

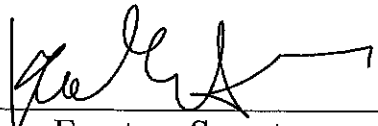
NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold a regularly scheduled meeting on Thursday, **June 6, 2024**, 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 previous meeting held on May 16, 2024
5. Agenda Items
 - A. Zoning Clearance- Accessory Building- Eric Dursteler Barn located at 140 North 100 West
 - B. Zoning Clearance- Attached Garage- Brigham Green located at 220 South 200 East
 - C. Other
6. City Council Minutes- May 9, 2024
7. Agenda items for next meeting
8. Calendaring for future Planning Commission Meeting- Thursday, June 20, 2024, at 8:00 PM.
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 June 4, 2024 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
May 16, 2024

PRESENT: Garrett Greenhalgh, Lynette Dickey, Darcy Ripplinger, Matthew Anderson, Larry Lewis, Kara Everton, Tara Hobbs, David Hair, Sheryl Hair, Pam June, Bardett Bagley, Wendy Wilker, Corey Twedt

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for May 16, 2024 at 8:01 pm. Commissioners Garrett Greenhalgh, Lynette Dickey, Darcy Ripplinger, Matt Anderson and Larry Lewis were present. Commissioner Rachel Thompson is excused. 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 Anderson moved to approve the agenda for May 16, 2024.** Commissioner Ripplinger seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Darcy Ripplinger, Matt Anderson and Larry Lewis voted in favor. Commissioner Rachel Thompson is excused.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the minutes for the Planning Commission Meeting for May 2, 2024. **Commissioner Anderson moved to approve the minutes for the meeting on May 2, 2024.** Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Darcy Ripplinger, Matt Anderson and Larry Lewis voted in favor. Commissioner Rachel Thompson is excused.

5.A Swearing in of Darcy Ripplinger as Planning and Zoning Commissioner

5.B. Swearing in of Matthew Anderson as Planning and Zoning Commissioner

5.C. Zoning Clearance- Accessory Building- Jason Kerr for Dee Dixon located at 149 E. 500 N.

Jason Kerr was present. There are no plans to have it used as a living space. There will be electrical. The setbacks and height are all in compliance.

Commissioner Ripplinger moved to approve the zoning clearance for an accessory building for Jason Kerr on behalf of Dee Dixon located at 149 East 500 North. Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Darcy Ripplinger, Matt Anderson and Larry Lewis voted in favor. Commissioner Rachel Thompson is excused.

5.D. Sign Permit Review- Ridgeline High Scoreboard Sign Relocation- Bardett Bagley

Principal Bardett Bagley was present. He described the scoreboard relocation and that the sign will be the exact same as they have currently with the exception of adding a pitch count on the bottom that may raise the sign to a height by two feet. Wendy Wilker is present and expressed concerns that the school isn't following the permitting process, as well as obeying the light and sound ordinances. Some of those concerns are: the baseball field is used every day of the week from March to October; the lights are on until 1:00 AM.; the lawn care and snow removal are being completed late at night; the music is on every day, often early in the morning and late into the night; the lights are also synced to the music and they can rotate.

Sheryl Hair wanted clarification on which field this is. It is the baseball field. Mayor Hair said that the school is getting better at turning off the lights earlier, but he is concerned with the number of lights that are on to mow the lawn. Principal Bagley stated that recently there were unexpected delays due to weather where the game was extended quite some time. He also said that there have been recent updates to connect the lights to WIFI to be able to turn the lights off remotely. There are also controls to turn on the lights at 50% and to control how many are on at one time.

Corey Twedt stated that the city does have the right to issue citations for violating the noise and lighting ordinances. Ultimately, the school needs to adhere to the codes of the city. The school was built in a Residential zone and that makes it difficult when enforcing the same standards that a home is held to. The School or District came in previously for the signs on the football field, but not for the baseball/softball field. Commissioner Garrett Greenhalgh asked if this is classified as a sign, or rather part of the field. Commissioner Darcy Ripplinger said that this was a great beginning to the conversation, but recommends that it resume with the City Council. Commissioner Matthew Anderson asked if the baseball field was part of the original design plan. Commissioner Greenhalgh suggested that there were probably plans of where everything was going but it doesn't mean the commission saw them. Commissioner Anderson stated that the scoreboard is already on the field and moving it from the current location is not creating more of an impact than now. Commissioner Larry Lewis is in agreement that this is a part of the field and not technically a sign.

Commissioner Anderson motioned to acknowledge that the scoreboard is not a sign and moving the location will not be an additional impact to the city. Commissioner

Ripplinger seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Darcy Ripplinger, Matt Anderson and Larry Lewis voted in favor. Commissioner Rachel Thompson is excused.

Principal Bagley asked if there is a height restriction they need to abide by. The total height will be between 22-24'. Commissioner Anderston stated that we do not have an ordinance to enforce height of scoreboards and the proposed height is okay. Commissioner Greenhalgh expressed appreciation to Wendy Wilker for bringing the concerns to the commission and asked her to follow up with city council.

