed along the 100 West alignment. Street improvements consistent with the City standards will be required including potential dedication of right of way.

Once more detail is learned about the use of the property, the required submittals can be determined for the project. Thanks.

Flood Plain in blue



BIO MINERALS TECHNOLOGIES, INC.

# Warehouse fire protection plan

1. Hydrant Placement
   Discussed placement with Randy Wall and city engineer – intend to place fire hydrant along the private drive adjacent to the North side of the office parking area.
2. In-warehouse fire suppression
   Since the warehouse is below the 12,000 sq ft threshold, we do not plan to install sprinkler systems inside the warehouse. In previous discussions with Cache County zoning and inspection personnel, sprinklers are not required below 12,000 sq ft.
3. Fire Extingquishers
   We plan to work with city and/or county fire personnel to install any required fire extinquishers at specified locations within the deployed warehouse.

695 W 1700 S, Bldg #28, Ste #103 – Phone: 435-753-2086 – Web: www.BioMineralsTechnologies.com
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**AGENDA REPORT: ANNEXATION POLICY PLAN** **February 25, 2021**

---

**Background**

There are a few changes needed to the Annexation Policy Plan Map to help with the sewer project. Several areas on the west side of the map have already been annexed or are in the process of being annexed into other cities. We should clean these up with this revision. Having extra land on this part of our annexation map will require additional sewer infrastructure that will never be needed.

The biggest reason for edits to the annexation map is to facilitate the annexation of property into Millville that we plan to purchase for the location of the sewer pump station. Without updating this portion of the annexation plan, we may need to annex more than is desired into the City.

The process for updating the Annexation Policy Plan is extensive and time consuming. We should get started on this as soon as possible. Today, we would like an initial discussion from the City Council and review of the proposed edits to the map. It would then move on to the Planning Commission for their reviews and meetings.

Process for updating the City Annexation Policy Plan Map:

- Decide on the area to be in the Annexation Plan
- P&Z Public Meeting (not hearing) with 14-Day Notice to other affected entities; review comments and concerns received
- P&Z Public Hearing to receive public comment on the plan (14-Day Notice)
- City Council Public Hearing (14-Day Notice) then City Council Adoption of Plan

**Included Documents**

- Annexation Boundary Map – Red shows existing lines. Blue show proposed lines.

FUHRIMAN CONSERVATION EASEMENT (PERPETUAL NO DEVELOPMENT)
ALDER ???
ALREADY ANNEXED BY PROVIDENCE
ALDER
ALDER
USU
USU
FUHRIMAN
FUHRIMAN
FUHRIMAN
ALREADY ANNEXED BY LOGAN AND NIBLEY
UNDER CONTRACT WITH DEVELOPER TRYING TO GO TO LOGAN OR NIBLEY FOR SERVICES
???
VACATE ANNEXATION PLAN
PAUL PRICE PUMP STATION AND 100 SOUTH BRIDGE ANNEXATION
N
0 375' 750' 1,500'
FRANSON CIVIL ENGINEERS
MILLVILLE CITY
MILLVILL CITY SEWER SYSTEM
DATE: FEBRUARY 12, 2021
SCALE:
MILLVILLE CONNECTION PIPELINE

## AGENDA REPORT: SUBDIVISION ROAD TREATMENTS February 25, 2021

---

**Background**

Millville City currently doesn't have any code setting requirements for treatments for subdivisions that dedicate new road to the City. This can cause issues for the City in finding ways to pay for road treatments within a couple years following the completion of a subdivision.

Most other cities have adopted code requiring developers to pay for the first road treatment following the dedication of new roads to the City. It is recommended that Millville do the same.

Included here is a red-line version of Millville City Code Chapter 16.24 showing the proposed edits which are very similar to code implemented by Providence City in 2018.

Because, this part of the Subdivision portion of our code, changes should be reviewed and discussed by the Planning Commission. If they approve of the changes after holding a public hearing, they will make a recommendation to the City Council.

The request for tonight is for the City Council to take an initial look at the recommended changes and make comments before it goes to the Planning Commission and goes through their process.

