

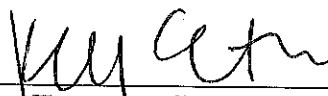
NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold a regularly scheduled meeting on Thursday, **September 7, 2023**, at the Millville City Offices, 510 East 300 South in Millville, Utah, which 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 August 3, 2023
5. Agenda Items
 - A. Proposed Update to Code: Chapter 17.12.030 Annexed Areas
 - B. Petition for Annexation- Cold Storage Annexation- Approx Location: 600 S 550 E, Millville
 - C. Revised Zoning Clearance- Single Family Home- Eric Dursteler- 140 N 100 W, Millville
 - D. Heritage Group Proposed Concepts for Riverhawk Property
 - E. Discussion on future zoning
 - F. Other
6. City Council Minutes- August 10, 2023
7. Agenda items for next meeting
 - A. Public Hearing for Code Changes- Chapter 17.12.030 Annexed Areas
8. Calendaring for future Planning Commission Meeting- Thursday, September 21, 2023, at 8pm.
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/before September 6, 2023 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
August 3, 2023

PRESENT: Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Darcy Ripplinger, Matt Anderson, Kara Everton, Pam June, Tara Hobbs, Logan & Chloe Baker, Jason Leishman

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for August 3, 2023, at 8:00 pm. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, Darcy Ripplinger (Alt.) and Matthew Anderson (Alt.) were present. Commissioner Thompson is absent. Development Coordinator Kara Everton was present and took the minutes.

Opening Remarks/Pledge of Allegiance

Commissioner Greenhalgh led all present in the Pledge of Allegiance.

Approval of Agenda

The agenda for the Planning Commission Meeting was reviewed. **Commissioner Farmer moved to approve the agenda for August 3, 2023.** Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, Darcy Ripplinger (Alt.) and Matthew Anderson (Alt.) approved the agenda. Commissioner Thompson is absent.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the minutes for the Planning Commission Meeting for July 20, 2023. **Commissioner Anderson moved to approve the minutes.** Commissioner Lewis seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, Darcy Ripplinger (Alt.) and Matthew Anderson (Alt.) approved the minutes. Commissioner Thompson is absent.

5.A. Conceptual Subdivision- Logan Baker- Located at 488 S 550 E, Millville

Logan is present. There is 112' frontage, on .78 acres. The distance between house and proposed boundary line is approximately 30'. There are no water rights on this property, and property owner is aware of the fee in lieu of. There is a water protection zone. The homeowner said that the proposed lot will have enough land to install a septic tank outside of the well protection zone. Homeowner is planning to get an easement and share the driveway with the neighbor. In Millville City's Manual of Construction Design there is a section referencing common driveways. This design would need to be completed during the planning phases of the plat, as it needs the engineer's approval. There are no slopes on

the proposed new lot. Commissioner Greenhalgh shared the current fire code slope requirements and let the developer aware of the percentage.

5. B. Zoning Clearance- Accessory Building- Jason Leishman at 250 S Main St, Millville

This property is classified as an R-1. This is for a steel building. Commissioner Greenhalgh expressed a concern that even with this parcel being defined as an R-1, this is a commercial-like building, therefore, he wondered if there are concerns about the difference between county and city zoning classifications. Jason has a business license in Millville, but it is not tied to this address. Jason will go to the county and request to change the zoning to match Millville City. He is planning on completing footings, foundation, and a steel shell for now. The height will be 22'.

Commissioner Ripplinger moved to approve the Zoning Clearance for an Accessory Building for Jason Leishman located at 250 S Main St, Millville, UT contingent on the county updating their zoning to match the city's current zoning. Commissioner Lewis seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, Darcy Ripplinger (Alt.) and Matthew Anderson (Alt.) voted in favor. Commissioner Thompson is absent.

5.C. Other

- Commissioner Farmer mentioned a conversation with Richard Worley at BRHD about how to abandon the septic tanks. A suggestion was made to make the process available so more homeowners are aware.
- Development Coordinator Everton wanted to clarify the requirements for a private lane. There is to be a 20' x 20' driveway approach and then a private lane with a minimum of 108' is in addition to that 20' x 20' approach.
- There have been some questions regarding the sewer. There will be more information discussed at the upcoming city council meeting.

6. City Council Report – None

7. Agenda Items/Notes for Next Meeting

8. Calendaring of future Planning Commission Meeting

- August 17, 2023 at 8:00 PM- Commissioner Ripplinger will not be present.

9. Adjournment

Chairman Ripplinger moved to adjourn the meeting at approximately 9:25 p.m.

MILLVILLE CITY CODE
TITLE 17 - ZONING
CHAPTER 17.12 - ESTABLISHMENT OF ZONES

[17.12.010: ESTABLISHMENT OF ZONES](#)

[17.12.020: DETERMINATION OF ZONING DISTRICT BOUNDARIES](#)

[17.12.030: ANNEXED AREAS](#)

[17.12.040: ZONES ESTABLISHED](#)

[17.12.050: PURPOSE OF ZONING DISTRICTS](#)

[17.12.060: APPLICATION OF DISTRICT REGULATIONS](#)

[17.12.070: OFFICIAL ZONING MAP](#)

17.12.010: ESTABLISHMENT OF ZONES

The city is divided into zones as shown on the map entitled zoning/city of Millville, which map and boundaries, notations, references, and other information shown thereon shall be as much a part of this title as if the information and matters set forth by the map were all fully described herein. (Ord. 99-02-18-01 § 2)

17.12.020: DETERMINATION OF ZONING DISTRICT BOUNDARIES

Where uncertainty exists with respect to the boundaries of the various zones, the following rules shall apply:

- A. Where the indicated boundaries on the zoning map are approximately street, public rights of way, or alleyways, the centerline of the street, public right of way, or alley shall be construed to be the zone district boundaries unless otherwise indicated.
- B. Where the indicated boundaries are approximately lot lines, the lot lines shall be construed to be the zoning district boundaries unless otherwise indicated.

- C. Boundaries indicated as approximately following city limits shall be construed as following such city limits.
- D. Boundaries indicated as approximately following centerlines of streams or canals shall be construed to follow such centerlines.
- E. Boundaries indicated as parallel to or extensions of features indicated above shall be so construed. Distances not specifically indicated on the official zoning district map shall be determined by the scale of the map.
- F. Where a district boundary line divides a lot which was in single ownership at the time of passage of this title, the planning commission shall recommend to the city council, as a special exception, the extension of the regulations for either portion of the lot beyond the district line into the remaining portion of the lot.
- G. Where physical or cultural features existing on the ground are at variance with those shown on the official zoning district map, or in other circumstances not covered in the aforementioned rules, the planning commission shall recommend to the city council the district boundaries.
- H. Where land has not been subdivided into lots and/or blocks, the zoning district boundaries shall be determined by use of the scale measurement shown on the map unless otherwise indicated.
- I. Where uncertainty continues to exist, the planning commission shall recommend its interpretation of the map to the city council. If the council upholds interpretation, then that interpretation may be appealed to the appeal authority.
- J. Any property south of 400 South currently zoned as Agriculture (A), or any property south of 400 South annexed into city limits as Agriculture (A), that wants to be considered for a residential zone will only be considered as a Residential (R-3) Zone. (Ord. 2018-9, 2018, 2007-8, 2007: Ord. 99-02-18-01 § 2)

17.12.030: ANNEXED AREAS

~~New areas to the city shall automatically be classified as an Agricultural (A) zone until such classification shall have been changed by an amendment to the zoning ordinance as provided by law.~~

At the time of the annexation of new territory to the city, the City Council, with a recommendation from the Planning Commission, shall classify such territory for zoning. The City shall consider the following when determining zoning for the annexed territory.

- A. The General Plan, including the future land use map and Millville City Master Plans,
- B. Surrounding land use,
- C. The request of the applicant, and
- D. Any applicable State law or regulations (Ord. 2023-8, 2023: Ord. 99-02-18-01 § 2)

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)
CG	Commercial general zone
OS	Open space zone
TC	Commercial town center
HO	Hillside development overlay zone

(Ord. 2020-1, 2020: 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 CG (commercial general) district is intended to provide various commercial uses.
- D. 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.
- E. The TC (commercial town center) district is intended to provide a "downtown" feel and provide residents a place to shop, eat and do business.
- F. The HO (hillside development overlay) zone is established to protect and preserve the hillside areas of the city. The goal is to minimize adverse effects of development within these areas. (Ord. 2020-1, 2020: Ord. 2018-6, 2018: 2012-4, 2012: Ord. 2000-16 § 1: Ord. 99-02-18-01 § 2)

17.12.060: APPLICATION OF DISTRICT REGULATIONS

- A. No building or part thereof or other structure shall be erected, altered, added to, or enlarged, nor shall any land, building, structure, or premises be used, designated, or intended to be used for any purpose or in any manner other than is included among the uses hereinafter listed as permitted in the district in which such building, land, or premises are located.
- B. No building or structure or part thereof shall be erected, reconstructed, or structurally altered to exceed in height the limit hereinafter designated for the district in which such building is located, unless building height exception is expressly allowed.
- C. No building, structure, or part thereof shall be erected, nor shall any existing building be altered, enlarged, rebuilt, or moved into any district, nor shall any open space be encroached upon or reduced in any manner, except in conformity to the yard, building site area, and building location regulations hereinafter designated for the land use and the district in which such building or open space is located.
- D. No yard or other open space provided about any building for the purpose of complying with provisions of this title shall be considered as providing a yard or open space for any other building, and no yard or other open space on one building site shall be considered as providing a yard or open space for a building on any other building site. (Ord. 99-02-18-01 § 2)

17.12.070: OFFICIAL ZONING MAP

- A. The boundaries of the districts established in section 17.12.040 of this chapter are established as shown on the official zoning map, which together with all explanatory matter thereon is adopted by reference and declared to be part of this title.
- B. The official zoning map shall be identified by the signature of the mayor of the city, attested by the city recorder, and shall bear the seal for the city under the following words:

This is to certify that this map is the official zoning map for the City of Millville, Utah, referred to in Section 17.12.070, Millville City Ordinances,

together with the date of the adoption of this title.

- C. No changes of any nature shall be made on the official zoning map except in conformity with the procedures set forth in this title. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this title and punishable as provided under chapter 17.84 of this title.
- D. Regardless of the existence of purported copies of the official zoning map, which may from time to time be made or published, the official zoning district map, which shall be located in the planning commission hearing room, shall be the final authority as to the current status of zoning districts.
- E. In the event that the official zoning map becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes and additions, the city council may, by resolution, adopt a new official zoning map or any subsequent amendment thereof. The new official zoning map shall be identified by the signature of the mayor of the city, attested by the city recorder, and shall bear the seal of the city of Millville, Utah, under the following words:

This is to certify that this official zoning map supersedes and replaces the official zoning map dated adopted (date of adoption of map being replaced) as part of Ordinance No. of the City of Millville, Utah, dated .

Unless the prior official zoning map has been lost or has been totally destroyed, the prior map or any significant remaining parts thereof shall be preserved together with all available records pertaining to its adoption or amendment. (Ord. 99-02-18-01 § 2)

FILED IN: FILE OF PLAYS
COUNTY RECORDER

PETITION FOR ANNEXATION

TO THE MAYOR AND CITY COUNCIL OF MILLVILLE CITY, CACHE COUNTY,
STATE OF UTAH:

We, the undersigned owners of certain real property lying contiguous to the present municipal limits of Millville City hereby submit this Petition for Annexation and respectfully represent the following:

1. That this petition is made pursuant to the requirements of Section 10-2-403, Utah code Annotated, 2015, as amended (UCA);
2. That the property subject to this petition is a contiguous, unincorporated area contiguous to the boundaries of Millville City and the annexation thereof will not leave or create an unincorporated island or peninsula;
3. That the signatures affixed hereto are those of the owners of private real property that:
 - a. is located within the area proposed for annexation;
 - b. covers a majority of the private land area within the area proposed for annexation; and
 - c. is equal in value to at least 1/3 of the value of all private real property within the area proposed for annexation;
 - d. is described as follows:
 - e.

A PART OF THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE MILLVILLE CITY CORPORATE LIMITS LINE LOCATED NORTH 89°54'02" EAST, A DISTANCE OF 1,316.86 FEET FROM THE ALUMINUM CAP MONUMENTING THE SOUTHWEST CORNER OF SAID SECTION 23 FROM WHICH THE ALUMINUM CAP MONUMENTING THE SOUTH QUARTER CORNER OF SAID SECTION 23 BEARS NORTH 89°54'02" EAST, A DISTANCE OF 2336.05 FEET; THENCE RUNNING ALONG SAID LINE NORTH 89°54'02" EAST, A DISTANCE OF 508.05 FEET TO THE EASTERLY LINE OF PETITIONERS PARCEL; THENCE RUNNING ALONG SAID EASTERLY LINE THE FOLLOWING SEVEN (7) COURSES:

- (1) SOUTH 33°37'32" EAST, A DISTANCE OF 16.96 FEET;
- (2) SOUTH 07°40'26" WEST, A DISTANCE OF 43.56 FEET;
- (3) SOUTH 08°47'29" WEST, A DISTANCE OF 87.73 FEET;
- (4) SOUTH 12°01'07" WEST, A DISTANCE OF 36.18 FEET;
- (5) SOUTH 19°45'28" WEST, A DISTANCE OF 83.66 FEET;
- (6) SOUTH 19°01'40" WEST, A DISTANCE OF 143.20 FEET;
- (7) SOUTH 09°16'36" WEST, A DISTANCE OF 204.00 FEET;

THENCE NORTH 75°41'49" WEST, A DISTANCE OF 876.24 FEET TO A POINT ON THE WESTERLY LINE OF SAID PETITIONERS PARCEL; THENCE RUNNING ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES:

(1) NORTH 08°47'02" EAST, A DISTANCE OF 100.00 FEET;
(2) NORTH 57°49'38" EAST, A DISTANCE OF 523.26 FEET;
(3) NORTH 89°54'02" EAST, A DISTANCE OF 8.07 FEET TO THE POINT OF BEGINNING.
CONTAINING 8.86 ACRES

4. That up to five of the signers of this petition have been designated as sponsors, one of whom is designated "contact sponsor", with the mailing address of each sponsor being indicated;
5. That this petition does not propose annexation of all or a part of an area proposed for annexation in a previously filed petition that has not been denied, rejected, or granted;
6. That this petition does not propose annexation of an area that includes some or all of an area proposed to be incorporated in a request for a feasibility study under Section 10-2-103 UCA or a petition under Section 10-2-125 UCA if;
 - a. the request or petition was filed before the filing of the annexation petition; and
 - b. the request, a petition under Section 10-2-109 based on that request, or a petition under Section 10-2-125 is still pending on the date the annexation petition is filed;
7. That the petitioners have caused an accurate plat of the above described property to be made by a competent, licensed surveyor, which plat is filed herewith; and
8. That the petitioners understand the property, if annexed, will be zoned Agricultural.
9. That the petitioners agree to pay the City upon request and before the annexation process is completed for all expenses it has incurred due to the annexation. The petitioners understand if payment has not been made to the City by specified dates it could delay the annexation process.

WHEREFORE, the Petitioners hereby request that this petition be considered by the governing body at its next regular meeting, or as soon thereafter as possible; that a resolution be adopted as required by law accepting this Petition for Annexation for further consideration; and that the governing body take such steps as required by law to complete the annexation herein petitioned.

P.O. Box 224
Millville Utah 84326



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

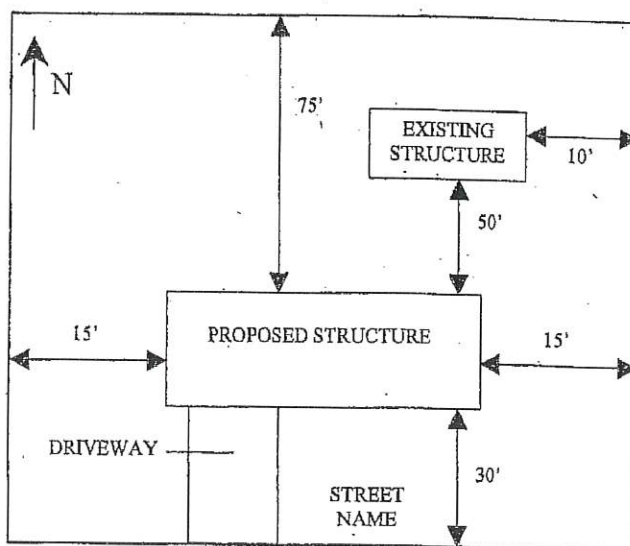
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

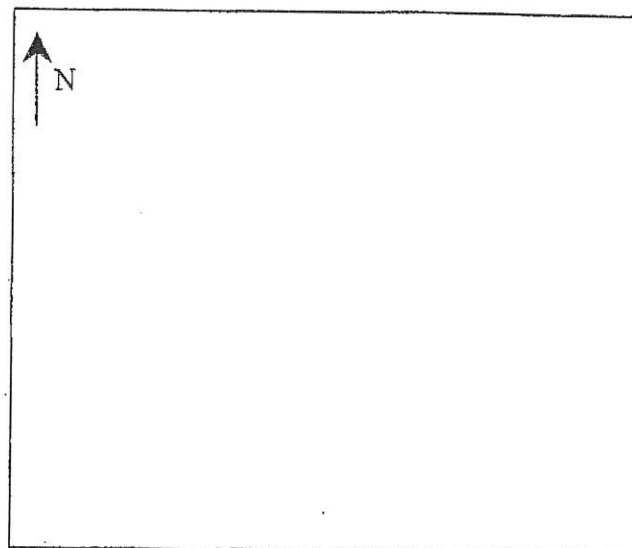
1. Eric & Molly Dürsteler
APPLICANT'S NAME
2. 2714 N 300 E
MAILING ADDRESS
- Logan UT 84341
CITY STATE ZIP CODE
3. _____ 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. _____
TYPE OF STRUCTURE
7. _____ 8. _____
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 029 - 0131
TAX IDENTIFICATION NUMBER
11. 140 N 100 W
ADDRESS OF CONSTRUCTION
12. .66 13. _____
LOT SIZE Bldg Height
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. height 26'9"
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)



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

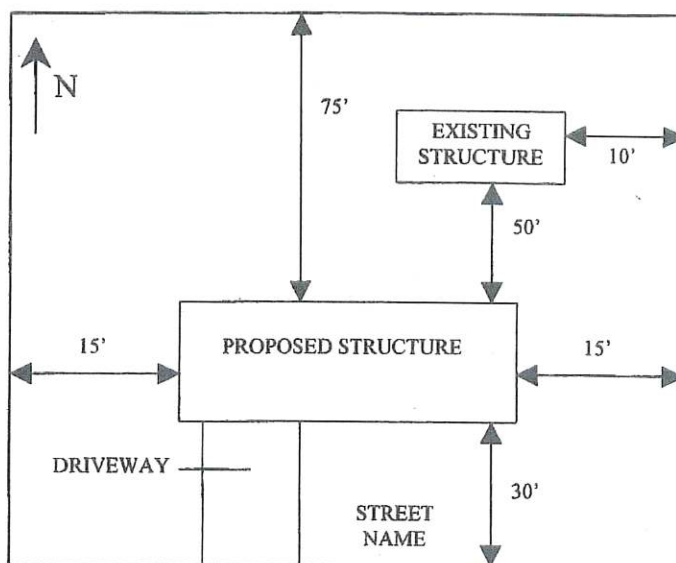
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

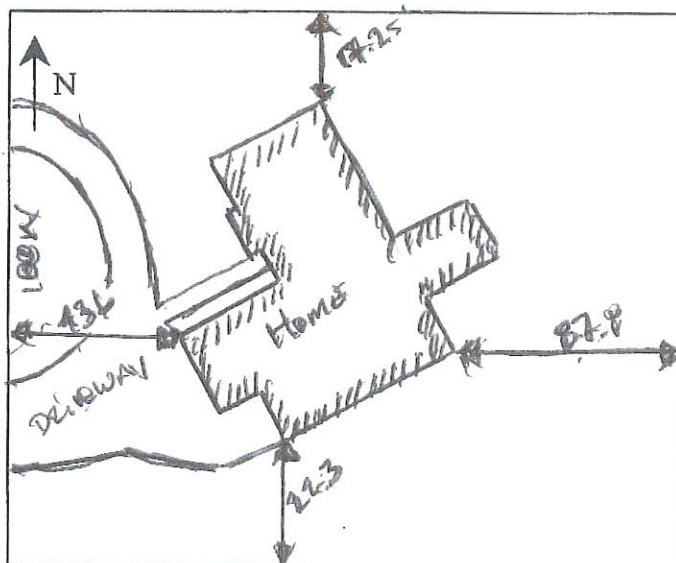
1. Eric & Molly Overstol
APPLICANT'S NAME
2. 2714 N 300 E
MAILING ADDRESS
3. Norad Loan UTAH 84341
CITY STATE ZIP CODE
4. 435-770-8465 435-227-0333
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Single-Family Home w/ Apartment
TYPE OF STRUCTURE
7. 2903 8. R-1
SQUARE FOOTAGE ZONE
9. Verla Nelson, Lot #1
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 029 - 0131
TAX IDENTIFICATION NUMBER
11. 114 West 100 West
ADDRESS OF CONSTRUCTION
12. 0.66 13. 4587
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)

1. THE CONTRACTOR SHALL BE QUALIFIED AND RESIDENTS OWNED IN THE GENERAL CLASS OF THE CONTRACT. THE CONTRACTOR SHALL BE A PERSON WHO HAS BEEN FORMALLY TRAINED AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS, THEREFORE THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION AND SUPERVISION OF THE CONSTRUCTION TO EXECUTE THE WORK IN A GOOD AND WORKMANLIKE MANNER AND TO COMPLY WITH THE WORK AS COMPLETED IN ACCORDANCE WITH THE TRUTH AND SUBSTANCE OF THE SAME.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES AND REGULATIONS APPLYING TO THE WORK, INCLUDING, BUT NOT LIMITED TO, THE LAWS, ORDINANCES, RULES AND REGULATIONS OF THE CITY OF LOS ANGELES, THE SAFETY AND HEALTH ACT, ENVIRONMENTAL REGULATIONS AND THE OCCUPATIONAL SAFETY AND HEALTH ACT. THE CONTRACTOR SHALL HAVE DIRECT CONTROL OVER, AND BE SOLELY RESPONSIBLE FOR, ALL MEANS, METHODS AND TECHNIQUES FOR PERFORMING THE WORK.

CONTRACTOR SHALL DEVELOPE AND PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY LOCAL CODE. TO BE IMPLEMENTED AND UPDATED FROM THE COMMENCEMENT OF ANY SOIL DISTURBING ACTIVITIES AT THE SITE, UNTIL WORK IS COMPLETE AT THE SITE.

[illegible][illegible][illegible]

THE SITE OF CONSTRUCTION IS TO BE OPEN AT ALL REASONABLE TIMES AND PLACES FOR PERIODIC OBSERVATION BY ACCREDITED REPRESENTATIVES OF THE FEDERAL, STATE, AND LOCAL AGENCIES WHO HAVE REGULATORY OR SUPERVISORY AUTHORITY OVER ANY PART OF THE WORK PROPOSED OR REGULATED THEREON.

TYPICAL FLOOR SHEATHING SHALL BE 3/4" TAG WAFER BOARD (UNLESS OTHERWISE NOTED) NAIL TO WALLS & 6" O.C. ON ALL BOSS, AND @ 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. ALL FLOOR SHEATHING SHALL BE TIED IN PLACE 1" SPACING BETWEEN SHEETS FOR EXPANSION.

SOLID JOIST BLOCKING REQUIRED AT ALL BEARING POINTS.

INSTALL FLOOR SHEATHING WITH FINGER JOINTS AT RIGHT ANGLES TO FRAMING WITH END JOINTS STAGGERED.

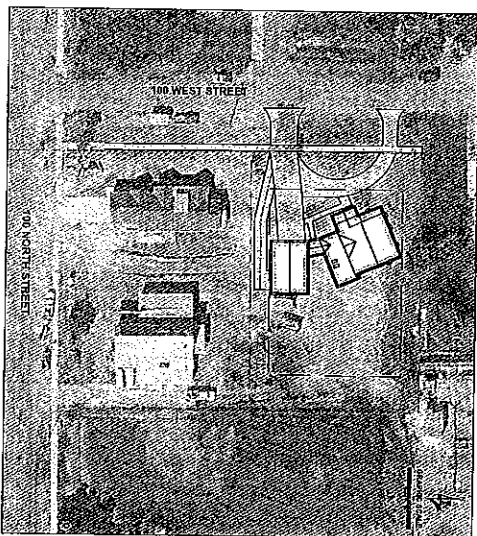


1. DAMP PROOFING IS REQUIRED FOR ALL FOUNDATIONS ENDOING BASEMENTS (WHETHER IN WHOLE OR IN PART) BELOW FINISHED GRADE.
2. ALL HOMEOWNERS THAT CANNOT BE COMPLETELY AND FULLY DAMP PROOFED SHALL BE GRANTED BEFORE DAMP PROOFING IS APPLIED.