**Included Documents**

- Redline of proposed changes to City Code Chapter 16.24

# MILLVILLE CITY CODE
# TITLE 16 - SUBDIVISIONS
# CHAPTER 16.24 - IMPROVEMENTS

16.24.010: APPROVAL OF FINAL PLAT

16.24.020: DESIGN BY PROFESSIONAL ENGINEER

16.24.030: ON SITE REPRESENTATIVE

16.24.040: INSTALLATION OF IMPROVEMENTS

16.24.050: PARKS AND OPEN SPACE

16.24.060: AS BUILT PLANS

## 16.24.010: APPROVAL OF FINAL PLAT

Prior to the approval of any final plat by the city council, the subdivider shall either:

A. Guarantee the installation of the necessary public facilities by complying with the provisions of subsection 16.20.020C of this title regarding financial guarantees of improvements; or

B. Execute a standard contract on forms provided by the city and request that the city council proceed according to the provisions of subsection 16.20.020G of this title regarding delaying the recording of the final plat until improvements are installed and approved.

    1. The standard contract shall, among other things, specify that the required improvements be installed within the time stated, in accordance with the requirements of the Utah department of environmental quality.

    2. The time specified for the completion of the required improvements shall not exceed twelve (12) months from the date the final plat was approved by the city

council. Requests for extensions may be approved by the city council. (Ord. 2008-4, 2008: Ord. 94-3 § 1)

## 16.24.020: DESIGN BY PROFESSIONAL ENGINEER

All public improvements must be designed under the direction of a professional engineer, licensed to do such work in the state of Utah. All design documents must be certified and sealed with the professional engineer's stamp. (Ord. 2008-4, 2008: Ord. 2002-2 § 2, 2002)

## 16.24.030: ON SITE REPRESENTATIVE

The developer shall designate, in writing, the name of the agent who shall be available at all times during construction and who shall not be replaced without a written notice to the city engineer. The agent will be the developer's representative at the site and shall have the authority to act on the developer's behalf. (Ord. 2008-4, 2008: Ord. 94-3 § 1)

## 16.24.040: INSTALLATION OF IMPROVEMENTS

The subdivider shall install, at his or her expense, the following improvements within twenty four (24) months and in accordance with plans, specifications, and data as specified in the "Manual Of Design And Construction Standards" and as approved by the city engineer. The construction and installation of all improvements shall be under the supervision and inspection of the city engineer or his agents and the owner shall be required to pay the cost of engineering and inspection services prior to the issuance of final acceptance of subdivision improvements by the city.

A. Sewage Disposal: The subdivider shall provide an approved sewage disposal system for all lots within the subdivision by the following means as determined by the city engineer:

   Individual Sewage Facilities: The subdivider shall be responsible to either install individual sewage facilities for each and all lots in the subdivision at his or her expense or require that such facilities be installed as a part of the construction of buildings or structures.

B. Storm Drainage System: There shall be constructed, at the owner's and subdivider's expense, a storm drainage system adequate to serve the area, including anticipated extension of use to serve additional areas. The storm drainage system shall be designed and constructed in accordance with the "Millville City Manual Of Design And

Construction Standards" and at the grades approved by the city. Design of specific system components may be required to be designed by the city engineer and paid for by the developer if so desired by the city. The drainage systems could, upon inspection, approval and acceptance by the city, become the property of the city. In the storm drainage system design phase, consideration shall be given to alternatives and principles of stormwater management in accordance with the Utah pollutant discharge elimination system (UPDES) permit or as determined by the city engineer.

Under some circumstances the city may require, as a condition for approval of the plat, installation of a storm drain that is larger than necessary to meet the needs of the platted area or the area being subdivided as shown by the preliminary plat or site plan, but necessary to complete the city storm drainage system as it relates to both the area being platted and other areas.

C. Water Distribution System: There shall be constructed, at the owner's and subdivider's expense, a water distribution system (including fire protection) to adequately serve all lots or parcels of land within the platted area with due regard to the present and reasonably foreseeable needs of the entire area shown in the preliminary plat or site plan, and shall connect the same to existing water mains. The water distribution system shall be designed and constructed in accordance with the "Millville City Manual Of Design And Construction Standards" and may include pumping stations and storage facilities. Design of specific system components may be required to be designed by the city engineer and paid for by the developer if so desired by the city.