1. UNITED SOILS AND FOUNDATIONS A MINOR PRESENTING ISSUE HAS NOT BEEN COMPLETED
2. AND SOILS AND FOUNDATIONS A MINOR PRESENTING ISSUE HAS NOT BEEN COMPLETED
3. CONCERNING ADDRESS VIOLENCE, ROAD CHASER OR TOLL ROAD, OR OTHER ASSUMED
4. REMOVAL OF COLLECTIBLES MATERIALS SHALL BE REMOVED FROM BUREAU LOCATIONS
5. WITHOUT REGARD TO A VERTICAL, DEPTH, SPECIES, OR OTHER ASSUMED
6. LOCATED WITHIN THE FOUNDATION, THE FOUNDATION AT LEAST BEING ON INTO
7. AN APPROVED BUREAU OFFICE OR ON THE BUREAU APPROVED BY THE ENGINEER.

2. MAIN DISCONNECTS ARE REQUIRED ON EXTERIOR OF BUILDING (SEE PLAN FOR LOCATION OF METER BOXES).
UPPER GROUNDS ARE REQUIRED IN ADDITION TO WATER PIPE GROUNDING. LOWER GROUNDS MAY BE USED IN PLACE OF DOWNED GROUND ROD ELECTRODES (UNLESS LOCAL CODE REQUIRES OTHERWISE).

5. GAS METERS SHALL BE LOCATED PER UTILITY COMPANY REQUIREMENTS AND SHALL BE A MINIMUM OF 3 FEET FROM ELECTRICAL METER PANELS AND PERMANENT AIR VENTS.



ATTENTION

LINE IS 2-INCHES
AT 24"x36" SIZE

IF NOT 2-INCHES,
SCALE DRAWING ACCORDINGLY

PROJECT NO. _____
DRAWN _____
DESIGNED _____
APPROVED _____
DATE _____

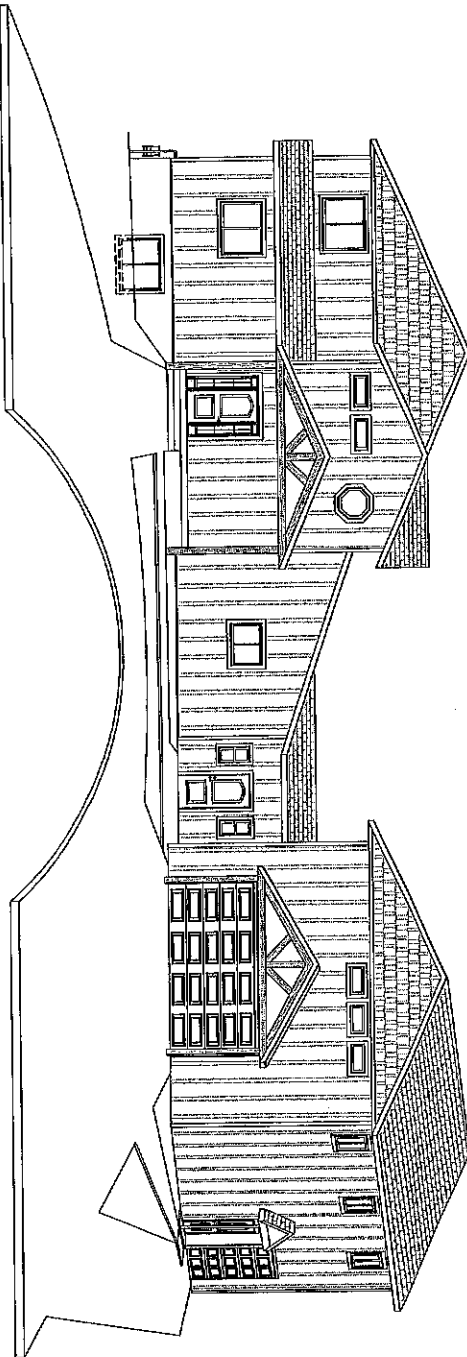


Now what's below?
Call before you dig.

FORSGREN
Associates Inc.
35 WEST 100 SOUTH, STE. 115, LOGAN, UT 84321
PH: 435.227.8733 FAX: 435.227.0000

NO.	REVISIONS	BY	DATE
This document or any part thereof in detail or design concept is the property of the Owner and shall not be			

This document or any part thereof in detail or design concept is the property of the Owner and shall not



SQUARE FOOTAGES

UNFINISHED SQUARE FOOTAGE:
BASEMENT: 1471
GARAGE - APARTMENT: 1125
SEWING STUDIO: 418

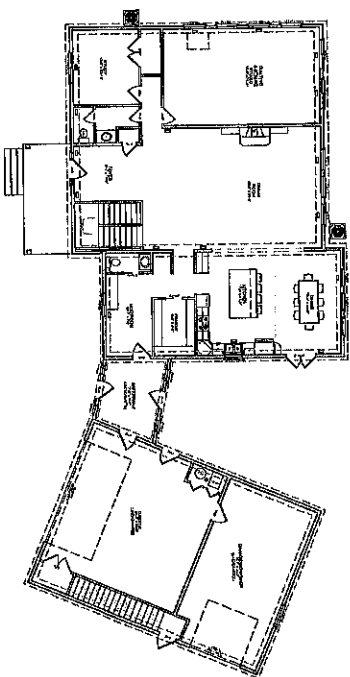
FINISHED SQUARE FOOTAGE:
MAIN (FIRST) FLOOR: 1741
SECOND FLOOR: 1373
2-CAR GARAGE: 672
1-CAR GARAGE/WORKSHOP: 389

GENERAL NOTES

1. DRAWINGS ARE PREPARED FOR THE RESIDENTIAL CONSTRUCTION FOR THE OWNER AT THE LOCATION SHOWN OR OTHERWISE INDICATED. ANY CHANGES TO THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER SHALL BE AT THE OWNER'S RISK AND MAY RESULT IN LEGAL ACTION BEING TAKEN.
2. ANY NOTES IN THE PLANS REFERRING TO BUILDING CODES ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY THE CODES AND MAKE ANY NECESSARY CHANGES TO THE PLANS. THE CONTRACTOR SHALL REFER TO THE MOST RECENT EDITIONS OF THE OFFICIAL RESPECTIVE CODE BOOKS FOR ACTUAL CONSTRUCTION CODE.
3. BUILDING CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, BUILDING CODES, AND SPACE REQUIREMENTS IN THE FIELD BEFORE ANY WORK COMMENCES AND NOTIFY THE DESIGNER OF ANY DISCREPANCY, OMISSIONS, OR DISCREPANCIES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
4. BUILDING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE STATE, COUNTY, AND LOCAL BUILDING CODES, ORDINANCES AND REGULATIONS PERTAINING TO THIS CONSTRUCTION.
5. BUILDING CONTRACTOR SHALL ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WITH APPROPRIATE TRADERS, DRAWINGS, AND SUB-CONTRACTORS PRIOR TO CONSTRUCTION. ALL OPENINGS AND INSERTS SHOWN ARE FOR REFERENCE ONLY.
6. ALL WORK SHALL BE IN COMPLIANCE WITH THE LOCAL BUILDING CODE, RECOMMENDED INDUSTRY STANDARDS, LOCAL OFFICIALS' STANDARDS, MANUFACTURER'S RECOMMENDATIONS OF ALL PRODUCTS INSTALLED, AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
7. WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED AND THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADERS TO EXPEDITE THE WORK IN A SMOOTH AND CONTINUOUS MANNER.
8. THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE

- PROPERTY OF THE OWNER. THE BUILDING CONTRACTOR SHALL BE PERMITTED TO RETAIN COPIES OF THE DRAWINGS FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE BUILDING OF THIS STRUCTURE ON THIS SPECIFIC SITE.
8. UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS, AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE.
10. ANY REPRODUCTION OR OTHER USE OF THESE DRAWINGS WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER IS STRICTLY PROHIBITED.
11. BY USING THESE DRAWINGS, THE CONTRACTOR AFFIRMATIVELY WARRANTS THAT THE CONTRACTOR HAS VERIFIED THE ACCURACY OF THE DIMENSIONS, CONDITIONS, AND CONDITIONS OF THE SITE AND THE DESIGNER'S ASSOCIATES, INC. ITS OFFICERS, EMPLOYEES, AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS, AND COSTS ARISING FROM OR IN ANY WAY CONNECTED WITH THE USE OF THESE DRAWINGS WITHOUT REGARD TO ANY NEGLIGENCE ON THE PART OF THE DESIGNER.
12. THESE PLANS SHALL BE APPROVED BY THE LOCAL BUILDING DEPARTMENT. A COPY OF THE APPROVED PLANS SHALL BE KEPT ON THE BUILDING SITE FOR REVIEW AND INSPECTION BY THE BUILDING OFFICIAL.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND THE SAFETY IN AND AROUND THE JOB SITE AND ADJACENT PROPERTIES.
14. ALL DIMENSIONS ARE TO THE ROUGH FRAME OF STUDS OR TO THE OUTSIDE OF MASONRY.
15. ALL FOOTINGS TO BE BELOW FROST LINE AND MUST REST ON COMPACTED, UNDISTURBED SOIL CAPABLE OF SUPPORTING THE INTENDED STRUCTURE.
16. ALL PENETRATIONS ARE TO BE SEALED IN ACCORDANCE WITH STATE AND LOCAL CODES.
17. IECC COMPLIANCE CERTIFICATE SHALL BE POSTED AT ON BUILDING STRUCTURE.

MAIN FLOOR PLAN LAYOUT



DRAWING INDEX

PAGE SHEET	DESCRIPTION
1	A01 COVER SHEET
2	A02 GENERAL NOTES & SITE PLAN
3	A03 GRADING & DRAINAGE PLAN
4	A04 FOOTING & FOUNDATION PLAN
5	A05 FRONT & REAR ELEVATIONS
6	A06 LEFT & RIGHT ELEVATIONS
7	A07 BASEMENT FLOOR PLAN
8	A08 MAIN FLOOR PLAN
9	A09 MAIN FLOOR FRAMING PLAN
10	A01 ROOF FRAMING PLAN
11	E-1 BASEMENT ELECTRICAL PLAN
12	E-2 MAIN FLOOR ELECTRICAL PLAN
13	SD1 GENERAL FRAMING & STRUCTURAL DETAILS
14	SD2 STRUCTURAL NOTES & SPECIFICATIONS

CEILING HEIGHTS

MAIN FLOOR CEILING: 9'-0"
VAULT CEILING: 13'-0"
BASEMENT CEILING: 8'-1-1/2" (FLOOR SLAB INSET TO FOOTING)

FEATURES REQUIRING NATURAL GAS

FIRE PLACE: MAIN FLOOR (1)
STOVE TOP: MAIN FLOOR (1)
WATER HEATER: BASEMENT (1) (BASEMENT APARTMENT (1))
FURNACE: BASEMENT (1) (BASEMENT APARTMENT (1))

FORS GREN
Associates, Inc.
98 WEST 100 SOUTH, STE. 116, LOGAN, UT 84301
TEL: 435-223-2223 FAX: 435-223-2224

8m
Know what's below.
Call before you dig.

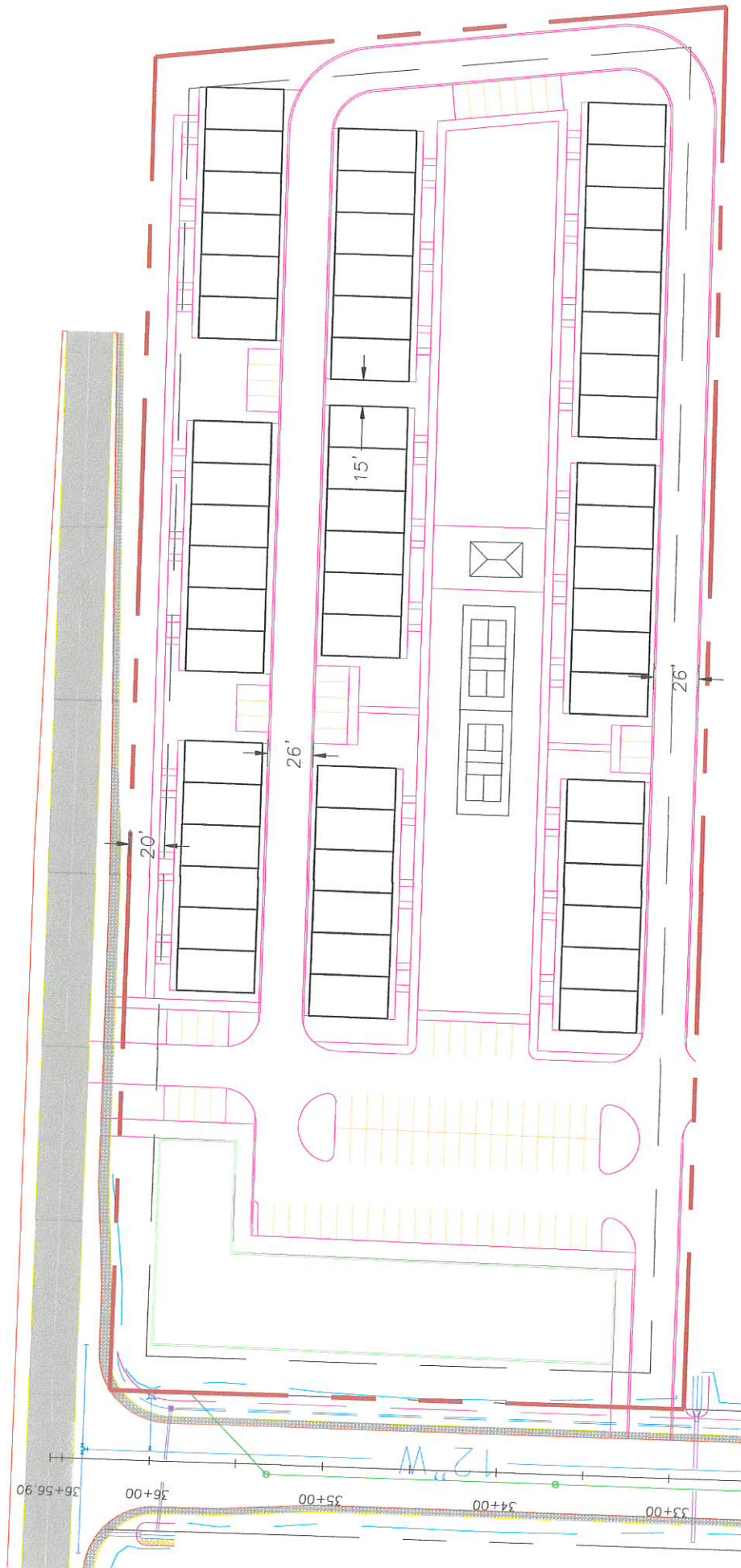
ATTENTION
LINE IS 24"X36" SIZE
IF NOT 24"X36", SCALE DRAWING ACCORDINGLY

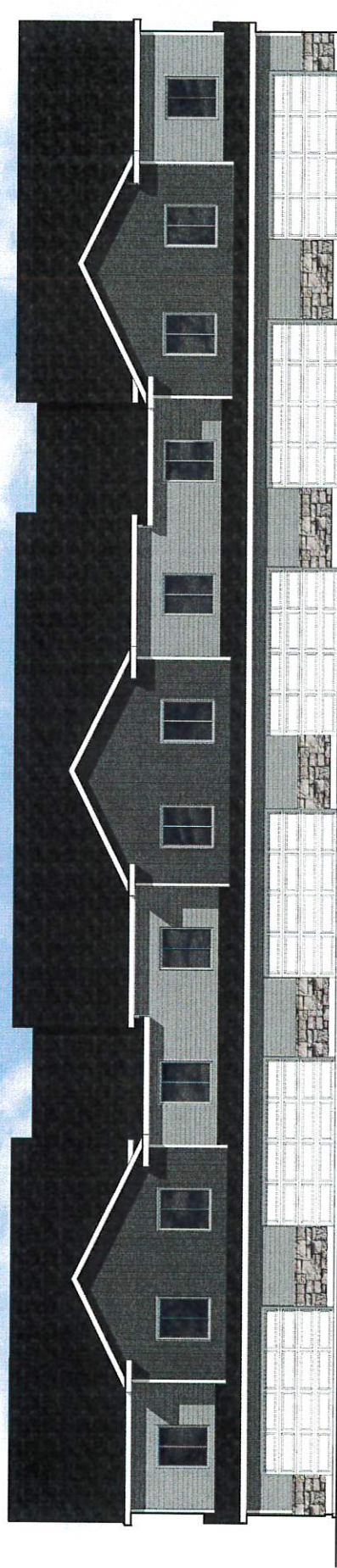
E&M DURSTELER
140 NORTH 100 WEST
MILLVILLE, UTAH

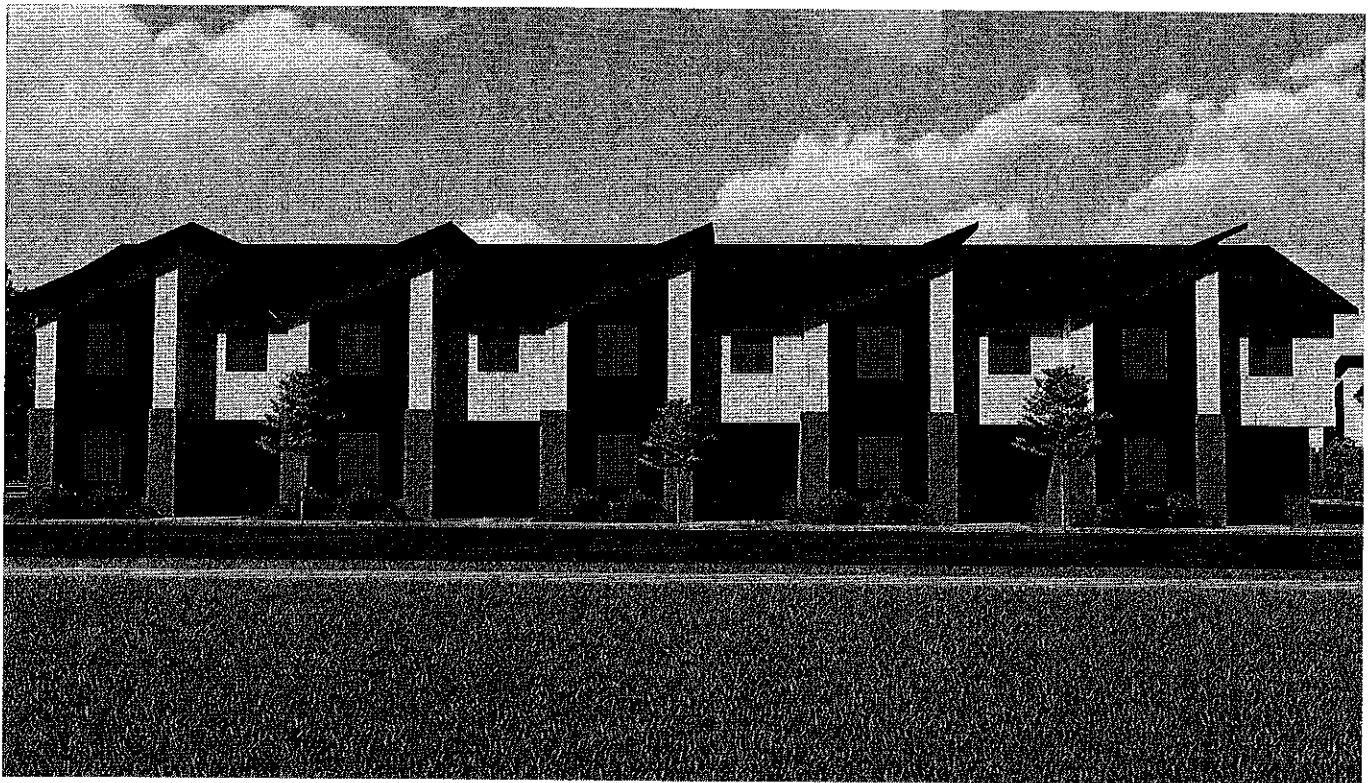
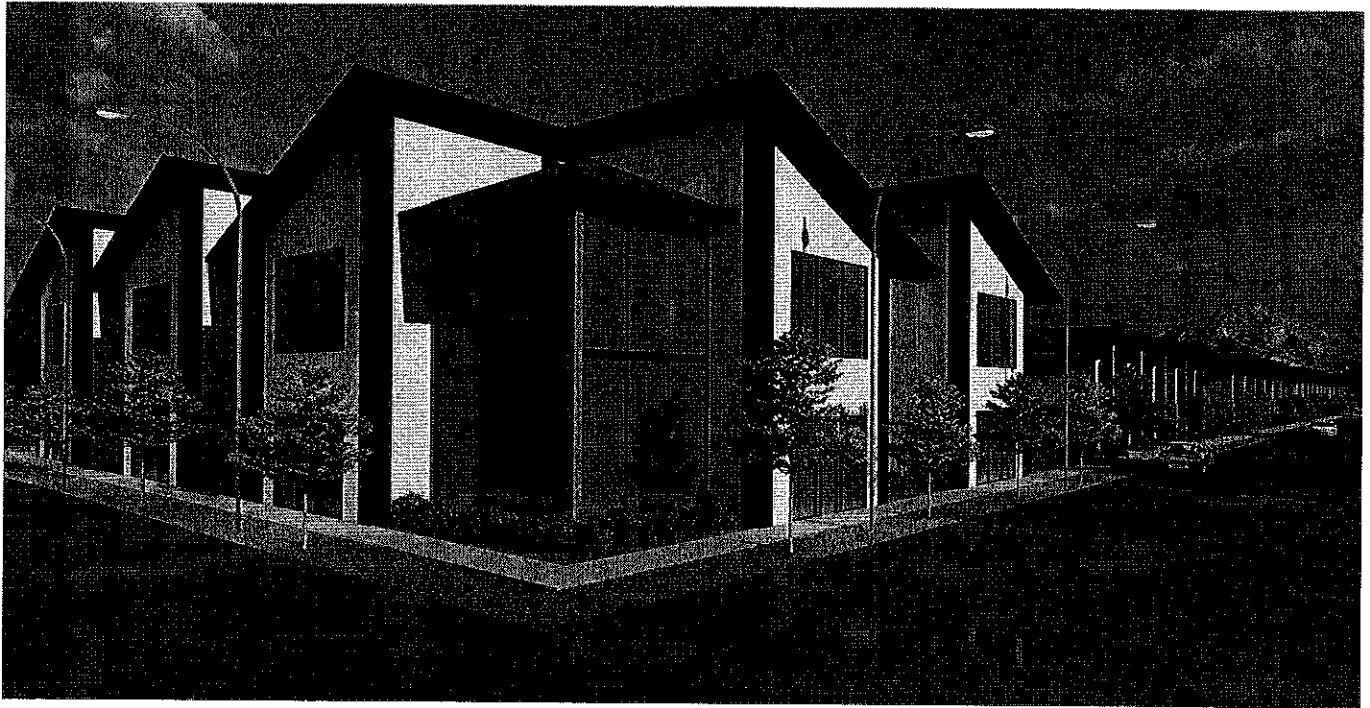
COVER SHEET
DATE: 07-2023
SHEET NO: 1