D. Streets, Street Grading ~~And Surfacing~~: The owner of land being platted shall, at his or her expense, provide the grading of the entire street rights of way and alleys and provide appropriate paving including curb and gutter on all streets. The street improvements shall be designed and constructed in accordance with the "Millville City Manual Of Design And Construction Standards" and shall adequately reflect the classification of the street, its location and anticipated volume of traffic. Design of specific improvements may be required to be designed by the city engineer and paid for by the developer if so desired by the city.

All streets or roads shall be of such width and shall be so constructed as to meet the standards of the public body responsible for the maintenance thereof as provided in section 16.28.020 of this title.

E. Streetlights, Street Name Signs And Traffic Control Signs: The owner shall, at his or her expense, install all streetlights, street name signs and traffic control signs. All lights and signs shall be installed so as to meet the standards provided in chapter 16.28 of this title. Streetlights, street signs and traffic control signs shall be installed prior to any occupancy permit being issued for any building, in any subdivision.

F. Fire Hydrants: The owner and subdivider shall, at his or her expense, install all fire hydrants.

G. Utilities; Gas, Electricity And Telephone, Etc.: It is the responsibility of the owner or subdivider to install all other necessary utilities. The utilities shall be installed under the supervision of the city engineer and the agency responsible for the particular utility. All utilities shall be installed underground, except that major overhead power lines may be located along major streets or other specifically designed streets or transmission corridors.

H. Other Facilities Or Improvements: The owner or subdivider shall, at his or her expense, install any other facility or improvement as may be specified on the preliminary plat, site plan, or in a contract and agreed to by the subdivider.

I. Monuments: Refer to the "Millville City Manual Of Design And Construction Standards" latest revision for monument requirements.

J. Supplemental On Site/Off Site Street Construction:

1. The developer or subdivider shall be responsible for and bear the expense of all street, curb, gutter and sidewalk construction within the development.

2. The extent of development of streets which are contiguous to, traverse, or provide access to areas which are to be subdivided or developed shall be determined by the commission, subject to review and approval by the city council. The transportation and land use maps of the master plan for the city shall be consulted in each particular case to determine whether a particular street which traverses or is contiguous to a subdivision or development, or provides access to a subdivision or development, should be developed to major or minor street standards. Such streets may be on site or off site of the property being improved or platted. The commission may deviate from the master plan in those particular cases in which the required standard of development for such streets is not in accord with estimated traffic demands, considering further requirements for ingress and egress and safety.

3. In the event that the commission approves construction of half streets, the developer must, at a minimum, construct half a street with pavement, shoulder, curb, gutter and sidewalk built to proper specifications for that particular street designation. Additionally, the subgrade preparation, subbase, base course and asphalt will be in accordance with the particular street designation, all at the developer's expense. The developer must also leave the surface of the deeded adjoining land in a condition which would be compatible with future construction

of the remaining lanes, subject to the inspection and approval of the city engineer.

4. The following provisions apply to all streets when the commission has determined that deviation from the master plan is not permitted:

    a. Streets contiguous to an area being platted or improved, and that provide access to such areas being platted or improved, shall be required to be constructed or improved to the standard specified in the MDCS of this title for the appropriate street classification as designated on the transportation and land use map as part of the plat or improvement. Such streets may be on site or off site of the property being improved or platted.

    b. Streets which are required to be constructed or improved under this section shall be constructed or improved at the expense of the developer and at no expense to the city. In addition, full width of street construction shall be required for streets constructed or improved under this section. The city shall require that adjacent property owners, whose property has not yet been platted or improved and who will benefit from the street construction or improvements, will reimburse the developer, who constructed or improved the streets under this section, an equitable portion of the costs of the construction or improvement. The city council shall determine what, if any, adjacent property has benefited and shall also determine the equitable amount which an adjacent property owner shall pay to the developer who constructed or improved streets pursuant to this section. The sum of amounts paid by adjacent property owner(s) shall not exceed fifty percent (50%) of the original cost of the streets constructed or improved under this section. An owner of adjacent property which has been determined to have benefited shall not be required to pay his or her equitable share of the costs of such construction or improvement until such time as the benefited property is improved and/or developed. Adjacent property presently improved shall be exempt from payment for streets constructed or improved under this section.

    c. Streets recommended for construction or improvement under this section shall be reviewed by the commission with final approval by the city council.

K. Extension Of Public Works Facilities: The extension of any public works facilities, including, but not limited to, streets, roads, bridges, storm drains, water mains, sewer lines, secondary water systems and the like, shall be installed by the developer or

subdivider of any subdivision when such extensions made necessary by reason of the impact of the subdivision or development. The necessity of all such extensions, and the scope thereof, shall first be determined by the city engineer. The developer or subdivider shall not be entitled to compensation or reimbursements for such improvements or extensions to the extent that such improvements or extensions were necessitated by the prospective impact of the development or subdivision. However, the developer or subdivider may be reimbursed for extensions and/or improvements which the developer may be required to make which exceeds the anticipated impact of the proposed subdivision or development.

L. Seal Coat on Asphalt Surfaces: Provisions for sealing all asphalt surfaces within the subdivision shall be determined during the subdivision development plan approval process. Developers may seal asphalt using one of the following methods:

1. Ancillary Agreement. The developer may enter into an ancillary agreement with the City in which the developer provides to the City a predetermined guarantee for improvements in exchange for the City agreeing that the developer will seal all asphalt within the subdivision no later than two (2) years after the completion of the subdivision and by a date agreed to by the City Engineer; or

2. Seal Coat Fee. The developer may pay a seal coat fee to the City, and the City will seal all asphalt in the subdivision. The seal coat fee shall be equal to the square footage of road surfaces in the subdivision multiplied by the cost per square foot for the type of seal coat to be used. The fee per square foot shall be set by resolution of the City Council in the Master Fee Schedule and modified as needed from time to time.

Pursuant to either seal option stated above, the City's Public Works Director shall determine the type of seal coat to be used (chip seal, slurry seal, etc.) based on "best practice" for the type of street to be sealed. If a developer selects the seal coat fee option, the use of the fees collected for the actual application of the approved seal coat shall be at the discretion of the City as determined by the City's municipal budget. The seal coat fee shall be used by the City to accomplish the initial seal coating for the subdivision no later than two (2) years after the completion of the subdivision. (Ord. 2021-1, 2020: 2008-4, 2008: Ord. 2004-9, 2004: Ord. 2002-2 § 2, 2002: Ord. 2000-17 § 2: Ord. 94-3 § 1)

## 16.24.050: PARKS AND OPEN SPACE

A. Common Open Space: In large subdivisions, the city may approve, upon application by the subdivider, the clustering of houses and aggregation of open spaces to better use the land within the subdivision. In such cases the following conditions will apply:

Provision For Common Open Space: The subdivider shall submit for city approval plans defining the locations, extent, intended uses, intended improvements, schedule for installing and plan for financing improvements of any open spaces and common areas. The subdivider shall propose and the city shall determine whether ownership and maintenance responsibility of such open spaces shall be conveyed to the city or to some other entity. (Ord. 2008-4, 2008: Ord. 94-3 § 1)

## 16.24.060: AS BUILT PLANS

A. Prior to the approval and acceptance of any completed improvements, as built plans must be submitted to the city engineer. The plans shall be submitted on twenty four inch by thirty six inch (24" x 36") Mylar and shall be accompanied by two (2) sets of prints and one copy in electronic format. The plan submittal shall contain:

1. A cover sheet;

2. The subdivision plat;

3. The overall grading plan;

4. The overall street plan;

5. The overall water system;

6. The overall drainage plan;

7. Additional detail sheets as necessary at an appropriate scale, with title block and sheet numbers in the lower right hand corner of each page and showing the detailed location of all utilities to include service lines to lots. A permanent benchmark shall be described on each sheet.

8. Submission is to comply with the "Manual Of Design And Construction Standards" format.

B. The following certification by the project engineer shall appear on the face of the plans:

*I certify that these plans were prepared under my direct supervision and control, that they accurately represent the referred to improvements as they have been constructed in the field, and that the improvements, to the best of my knowledge, conform to the requirements of the Department of Environmental Quality, the State Highway Department, the City Engineer and other applicable agencies.*

*Engineer*

*Utah P.E. Number*

(Ord. 2008-4, 2008: Ord. 94-3 § 1)