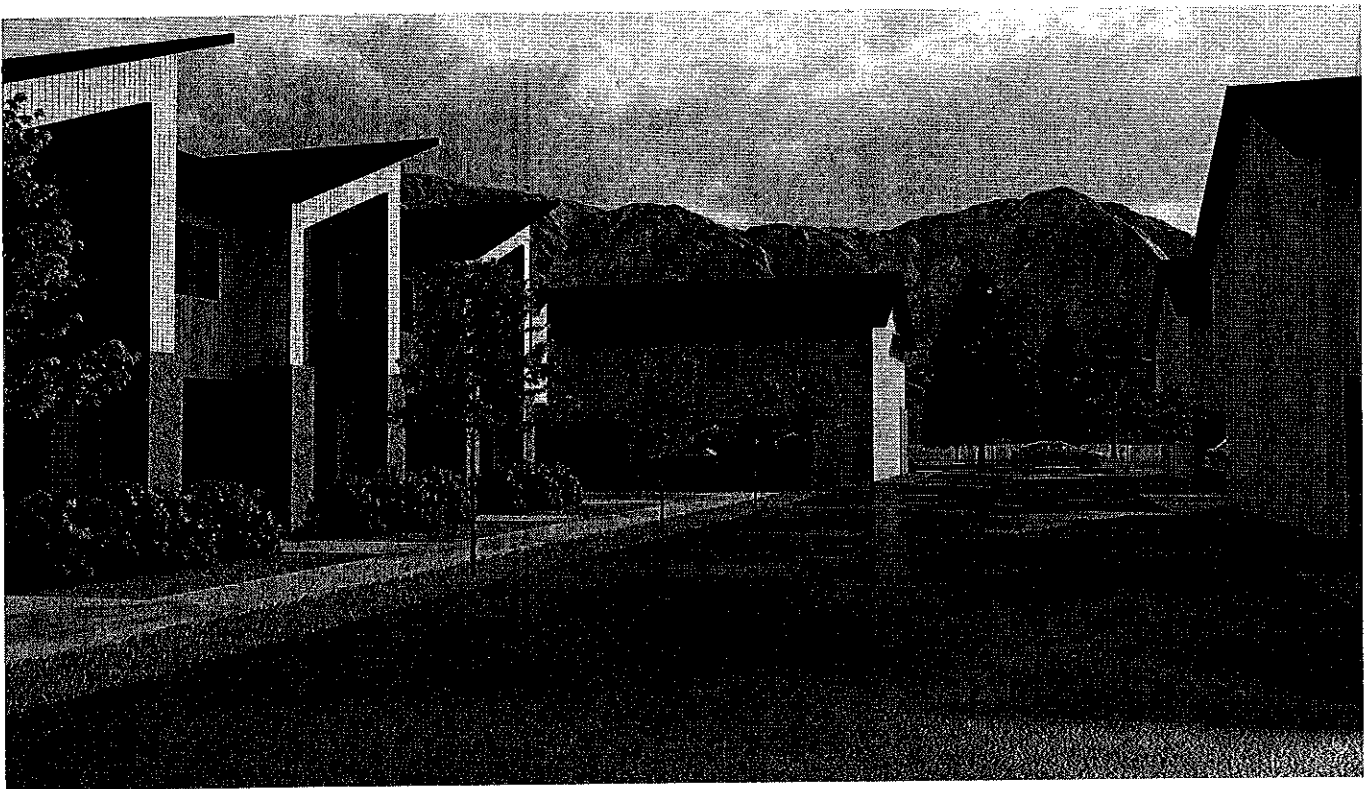
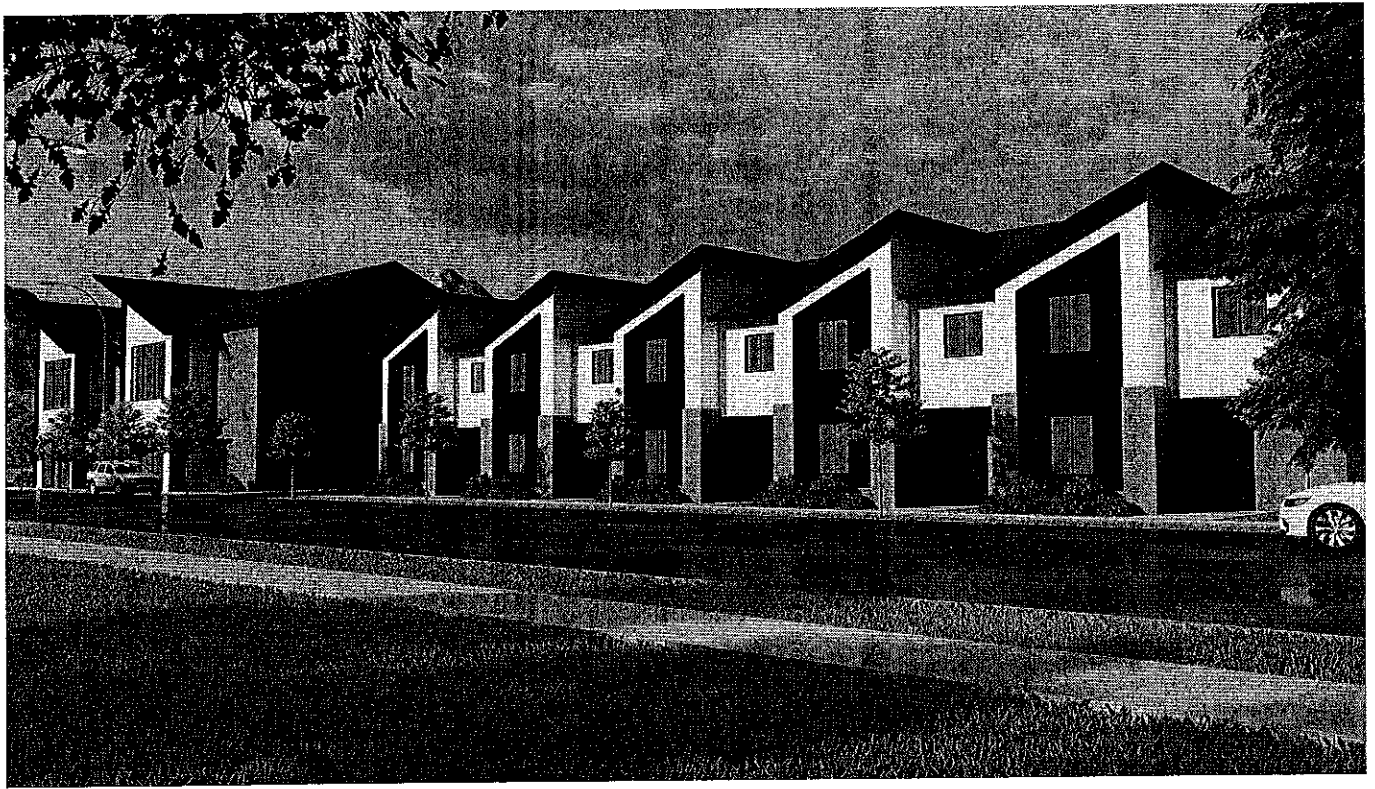
COMPLIANCE CERTIFICATE
This document is not valid without the seal or stamp of the Engineer and shall not be copied without the written authorization of the Engineer.

[illegible]











ORDINANCE NO. 23-10

WHEREAS, the City Council of Smithfield City, Cache County, Utah, passed and adopted the Smithfield Municipal Code on November 11, 2015; and

WHEREAS, the City Council has determined there is a need to update, repeal, amend and/or modify certain provisions contained in the referenced Municipal Code;

NOW, THEREFORE, the City Council of Smithfield City, Utah hereby adopts, passes and publishes the following:

**AN ORDINANCE AMENDING THE SMITHFIELD CITY MUNICIPAL CODE
TITLE 17 "ZONING REGULATIONS", CHAPTER 17.81 "MASTER PLANNED
COMMUNITY (MPC) ZONE", SECTIONS 17.81.050 "DEVELOPMENT
STANDARDS", 17.81.090 "LANDSCAPING", 17.81.100 "DENSITY BONUSES"
AND 17.81.030 "DEFINITIONS".**

BE IT ORDAINED BY THE CITY COUNCIL OF SMITHFIELD CITY, CACHE COUNTY, UTAH, AS FOLLOWS:

1. The following sections shall be amended as indicated. Those portions which are ~~struck out~~ shall be deleted and those that are highlighted in yellow shall be added.

17.81.050 DEVELOPMENT STANDARDS
--

The following are the minimum development standards and regulations for an MPC zone. Developers are encouraged to go above and beyond these requirements, but these are the minimums required to obtain approval of an MPC.

- A. **Project Size:** An MPC shall not be less than fifteen (15) acres in size.
- B. **Primary Use:** An MPC shall be residential.
- C. **Housing Types:** Developers are encouraged to provide a mix of housing types in an MPC. Such types may include, but are not limited to single-family ~~(detached, single-family attached, twin homes, cluster)~~ and multi-family ~~duplex/triplex/ (tri-plex four-plex, five-plex six-plex, etc)~~.
 1. Developers are required to have at least ~~two~~ three (3) types of housing, ~~one two~~ (2) of which must be single-family ~~detached~~. Single-family detached housing must make up at least forty percent (40%) of the total housing units in the project but shall not make up more than sixty percent (60%) of the total housing units in an MPC.
 2. Developers may reduce the percentage of required single-family detached housing, in exchange for an increase in open space, as outlined in SMC 17.81.060. In no case shall the percentage of single-family detached housing be less than thirty-five percent (35%) of the total required housing units.
- D. **Base Density:** The base density shall be six (6) units per acre, exclusive of any property in the development which is needed for rights-of-way. Density bonuses shall be calculated by first determining the allowable number of units. The allowable number of units shall be calculated as follows: Net Acreage * 6 = Base # of dwelling units
- E. **Single Primary Structure Required:** Regardless of the number of dwelling units contained in a primary structure, no lot may contain more than one (1) primary structure. All the dwelling units on the lot shall be contained within that primary structure. No

single lot may contain in excess of ~~six (6)~~ five (5) dwelling units in the primary structure on that lot.

- F. **Lot Widths/Setbacks:** The primary dwelling structure shall be set back from either the property line or right-of-way lines as shown below. (All measurements are in feet):

	HOUSING TYPE	FRONT SETBACK MAIN ENTRANCE	SETBACK GARAGE	SIDE SETBACK	REAR SETBACK	SIDE SETBACK STREET
PRIMARY STRUCTURE	Single-Family Detached	20'	25'	8'	15'	12'
	Twin Homes	20'	25'	8'	15'	12'
	Multi-Family	20'	25'	~~8'~~ 10'	15'	~~12'~~ 20'

ACCESSORY BUILDING	Single Accessory Structures are only allowed in Single family attached detached. In Multi-family buildings, community accessory structures may be allowed so long as they are not developed as individual storage sheds.
--------------------	--

G. **Encroachment into the Setback:**

1. The ordinary projection of bay windows, chimneys, awnings, ornamental features, eaves and general building design projections, may encroach into any of setbacks, provided none of the encroachments exceeds twenty-four inches (24") in depth.
2. Unsheltered decks shall be allowed to project into the rear setback a maximum of ten feet (10'). In no case shall the unsheltered deck be built to a height greater than the uppermost floor level.

- H. **Dwelling Unit Minimum Size:** Each dwelling unit in an MPC shall contain a minimum of eight-hundred fifty (850) square feet of living space, and the ground-floor footprint of any building which contains dwelling units shall not be less than five hundred (500) square feet per dwelling unit.

I. **Building Orientation:**

1. No residential dwelling structure in an MPC may face the rear of another dwelling structure on an adjoining/adjacent parcel/lot.
2. Buildings with their front facing each other shall have a minimum of twenty-five feet (25') between building fronts.

- J. **Height Regulations:** No primary structure shall be erected to a height greater than thirty-five feet (35'), the height being measured from the threshold (finish floor elevation) of the lowest main entrance to the highest point of the main building.

- K. **Signage:** Signage for the MPC should be coordinated and cohesive throughout the entire project. Signs shall comply with the requirements of SMC 17.36, "Signs."

- L. **Lighting:** All lighting shall conform to SMC 9.24, "Outdoor Lighting."

- M. **Trash:** All community trash containers shall be screened from public view and adjacent properties with a six-foot (6') sight-proof fence or wall. The placement of trash containers and access thereto shall be reviewed and approved by the entity designated by Smithfield City to provide waste management services to the MPC. Unless otherwise required by the waste management provider, openings shall be oriented away from public view or screened with opaque gates and shall provide ease of access for trash collection. No trash containers or enclosures may be located within a required front or street-side yard setback, and no single family attached, or multi-family trash containers or enclosures may be located within setback.

N. **Parking:**

1. Each dwelling unit shall be required to have the following off-street parking spaces:

	Dwelling ↓ Minimum Resident Parking Spaces Per Unit	Dwelling ↓ Guest Parking Spaces Per Unit
~~Single-Family Detached~~	2	---
Twin Homes/Multi-Family	2	0.50

2. If calculating the required number of parking spaces results in a fraction, the next highest whole number of required parking spaces shall be required. (E.G., 3.25 =

- 4 required parking spaces.)
3. In order to facilitate better design of an MPC, required off-street parking spaces may be grouped together; however, in no case shall more than twenty-five percent (25%) of the required parking spaces be grouped together. A professional parking study may be used to show acceptable alternate parking configurations.

17.81.090 LANDSCAPING

The following provisions shall apply to the open space in all MPC projects:

- A. A preliminary landscaping plan, prepared by a Landscape Designer or Landscape Architect, shall be submitted with the preliminary development plan for the MPC. Said plan shall include the number, type and, size of all proposed plants, trees, and shrubs within the MPC.
 1. The plan shall also include a proposal for how the open-space landscaping shall be irrigated and maintained. Areas landscaped with sod shall have a sprinkler or irrigation system, and all other landscaped areas shall have a drip line or other approved irrigation system.
- B. Developers shall prepare a landscaping plan consisting of a variety of trees, shrubs and other plantings suitable for the climate. Developers are encouraged to use trees found on the Smithfield City list of approved large and small trees. Drought-tolerant, low-water plantings are encouraged. Trees shall be a minimum two-inch (2") caliper.
- C. The developer in an MPC shall be required to landscape open space and the HOA shall provide for the maintenance of the required landscaping, not only within the MPC but also in those areas between the sidewalk and the curb and gutter of a right-of-way, regardless of whether it is a public or private right-of-way.

17.81.100 DENSITY BONUSES

The chart below outlines the requirements and regulations on density bonuses within an MPC. All amenities must be approved by the Planning Commission before the density bonus will be awarded. In no case shall the density bonus exceed fifty percent (50%) of the base density. An amenity or feature may not be used to receive a density bonus under more than one density bonus category.