**MILLVILLE CITY COUNCIL MEETING**
**City Hall – 510 East 300 South – Millville, Utah**
**February 25, 2021**

**PRESENT:** David Hair, Daniel Grange, Clay Wilker, Michael Callahan, Pamela June, Tara Hobbs, Chad Kendrick, Kara Everton, Corey Twedt, Pam Kramer, Brad Hunt, Dominick Barratt, Scott Walker, Scott Seely

**Call to Order/Roll Call**
Mayor David Hair called the City Council Meeting to order for February 25, 2021 at 7:00 p.m. The roll call indicated Mayor Hair and Councilmembers Pamela June, Michael Callahan and Daniel Grange were in attendance with Councilmember Ryan Zollinger excused and Councilmember Clay Wilker to arrive shortly. Also, Treasurer Tara Hobbs and Recorder Corey Twedt were present.

**Opening Remarks/Pledge of Allegiance**
Councilmember Grange welcomed everyone to the Council Meeting and led all present in the pledge of allegiance. He then offered a word of prayer.

**Approval of Agenda**
The agenda for the City Council Meeting of February 25, 2021 was reviewed. **Councilmember Callahan moved to approve the agenda for February 25, 2021.** Councilmember June seconded. Councilmembers Callahan, June and Grange voted yes with Councilmember Zollinger excused and Councilmember Wilker to arrive shortly. (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 February 11, 2021. **Councilmember Callahan moved to approve the minutes for February 11, 2021.** Councilmember June seconded. Councilmembers Callahan, June and Grange voted yes with Councilmember Zollinger excused and Councilmember Wilker to arrive shortly.

**Wildlife Management Area**
Pam Kramer from the Utah Department of Wildlife Resources addressed the Council. She explained that their intent was to close the bottom portion of both Millville and Providence Canyons to shooting and camping. For Millville Canyon, this would be just the bottom half mile.

**Councilmember Clay Wilker arrived at this time.**

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Pam Kramer reviewed a presentation about the proposed changes and why they felt they were needed.

The Council briefly discussed the group of people that had been camped out at the mouth of the Millville Canyon last year. The UDWR Law Enforcement Officer Dominick Barratt said that there were significant difficulties in enforcement of the current rules. Right now, someone can camp for 14 days in one location and then they only have to move for one night and the timeline starts over again. The new proposal would make this much easier to enforce in that no camping would be permitted within the first half mile of the canyon.

Councilmember Callahan asked about patrolling and who to contact if there were issues on this property. Officer Barratt said that residents could contact dispatch and they would contact the UDWR for enforcement. Pam Kramer said that the Sheriff's Department also patrols in this area and will respond if they are available.

Councilmember Callahan said that he really appreciated the work that had gone into the Wildlife Habitat Management Plan. He said that he had learned a lot from the review. Pam Kramer said that it was currently just a draft and that they would send the final version when it was available. Councilmember Callahan pointed out an error that referenced Providence City access to Garr Springs. This should be Millville City. Mayor Hair pointed out a minor grammatical error in the draft report.

There was a brief discussion on water rights and lease of the land where Garr Springs was located. Director Kendrick pointed out that Millville was just a shareholder of Garr Springs and that leadership from Garr Springs would need to be included in discussions on easements. Brad Hunt from UDWR suggested that arrangements be made to meet in April and walk the property and work through the water-related questions.

Mayor Hair briefly discussed widening the deer fence road to provide a larger path for vehicles to fight wildfires if they occur. He also discussed the possibility of a pond area near the City reservoir that could be filled in case there were a fire to be used by the firefighters. Brad Hunt said these sounded like good ideas and suggested they review them in more detail in April when they meet again.

Officer Barratt asked that the City convey the gratitude from UDWR to the Millville residents for complying with the closed paths and posted signs along the deer fence. He said that he appreciated that people had been following the rules. (A copy of the related information is included with the minutes as Attachment "B".)

**Public Comment Period**

Mayor Hair opened the floor for any public comments. No one signed up for the public comment portion of the meeting.

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**Report on P & Z Meeting held February 16, 2021**

Development Coordinator Kara Everton reviewed with the Council the Planning Commission's draft minutes for the meeting held February 16, 2021.