*** Total project cost** is determined by the cost for infrastructure installation for the development.

Amenity	Requirement	Density Bonus	Max % Bonus
Additional Open Space	Provide open space ~~20, 25, or 30%~~ of the base rate (land area only).	2% density bonus for each 1% of open space above the base rate	~~20-25~~
Trails/Bicycle Circulation	Sidewalks less than 8 feet wide do not count as pedestrian/bike trails (land area only).	2% density bonus for each 1% of gross project size dedicated to trails.	~~10-15~~
Recreational Facilities	Provide recreational facilities such as playground equipment, swimming pools, recreation centers, etc. (also includes development cost of open space and trails).	(Cost of recreational facilities/total project cost) X1.2=density bonus	~~10-15~~
Off-Site Infrastructure Improvement	Improve City infrastructure with a reasonable amount to the project that may be deficient and could be negatively impacted by growth directly related to the development	(Cost of off-site infrastructure improvements/total project cost) X1.2=density bonus	20

17.81.030 DEFINITIONS

Cluster Housing: Cluster housing is a development of at least four (4) or more homes, designed using various forms of architecture, in which the houses are arranged in relatively close groups around a central common space sharing site amenities such as parking and landscaping in a coherent site design, located either on a single lot or individually platted lots.

Five-plex: A multi-family home, arranged or designed to be occupied by five (5) families. The structure having only five (5) dwelling units under individual ownership on one (1) lot.

Four-plex: A multi-family home, arranged or designed to be occupied by four (4) families. The structure having only four (4) dwelling units under individual ownership on one (1) lot.

Tri-plex: A multi-family home, arranged or designed to be occupied by three (3) families. The structure having only three (3) dwelling units under individual ownership on one (1) lot.

Twin Home: Two (2) single family homes that share an adjoining or communal wall, with separate and individual yard space.

2. Should any section, clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, in whole or in part, the same shall not affect the validity of the Ordinance as whole, or any other part thereof.
3. All ordinances, and the chapter, clauses, sections, or parts thereof in conflict with provisions of this ordinance are hereby repealed, but only insofar as is specifically provided for herein.
4. This ordinance shall become effective after the required public hearings and upon its posting as required by law.

THIS ORDINANCE shall be attached as an amendment to the Smithfield Municipal Code above referred to.

Approved and signed this 12th day of July, 2023

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Justin B. Lewis, City Recorder

17.81 MASTER PLANNED COMMUNITY (MPC) ZONE

17.81.010 PURPOSE

17.81.020 ALLOWED USES

17.81.030 DEFINITIONS

17.81.040 REZONE REQUIRED

17.81.050 DEVELOPMENT STANDARDS

17.81.060 OPEN SPACE

17.81.070 STREETS, CIRCULATION AND PARKING

17.81.080 WALKING/BIKING TRAILS

17.81.090 LANDSCAPING

17.81.100 DENSITY BONUSES

17.81.110 APPROVAL PROCESS

17.81.120 FAILURE TO PROGRESS

17.81.130 DEVELOPMENT AGREEMENT

17.81.140 MODIFICATION OF APPROVED PLAN

17.81.010 PURPOSE

The purpose of the Master Planned Community (MPC) zone is to encourage imaginative and efficient utilization of land, develop a sense of community, and ensure compatibility with the surrounding neighborhoods and environment. This is accomplished by providing greater flexibility in the location of buildings on the land, creating and consolidating open spaces, and clustering dwelling units. The regulations contained in this Chapter are intended to create vibrant, sustainable, and walkable neighborhoods with integrated streets, attractive landscaping and a mixture of housing options.

An MPC is a residential development with a well-defined development theme which includes usable open spaces, diversity in lot design and housing types, a variety of amenities, and a well-planned circulation system. The combination of all these elements is necessary for the development of an MPC zone.

An MPC is a zone which may be located in a variety of areas throughout Smithfield City, if it can be demonstrated that such a project will demonstrate and fulfill the goals of this Ordinance in that area.

HISTORY

Adopted by Ord. 19-15 on 4/14/2021

17.81.020 ALLOWED USES

The permitted, conditional and not permitted uses in an MPC zone are outlined in the SMC 17.120, "Use Matrix Table."

HISTORY

Adopted by Ord. 19-15 on 4/14/2021

17.81.030 DEFINITIONS

The terminology contained in this Chapter shall have those definitions found in SMC 17.04.070, "Definitions."

Acres, Gross: The total amount of developable land in an MPC development. Land with slopes in

excess of 30% shall be considered undevelopable and shall not be counted into the gross acreage when calculating the base density. Land with slopes below 30% and above 10% should have decreased density.

Acreage, Net: The total amount of developable land, exclusive of any public or private right-of-way and parking.

Cluster Housing: Cluster housing is a development of at least four (4) or more homes, designed using various forms of architecture, in which the houses are arranged in relatively close groups around a central common space sharing site amenities such as parking and landscaping in a coherent site design, located either on a single lot or individually platted lots.

Common Area: All land, buildings and/or structures intended or reserved for the private use of the residents and owners of the development.

Density, Base: The maximum number of residential units per acre of developable land outlined in this Ordinance, prior to the awarding of any density bonuses.

Density, Bonus: The allowable units in excess of the base density, which shall be awarded when the project complies with the bonus density design requirements of this chapter.

Developable Land: Land under thirty percent (30%) slope which can effectively be used in conjunction with landscaping, recreational facilities, buildings, or parking. Land with slopes below 30% and above 10% should have decreased density.

Driveway: A private, paved area used for ingress or egress of vehicles, and allowing access from a street to a building, structure, or facility.

Dwelling: As defined in SMC 17.04.070

Five-plex: A multi-family home, arranged or designed to be occupied by five (5) families. The structure having only five (5) dwelling units under individual ownership on one (1) lot.

Four-plex: A multi-family home, arranged or designed to be occupied by four (4) families. The structure having only four (4) dwelling units under individual ownership on one (1) lot.

Open Space: An area of land within a development, located on a parcel independent of residential structures which is designed and intended for the use or enjoyment of the development's residents, their guests and, possibly, the general public. Open space shall include improvements as necessary and appropriate for use as usable outdoor space or privately held common space, so long as the open space maintains its intended use. Open spaces should be interconnected within a development, using biking/walking trails and landscape. Stormwater facilities may qualify as usable outdoor space if the physical characteristics are functional as usable areas for the intended purpose of usable outdoor space.

Private Open Space: Areas reserved for use by the development's resident and guests. These areas must be clearly labeled as open space on the plat and all other associated legal instruments. Open spaces should be interconnected within a development, using biking/walking trails and landscape. A mechanism must be established to fund and maintain all private open space.

Parking Lot Aisle: The traveled way by which automobiles enter and depart parking spaces. Aisle width standards are set forth in SMC 17.24.020 of this title. Parking aisles shall not be considered streets for purposes of this Chapter.

Parking Lot: A paved open area, other than a street or alley, used for the parking of more than four (4)

automobiles whether for free, or for compensation. Parking lots shall not be located within the required front, street or side setback.

Tri-plex: A multi-family home, arranged or designed to be occupied by three (3) families. The structure having only three (3) dwelling units under individual ownership on one (1) lot.

Twin Home: Two (2) single family homes that share an adjoining or communal wall, with separate and individual yard space.

HISTORY

Adopted by Ord. 19-15 on 4/14/2021

Amended by Ord. 23-10 on 7/12/2023

17.81.040 REZONE REQUIRED

While not all areas in Smithfield will be suitable for the MPC designation, it is intended that the MPC be used throughout Smithfield City. Those who wish to petition the City for a rezone of their property to an MPC shall follow the procedure set forth in SMC 17.08.040, "Rezoning." A preliminary site and landscape plan detailing the developer's intent for the entire parcel under consideration for rezone and the subsequent phasing plan shall be submitted and reviewed as part of the rezone request.

In evaluating a request for an MPC rezone, the Planning Commission and City Council shall consider the criteria outlined in SMC 17.81.050, "Development Standards." If the rezone is approved with conditions, the preliminary plan must return to the city council, showing the proposed changes.

Additionally, as part of the rezone request, a developer shall demonstrate to the Planning Commission and City Council how the proposal addresses and fulfills the specific goals and values related to architecture, site design and walkability, which are found in the Smithfield City General Plan and in the purpose statement of this Chapter.

HISTORY

Adopted by Ord. 19-15 on 4/14/2021

Amended by Ord. 21-30 on 12/8/2021

17.81.050 DEVELOPMENT STANDARDS

The following are the minimum development standards and regulations for an MPC zone. Developers are encouraged to go above and beyond these requirements, but these are the minimums required to obtain approval of an MPC.

- A. **Project Size:** An MPC shall not be less than fifteen (15) acres in size.
- B. **Primary Use:** An MPC shall be residential.
- C. **Housing Types:** Developers are encouraged to provide a mix of housing types in an MPC. Such types may include, but are not limited to single-family (detached, twin homes, cluster) and multi-family (tri-plex, four-plex, five-plex).
 - 1. Developers are required to have at least three (3) types of housing, two (2) of which must be single-family. Single-family detached housing must make up at least forty percent (40%) of the total housing units in the project but shall not make up more than sixty percent (60%) of the total housing units in an MPC.

2. Developers may reduce the percentage of required single-family detached housing, in exchange for an increase in open space, as outlined in SMC 17.81.060. In no case shall the percentage of single-family detached housing be less than thirty-five percent (35%) of the total required housing units.

D. Base Density: The base density shall be six (6) units per acre, exclusive of any property in the development which is needed for rights-of-way. Density bonuses shall be calculated by first determining the allowable number of units. The allowable number of units shall be calculated as follows:

$$\text{Net Acreage} * 6 = \text{Base \# of dwelling units}$$

E. Single Primary Structure Required: Regardless of the number of dwelling units contained in a primary structure, no lot may contain more than one (1) primary structure. All the dwelling units on the lot shall be contained within that primary structure. No single lot may contain in excess of five (5) dwelling units in the primary structure on that lot.

F. Lot Widths/Setbacks: The primary dwelling structure shall be set back from either the property line or right-of-way lines as shown below. (All measurements are in feet):

	HOUSING TYPE	FRONT SETBACK - MAIN ENTRANCE	SETBACK - GARAGE	SIDE SETBACK	REAR SETBACK	SIDE SETBACK STREET
PRIMARY STRUCTURE	Single-Family Detached	20'	25'	8'	15'	12'
	Twin Homes	20'	25'	8'	15'	12'
	Multi-Family	20'	25'	10'	15'	20'

ACCESSORY BUILDING	Single Accessory Structures are only allowed in Single family detached. In Multi-family buildings, community accessory structures may be allowed so long as they are not developed as individual storage sheds.
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G. Encroachment into the Setback:

1. The ordinary projection of bay windows, chimneys, awnings, ornamental features, eaves and general building design projections, may encroach into any of setbacks, provided none of the encroachments exceeds twenty-four inches (24") in depth.
2. Unsheltered decks shall be allowed to project into the rear setback a maximum of ten feet (10'). In no case shall the unsheltered deck be built to a height greater than the uppermost floor level.

H. Dwelling Unit Minimum Size: Each dwelling unit in an MPC shall contain a minimum of eight-hundred fifty (850) square feet of living space, and the ground-floor footprint of any building which contains dwelling units shall not be less than five-hundred (500) square feet per dwelling unit.

I. Building Orientation:

1. No residential dwelling structure in an MPC may face the rear of another dwelling structure on an adjoining/adjacent parcel/lot.
2. Buildings with their front facing each other shall have a minimum of twenty-five feet (25') between building fronts.

J. Height Regulations: No primary structure shall be erected to a height greater than thirty-five feet (35'), the height being measured from the threshold (finish floor elevation) of the lowest main entrance to the highest point of the main building.

K. Signage: Signage for the MPC should be coordinated and cohesive throughout the entire project. Signs shall comply with the requirements of SMC 17.36, "Signs."

L. Lighting: All lighting shall conform to SMC 9.24, "Outdoor Lighting."

M. Trash: All community trash containers shall be screened from public view and adjacent properties with a six-foot (6') sight-proof fence or wall. The placement of trash containers and access thereto shall be reviewed and approved by the entity designated by Smithfield City to provide waste management services to the MPC. Unless otherwise required by the waste management provider, openings shall be oriented away from public view or screened with opaque gates and shall provide ease of access for trash collection. No trash containers or enclosures may be located within a required front or street-side yard setback, and no single family attached, or multi-family trash containers or enclosures may be located within setback.

N. Parking:

1. Each dwelling unit shall be required to have the following off-street parking spaces:

	Minimum Resident Parking Spaces Per Dwelling Unit	Guest Parking Spaces Per Dwelling Unit
Single-Family	2	---
Twin Home/Multi- Family	2	0.50

2. If calculating the required number of parking spaces results in a fraction, the next highest whole number of required parking spaces shall be required. (E.G., 3.25 = 4 required parking spaces.)
3. In order to facilitate better design of an MPC, required off-street parking spaces may be grouped together; however, in no case shall more than twenty-five percent (25%) of the required parking spaces be grouped together. A professional parking study may be used to show acceptable alternate parking configurations.

HISTORY

Adopted by Ord. 19-15 on 4/14/2021

Amended by Ord. 22-27 on 12/14/2022

Amended by Ord. 23-10 on 7/12/2023

17.81.060 OPEN SPACE

- A. Each MPC project shall consist of a minimum of five percent (5%) open space. The required amount of open space shall be calculated based on the net acreage of the property and shall be devoted to landscaping, preservation of natural features and resources, and passive and active recreational features.
- B. In exchange for an increase in the amount of open space provided, developers may reduce the required percentage of single-family detached housing. The reduction shall be equal to the increase in open space (i.e. an additional 5% open space would decrease the required single-family detached housing to 35%.) In no case shall the single-family detached housing drop below 35% of the total required housing units.
- C. The open space shall be defined as private or common open space for the enjoyment and use of the development's residents or the general public.

HISTORY

Adopted by Ord. 19-15 on 4/14/2021

17.81.070 STREETS, CIRCULATION AND PARKING

- A. The design of all streets in an MPC project will be public and shall conform to the Smithfield City Construction Design Guidelines & Specifications. This design conformity shall include the surface and above-surface improvements and infrastructure, as well as underground improvements.
- B. **Public Right-of-Ways.** Developers may propose that the rights-of-way within an MPC be dedicated with the standard and all others to be private. The Planning Commission shall recommend to the City Council a determination as to the viability of the rights-of-way being private. The City Council shall make the final determination as to which streets in an MPC shall be private and which shall be public.
- C. **Right-of-Way Width, Streets :**See SCDS 249N 1-6.
- D. **Right-of-Way Width, Alley:** See SMC 17.04.070 "Definitions".

HISTORY

Adopted by Ord. 19-15 on 4/14/2021

17.81.080 WALKING/BIKING TRAILS

- A. An MPC shall incorporate paved walking and biking paths into overall trail corridors for the use and enjoyment of residents. The paved pathways may vary in width but shall not be less than eight feet (8') wide and the overall trail corridor shall not be smaller than (16') feet wide.

HISTORY

Adopted by Ord. 19-15 on 4/14/2021

17.81.090 LANDSCAPING

The following provisions shall apply to the open space in all MPC projects:

- A. A preliminary landscaping plan, prepared by a Landscape Designer or Landscape Architect, shall be submitted with the preliminary development plan for the MPC. Said plan shall include the number, type and, size of all proposed plants, trees, and shrubs within the MPC.

1. The plan shall also include a proposal for how the open-space landscaping shall be irrigated and maintained. Areas landscaped with sod shall have a sprinkler or irrigation system, and all other landscaped areas shall have a drip line or other approved irrigation system.
- B. Developers shall prepare a landscaping plan consisting of a variety of trees, shrubs and other plantings suitable for the climate. Developers are encouraged to use trees found on the Smithfield City list of approved large and small trees. Drought-tolerant, low-water plantings are encouraged. Trees shall be a minimum two-inch (2") caliper.
- C. The developer in an MPC shall be required to landscape open space and the HOA shall provide for the maintenance of the required landscaping, not only within the MPC but also in those areas between the sidewalk and the curb and gutter of a right-of-way, regardless of whether it is a public or private right-of-way.

HISTORY

Adopted by Ord. 19-15 on 4/14/2021

Amended by Ord. 23-10 on 7/12/2023

17.81.100 DENSITY BONUSES

The chart below outlines the requirements and regulations on density bonuses within an MPC. All amenities must be approved by the Planning Commission before the density bonus will be awarded. In no case shall the density bonus exceed fifty percent (50%) of the base density. An amenity or feature may not be used to receive a density bonus under more than one density bonus category.

* **Total project cost** is determined by the cost for infrastructure installation for the development.

Amenity	Requirement	Density Bonus	Max % Bonu s
Addition al Open Space	Provide open space in excess of the base rate (land area only).	2% density bonus for each 1% of open space above the base rate	25
Trails/Bic ycle Circulati on	Sidewalks less than 8 feet wide do not count as pedestrian/bike trails (land area only).	2% density bonus for each 1% of the gross project size dedicated to trails.	15
Recreatio nal Facilities	Provide recreational facilities such as playground equipment, swimming pools, recreation centers, etc. (also includes development cost of open space and trails).	(Cost of recreational facilities/total project cost) X 1.2 = density bonus	10

HISTORY

Adopted by Ord. 19-15 on 4/14/2021

Amended by Ord. 23-10 on 7/12/2023

17.81.110 APPROVAL PROCESS

Preliminary site and landscape plans will be submitted and reviewed concurrently with a rezone request. The Planning Commission shall review the preliminary plan and rezone with any attached conditions and forward said plans to the City Council with their recommendation.

The City Council will review the plans and determine whether they are approved or disapproved. The City Council may not approve an application for rezone to any of these zones unless a preliminary plat for property being rezoned has already been approved on condition of successful rezone.

The subdivision submittals and review shall follow the procedures outlined in SMC 16, "Subdivision Regulations."

HISTORY

Adopted by Ord. 19-15 on 4/14/2021

Amended by Ord. 21-30 on 12/8/2021

17.81.120 FAILURE TO PROGRESS

Preliminary plan approval shall be valid for eighteen (18) months. If a minimum of one phase has not received final plan approval and been recorded within that time frame, the preliminary plan approval shall be null and void, and the developer shall be required to begin approval proceedings as if no preliminary plan approval had been granted. If, when presenting a phase for final plan review and approval, more than eighteen (18) months has passed since the last phase was submitted for final plan review and approval, the same requirement of resubmittal shall apply.

HISTORY

Adopted by Ord. 19-15 on 4/14/2021

17.81.130 DEVELOPMENT AGREEMENT

A. As part of the preliminary MPC approval, the City and developer shall prepare and execute a development agreement which, among other things, shall outline the following:

1. By what manner any private roads, open space, or other non-public common areas within the MPC shall be owned, managed, maintained and retain the beneficial use to all owners and occupants of the MPC.

a. In the case of private ownership of the open space, said spaces shall be protected against building development by conveying to Smithfield City an open space easement over such areas.

2. How the developer intends to provide financial security for the completion of the project.

3. A projected timeline of the associated phasing, including the infrastructure, facilities and amenities.

B. Penalties for non-performance on either the City or the developer's part.

C. Any other conditions of the project which the City Council shall deem appropriate to ensure successful execution of the MPC.

D. The development agreement shall be given preliminary approval as part of the preliminary plan approval and shall be given final approval as part of the final MPC approval.

E. In order to ensure the continuity and viability of the development agreement, said agreement shall be recorded against the property at the time the final MPC approval is granted.

F. No MPC may begin construction until such time as the development agreement has been approved and recorded.

HISTORY

Adopted by Ord. 19-15 on 4/14/2021

17.81.140 MODIFICATION OF APPROVED PLAN

Any modifications shall follow current Utah Code Annotated.

HISTORY

Adopted by Ord. 19-15 on 4/14/2021

MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
August 10, 2023

PRESENT: David Hair, Daniel Grange, Pamela June, Ryan Zollinger, Tara Hobbs, Chad Kendrick, Corey Twedt, Kara Everton, Kathy Merritt, Will Broadbent, Katelyn Simon, Jimmie Willis, Laci Leishman, Brayden Guthrie, Joseph Johnson, Hudson Johnson, Benson Johnson, Dallin Caldwell, Wayne Caldwell, Jesse Elsmore, Patricia Elsmore, Morgan Wise, Cathy Wise, Jeremy Ward, July Cook, Darcy Ripplinger, Ted Chalfant

Call to Order/Roll Call

Mayor David Hair called the City Council Meeting to order for August 10, 2023, at 7:00 p.m. The roll call indicated Mayor David Hair and Councilmembers Pamela June, Ryan Zollinger and Daniel Grange were in attendance with Councilmembers Clay Wilker and Michael Callahan excused.

Opening remarks/Pledge of Allegiance

Mayor Hair 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 August 10, 2023, was reviewed. Mayor Hair said that the agenda item dealing with the school property owned by the Cache County School District would need to be moved to the meeting in September. **Councilmember Zollinger motioned to approve the agenda for August 10, 2023, with this change.** Councilmember Grange seconded. Councilmembers June, Grange, and Zollinger voted yes with Councilmembers Callahan and 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 July 13, 2023.

Councilmember June moved to approve the minutes for July 13, 2023.

Councilmember Grange seconded. Councilmembers June, Grange and Zollinger voted yes with Councilmembers Callahan and Wilker excused.

Public comment period

Mayor Hair opened the floor for any public comments.

Kathy Merritt said that she was again having problems because of the number of animals her neighbor keeps on their property. Councilmember Zollinger asked that Kathy fill out a complaint form.

Kathy asked when the City expected some of the roads to be paved that had been dug up for the sewer construction. It was discussed that most of the cuts in the road would be left for some time for compaction to take place before the new pavement is put down.

Request for a business license for Jardine Malaska Construction Services

Jesse Elsmore has submitted a request for a business license for Jardine Malaska Construction Services at 55 East 100 North. He said that he works from his home and is just looking for a business address in Cache Valley as they get more business here. The company headquarters is in Salt Lake City.

Councilmember Grange moved to approve the business license for Jardine Malaska Construction Services. Councilmember Zollinger seconded. Councilmembers June, Grange, and Zollinger voted yes with Councilmembers Callahan and Wilker excused. (A copy of the license application is included with the minutes as Attachment "B".)

Request for a business license for the Cathryn Wise Short-Term Rental

Cathryn Wise has submitted a request for a business license for the Cathryn Wise Short-Term Rental at 65 West 750 North. She explained that she wanted to rent out her basement infrequently. Parking was discussed to ensure that she has adequate parking off the City right-of-way.

Councilmember Zollinger moved to approve the business license for the Cathryn Wise Short-Term Rental. Councilmember Grange seconded. Councilmembers June, Grange, and Zollinger voted yes with Councilmembers Callahan and Wilker excused. (A copy of the license application is included with the minutes as Attachment "C".)

Request for a business license for The Party Lab Company

Laci Leishman has submitted a request for a business license for The Party Lab Company at 65 East 650 North. Recorder Twedt asked about signs and on-site events for the business. Laci said that she had marked these things incorrectly on the application and was not planning to put up a sign or have any on-site events.

Councilmember June moved to approve the business license for The Party Lab. Councilmember Grange seconded. Councilmembers June, Grange, and Zollinger voted yes with Councilmembers Callahan and Wilker excused. (A copy of the license application is included with the minutes as Attachment "D".)

Request for Miami Ice snow cone food truck at City parks

Dallin Caldwell has requested to be able to park his food truck at a City park for a couple of hours per day to sell snow cones. Dallin said that there are lots of people at the parks. He would like to park the food truck for a couple of the busy hours to sell snow cones. Dallin said that the food truck uses solar panels, so they would provide their own power and it wouldn't have a loud generator. It was discussed that Dallin would need to provide his own garbage cans.

Councilmember Zollinger motioned to allow Dallin to sell snow cones from his food truck at the City parks occasionally on a conditional basis to see how it goes. He said that he would like to revisit the request again next year. Councilmember Grange seconded. Councilmembers June, Grange, and Zollinger voted yes with Councilmembers Callahan and Wilker excused.

Ridgeline High School student representatives

Student representatives from Ridgeline High School discussed their plans for the upcoming homecoming in September. They reviewed their schedule as outlined in the handout. The students confirmed that they would be bringing flyers once again to the homes that border the school to make them aware.

Recorder Twedt thanked the students for coming in early to discuss their plans so that the City can try and get notice out to residents about what is going on. Especially with fireworks. He said that the City would need a letter from the Fire Chief confirming that they are aware of the fireworks. Recorder Twedt also said that with the sewer construction, there was a chance that they would need to do a route change for the parade. It is likely that the roads will be open, but if there is work on this project that needs to be happening for which the road is closed, the school would need to adjust. (A copy of the information provided by the RHS students is included with the minutes as Attachment "E".)

Councilmember June motioned to move ahead to Item J on the agenda as it was not yet time for the public hearing. Councilmember Grange. Councilmembers June, Grange, and Zollinger voted yes with Councilmembers Callahan and Wilker excused.

Consideration of a resolution appointing the Millville representative to serve on the Sewer Treatment Plant Board

Mayor Hair reviewed with the Council the resolution to appoint Councilmember Zollinger to serve as the Millville representative on the Sewer Treatment Plant Board. This had been discussed at the meeting in July.

Councilmember June moved to approve Resolution 2023-16. Councilmember Grange seconded. Councilmembers June, Grange, and Zollinger voted yes with Councilmembers

Callahan and Wilker excused. (The approved resolution is included with the minutes as Attachment "F".)