**Annexation Policy Plan**

Recorder Twedt reviewed the draft edits to the Annexation Policy Plan map. He pointed out the County parcel on which there was property the City planned to purchase for the new sewer lift station. He said that the City planned to annex this parcel into the City, but this would be easier and cleaner with the proposed changes to the Annexation Map. Recorder Twedt also reviewed the edits to the map on the northwest side. Much of the property on the existing Annexation Map had already annexed from the County into other cities. By modifying the City Annexation Plan, the City can save some costs on the sewer pump station as they would then not have to size up to accommodate property that will never be a part of Millville City.

Councilmember Wilker asked for additional details on the property near the location of the future lift station. Recorder Twedt said that annexing some of that additional property would come with costs to the City for road maintenance. The cleanest way for the new annexation would be to modify the map for only the portion that the City planned to purchase and would like to annex into Millville.

The Council agreed with the direction and asked that the draft map be given to the Planning Commission to begin the process for making changes to the City Annexation Plan. (A copy of the related information is included with the minutes as Attachment "C".)

**Review of Proposed Changes to City Code to Require First Road Treatments from New Subdivisions**

Recorder Twedt reviewed a proposed modification to Millville City Code that would require developers that dedicate new road to cover the cost of the first road treatment of their subdivision. He explained that many other cities have implemented a similar policy.

Public Works Director Chad Kendrick said that the need for this change became very evident with the Mond-Aire Subdivision. The cost for the City to do the initial treatment was high and the City did not have enough time between dedication of the new roads and ongoing accrual of Class "C" Funds to cover the costs.

Councilmember Wilker discussed how the Class "C" Funds were allocated and dedicated to the City. Recorder Twedt said that these funds are based on miles of road. The City saves up these funds over time and then works through different parts of the City to treat some of the roads each year. By requiring the developers to pay for the first treatments of the new roads, the City would have enough time to build up a reserve in Class "C" revenue to be able to pay for subsequent road treatments of the new roads.

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Recorder Twedt explained that this type of Code Change needed review and a public hearing in Planning and Zoning.

**Councilmember Callahan motioned to request that P&Z review this code change knowing that the City Council felt like it would be a valuable change to make.** Councilmember Wilker seconded. Councilmembers Callahan, June, Grange and Wilker voted yes with Councilmember Zollinger excused. (A copy of the related information is included with the minutes as Attachment "D".)

**City Reports**

Public Works Director Kendrick discussed the current City requirement for running a copper line from the main line to the meters. He said that copper prices are very high and many cities have now moved to a poly line instead of copper. Councilmember Wilker recommended that Director Kendrick get a recommendation from the City Engineer and also require engineering specs for the type of poly that might be used. Director Kendrick said he would look into the details and options a bit more.

Director Kendrick reported that the well was now drilled to the depth and width specified. A well developer would be there starting next week to begin the development of the well. After that, they will drop a pump into the hole to get a final verification on the amount of water that the well will produce. With that information they will finalize the specifications for the well house.

**Councilmember Reports and Items for Future Agendas**

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

Councilmember June asked about the Mini Miss Millville Pageant. Recorder Twedt explained that this has been done in the past by residents who get together to plan and carry it out. If there are no residents interested in dedicating time to this, it likely won't happen. Councilmember June requested that a notice be placed in the newsletter asking anyone interested in working on this to contact her.

Recorder Twedt said that he had met with the new County Clerk earlier in the day to discuss the new requirement for all municipal elections to be held by mail-in-voting. He said that the County was working on a proposal for how they might help cities accomplish this.

Planning Coordinator Everton said that Biominerals was coming in for clearance on new buildings for their business on the southwest side of the City. She asked about the road improvement requirements that had been discussed previously. Public Works Director Kendrick said that a track out pad had been discussed before and would be a requirement. He said that he

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would review and provide the requirements to Coordinator Everton and the Planning Commission.

Mayor Hair said that he had been contacted about the roundabout down by the school and a wreck that had happened there. He said that he would like the City to add 15 mph signs approaching the roundabout to slow traffic more than is currently happening. The Council agreed with this direction. Mayor Hair said that he would discuss this with the contact that had reached out to him.

**Adjournment**

**Councilmember Wilker motioned to adjourn the meeting.** Councilmember Callahan seconded. Councilmembers Callahan, June, Grange and Wilker voted yes with Councilmember Zollinger excused. The meeting adjourned at 8:24 p.m.

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