Consideration of a resolution supporting the board apportionment of the Cache Valley Transit District in compliance with State code

Mayor Hair reviewed with the Council the resolution for changing the apportionment of representatives serving on the board of the Cache Valley Transit District. It was discussed that it can't be one representative per city anymore according to State Code.

Councilmember Zollinger said that he did not approve the requested change. He said that he felt Lieren Hansen has been doing a great job representing Millville. He has no concerns with how she has represented the City. Councilmember Zollinger said that his concern is that cities are getting less representation on what is happening with the CVTD. They are taking away some of the only input that cities have on what is happening with that tax money. He said that he was not happy with how the board was set up. Councilmember Zollinger also said that he disagreed with Logan City getting four representatives with the other cities being requested to share one.

None of the councilmembers motioned to approve the resolution. (The related staff report is included with the minutes as Attachment "G".)

PUBLIC HEARING

Councilmember Grange motioned to go into the public hearing. Councilmember June seconded. Councilmembers June, Grange, and Zollinger voted yes with Councilmembers Callahan and Wilker excused.

PUBLIC HEARING: 7:30 p.m.

PRESENT: David Hair, Daniel Grange, Pamela June, Ryan Zollinger, Tara Hobbs, Chad Kendrick, Corey Twedt, Kara Everton, Jeremy Ward

Mayor Hair reviewed the plans for the City to submit a COG application for spot-improvement funding to realign and fix the intersection at 300 South 550 East.

Recorder Twedt reviewed the concept and drawing from the engineers as well as the estimated cost and cost-share that would be the responsibility of the City.

Public Comment:

Jeremy Ward asked about what COG was and how it works. Councilmember Zollinger that COG was an acronym for Council of Governments. Mayor Hair represents Millville with COG and there is tax money that is allocated for road construction projects.

Mayor Hair said that he thought this would be an important project as we have more and more traffic coming off the hill on 550 East and as construction continues up there, we will continue to see more vehicles coming through that intersection.

Councilmember Grange motioned to close the public hearing. Councilmember Zollinger seconded. Councilmembers June, Grange, and Zollinger voted yes with Councilmembers Callahan and Wilker excused. (The related staff report is included with the minutes as Attachment “H”).

FY24 COG Application

Mayor Hair said that he would entertain a motion to approve the application for COG funding for a spot-improvement project to realign the intersection at 300 South 550 East.

Councilmember Grange motioned to approve moving forward with the COG application. Councilmember June seconded. Councilmembers June, Grange, and Zollinger voted yes with Councilmembers Callahan and Wilker excused.

Councilmember Zollinger motioned to skip Item I on the agenda until the representative from Little Lambs had arrived. Councilmembers June, Grange, and Zollinger voted yes with Councilmembers Callahan and Wilker excused.

Consideration of a resolution to establish a new residential rate for garbage collection

Mayor Hair reviewed with the Council the resolution to update the rate for garbage collection. It was discussed that this would not go into effect until October, so customers wouldn’t see the change until they receive their bill in November.

Councilmember Zollinger asked about mandated recycling. Councilmember Grange said that Logan City was often not making money with recycling, so they were just throwing what they collect from the blue cans into the landfill with the rest of the solid waste.

It was discussed that the rate should be locked in for a year from when the service begins on October 1st before any rate increases should be passed down to Millville residents.

Councilmember Grange motioned to approve Resolution 2023-18. Councilmember June seconded. Councilmembers June, Grange, and Zollinger voted yes with Councilmembers Callahan and Wilker excused. (The approved resolution is included with the minutes as Attachment “I”).

Councilmember Grange motioned to move back to agenda Item I

Consideration of a resolution accepting the Diaper Need Awareness Proclamation

Mayor Hair reviewed with the Council the resolution to accept the Diaper Need Awareness Proclamation. He turned the time over to Julie Cook and Ted Chalfant who were there representing Little Lambs.

Julie explained that diaper need is not having the quantity of clean/dry diapers that a baby needs during the day. 47% of all children in the United States suffer from diaper need. Julie discussed the rest of the data from her handout.

Councilmember Zollinger asked about the new program passed by the federal government to help with this issue. Ted Chalfant, who is the Executive Director of Little Lambs, explained that the pilot program began last year with six states. Six additional states were added to the program this year. Utah was one of these states and has been allocated \$1.2 million. Ted said that his organization is working with the State of Utah to determine the best use of that money is assisting families with additional diapers.

Councilmember June asked what a City proclamation would accomplish. Julie said that the involvement of cities would provide awareness of the need. The resolutions from cities in Cache Valley would be shared on the state and federal levels. Councilmember Zollinger said that if there was more local government support from a specific state or region, it would increase the likelihood of additional support from the federal government. Ted said that above all, by signing the proclamation, we in Utah are saying that we truly do support our families.

Councilmember Zollinger motioned to approve Resolution 2023-15. Councilmember Grange seconded. Councilmembers June, Grange, and Zollinger voted yes with Councilmembers Callahan and Wilken excused. Councilmember June said that she felt that government did not need to be involved with something like this. (The approved resolution and the data provided by Little Lambs are included with the minutes as Attachment "J".)

Consideration of a resolution updating the Park Use Policy

Recorder Twedt reviewed with the Council the resolution to update the Park Use Policy. The Council reviewed the proposed redline changes.

Darcy Ripplinger said that she had some comments after having read the minutes from the previous City Council meeting, but she had not read the proposed updates to the policy. Darcy said that in the past, she has been very involved with local soccer organizations. She said that the soccer space has been shrinking over time in Cache Valley. Darcy said that she thinks the park grass is only struggling in two areas and that this is because of bad dirt and not overuse. Public Works Director Kendrick disagreed. Darcy said that in her opinion, the City should not try to regulate the use by soccer teams if the City doesn't provide soccer goals on which those teams can practice. And the goals that are provided should be available earlier and stay out longer. Darcy said that she remembers when the sprinkler system was installed, the City was excited that this would allow for more use of

the City parks. She said that more use is what the City should want and she doesn't feel they are being overused.

Darcy proposed that a solution would be for the City only allow younger soccer teams to use the South Park fields. She said this would mitigate some of the perceived problems, although she doesn't think they are problems. She said another option would be to use the grass on the baseball field more to move some of the traffic to different locations. Darcy said that several of the elementary schools in Cache Valley allow teams to use their fields. The City could recommend that teams reach out to the school district to see if the grass at the schools could be used.

Darcy said she feels that other cities charge teams higher fees for the use of their fields because they have designated soccer locations that come with provided goals. Without goals, the fees should not be increased. Councilmember Grange said that most high-level teams do not need goals for practices. He has also been involved with soccer for many years. Every time you place a goal, you will have a dirt patch right in front of it. Councilmember Grange said that he doesn't think goals should be available until the season begins and games are taking place.

Development Coordinator Everton discussed the number of practices per week that teams should be permitted to use the fields. The draft policy said teams would be permitted to reserve fields two times per week in addition to Saturday. Darcy said that she felt this was appropriate.

Councilmember Zollinger asked about closing the fields when the weather is bad. Recorder Twedt said that this has been included on the reservation forms of the proposed policy and the City planned to close the fields when the weather is bad.

Councilmember Zollinger said that the teams who use the fields need to take responsibility to ensure they are following the policy and taking care of the fields if they don't want to lose the opportunity to use them in the future.

Councilmember Zollinger also said that he felt a member from the City Council should be assigned over the parks in the future.

Councilmember June said that she worries that the City is restricting the use to the parks too much. Recorder Twedt asked what Councilmember June would like to change in the recommended policy. Councilmember June said that she didn't have any ideas on what should be changed.

Councilmember Zollinger motioned to approve Resolution 2023-20. Councilmember June seconded. Councilmembers June, Grange and Zollinger voted yes with Councilmembers Callahan and Wilker excused. (The information is included with the minutes as Attachment "K".)

Consideration of a resolution setting new monthly sewer rates

Councilmember Zollinger reviewed with the Council the resolution to increase the monthly sewer rate. He explained that the Rural Development Agency requires construction loans to cover the loan portion of their funding packages. The City pays interest on those construction loans while they are open. When they close, we begin making payments on the long-term debt which covers the principal and the much lower interest rate. Because the loan and grant funding for the construction of the sewer project cannot be used to cover the payments of the long-term debt, the City has to have another way to make those monthly payments.

The first construction loan has been spent through and needs to be closed. The City will need to increase the monthly sewer fees to the residents to \$40 per month to cover the cost of the monthly payments. Councilmember Zollinger explained that they have held off on this as long as possible and they tried to close the smaller loan package first for a smaller increase to just \$20 per month, but it just wasn't possible.

The plan is to increase the sewer rate from \$5 to \$40 now and then increase it again to \$60 in about six months when the other construction loan closes. Recorder Twedt explained that this second date for closing the other loan is just an estimate at this point. Depending on how fast the sewer construction work gets done, this date may need to be pulled up or pushed back to line up for when we are ready to close the loan and start the long-term payments on that debt.

Councilmember Zollinger said that he had been meeting with staff and reviewing the design for the sewer laterals of the homes that are currently designated as needing to pump. He said that they were looking for potential options for those people to work with a neighbor to save money and avoid needing a pump. Councilmember Zollinger said that the City is working on finalizing the full list of homes that will need to pump and then a letter will go out so that homeowners can be aware and look for possible opportunities.

Councilmember Grange motioned to approve Resolution 2023-19. Councilmember June seconded. Councilmembers June, Grange, and Zollinger voted yes with Councilmembers Callahan and Wilker excused. (The approved resolution and the staff report are included with the minutes as Attachment "L".)

Traffic concerns in Mond-Aire and Canyon Road

Mayor Hair said that he has spoken with the deputies from the Sheriff's Department, and they have been late on getting the traffic sensor placed to track speeding in Millville. They are supposed to start with monitoring the traffic on Canyon Road.

It was discussed that speed bumps are never the desired way to control traffic on city streets. Many homeowners in every part of the City would request speed bumps if we begin adding them in Mond-Aire.

Councilmember Zollinger proposed the City wait to see what we learn from the traffic studies from the Sheriff's Department.

Development Coordinator Everton said that residents in Mond-Aire might consider buying the cheap yellow signs indicating that children are at play and placing them in their driveways to see if that slows the other Mond-Aire drivers down.

Mayor Hair said that he feels like more speeding tickets would help with the problem. He said that he would call the Sheriff's Department and see what could be done to increase the police presence in that area.

Councilmember Grange said that he is not in favor of the idea of adding speed bumps. This was the consensus from the rest of the Council as well. (The map showing the locations for the requested speed bumps is included with the minutes as Attachment "M".)

Report on P&Z Meetings held July 20, 2023 and August 3, 2023

Development Coordinator Everton reviewed with the Council the Planning Commission's draft minutes from the meetings.

City Reports

Director of Public Works Chad Kendrick that they had completed the yearly water sampling. The nitrate levels from the Glenridge Well were briefly discussed. The nitrate levels have decreased again and remain well below any numbers considered dangerous. Recorder Twedt pointed out that the nitrate numbers that come out of the water testing lab in Salt Lake City are significantly lower than those that are reported by the Bear River Health Department.

For the sewer project, Director Kendrick said that Whitaker Construction now has two crews working on the sewer lines on the highway as this section must be completed by October 15th. Also, in relation to the sewer construction, one of the construction workers had burst a large gas line that had not been marked at all by the locators. It took several hours to fix and get it under control.

Director Kendrick said that all cities in Utah are required to inventory their service lines by the end of 2024. In Millville, we are working with Sunrise Engineering for help in putting this inventory list together. Sunrise Engineering has been contracted by the State to work with smaller communities on completing this requirement.

Councilmember Reports and Items for Future Agendas

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

Councilmember June said that there was a conference from the State Treasurer at Utah State University that she had not been aware of. She asked that if information on conferences or classes or meetings comes to the City, they be forwarded to the City Council. Recorder Twedt said that if anything makes it to his inbox for things that the Council might find interesting or helpful, he forwards them along.

Recorder Twedt said that the Cache Valley Transit District (CVTD) has requested a bus stop location near the South Park and City Office. The Pool service they offer in Millville is still by request, but they have locations throughout the City wherein they will meet passengers to pick them up. Recorder Twedt suggested they allow a sign for the bus to be placed in front of the museum so that it is still handicap accessible and easier to get to the bus when the parking lot is full. He said that this would also allow for a passenger to wait underneath the covered area by the front door.

Recorder Twedt also reported that the City was still looking for one more crossing guard for the elementary school, so if anyone knows someone who might be interested, please send them his way.

Adjournment

Councilmember Zollinger moved to adjourn the meeting. Councilmember June seconded. Councilmembers June, Grange, and Zollinger voted yes with Councilmembers Callahan and Wilker excused. The meeting adjourned at 9:38 p.m.