5.E. Other

6. City Council Review- May 9, 2024

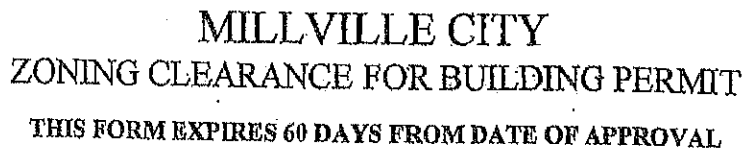
The commission reviewed the minutes from the latest city council meeting.

7. Agenda Items/Notes for Next Meeting

8. Calendaring of future Planning Commission Meeting – June 6, 2024, at 8:00 pm

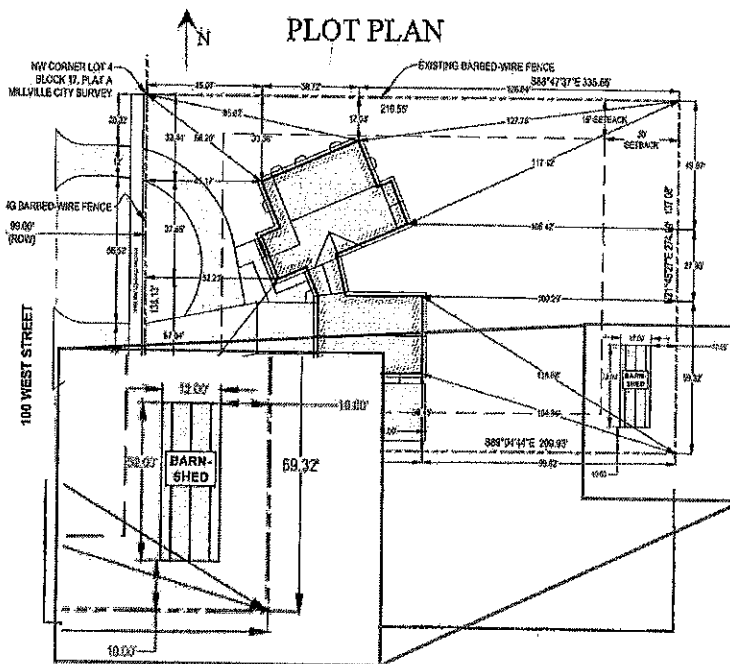
9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at approximately 8:53 p.m.



SAMPLE PLOT PLAN
(numbers do not represent required setbacks)

-
- Diagram illustrating the layout of a proposed structure and an existing structure, showing dimensions and orientation.
- Orientation:** North arrow pointing upwards (N).
 - Proposed Structure:** A rectangular structure with dimensions:
 - Width: 15' (left side) + 15' (right side) = 30'.
 - Height: 30'.
 - Existing Structure:** A rectangular structure located above the proposed structure, with a height of 50'.
 - Dimensions:**
 - Distance from the top boundary to the top of the proposed structure: 75'.
 - Distance from the left boundary to the left side of the proposed structure: 15'.
 - Distance from the right side of the proposed structure to the right boundary: 15'.
 - Distance from the bottom boundary to the bottom of the proposed structure: 30'.
 - Distance from the existing structure to the right boundary: 10'.
 - Other Features:**
 - DRIVEWAY:** Located on the left side of the proposed structure.
 - STREET NAME:** Located below the proposed structure.



DATE _____

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)

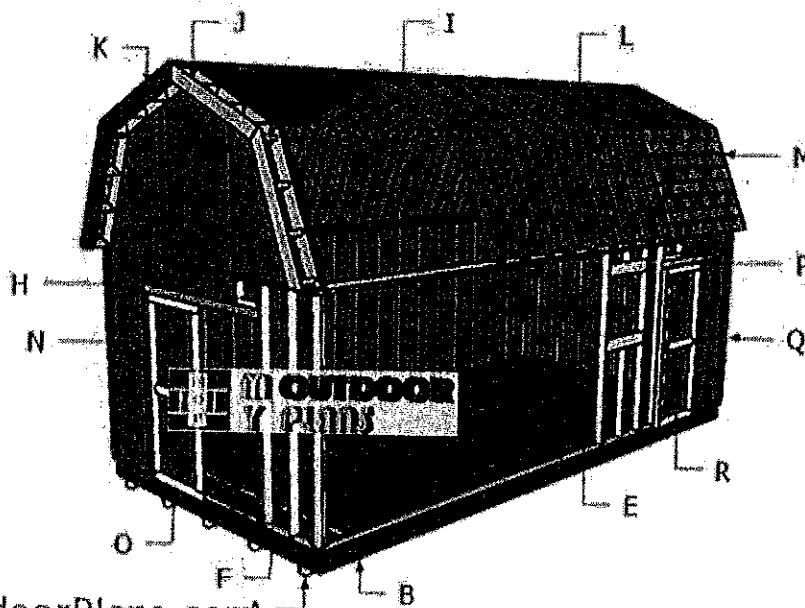
This step by step diy project is about **12x32 gambrel shed plans**. This is a large barn shed with 8' tall walls. This shed features a double front door for easy access inside and two side windows. Moreover, this shed has a small side door for easy access, when you don't have large items with you. You can easily add a ramp to the front double doors, so you can store bikes, and atv or other large items. Take a look over the rest of my [woodworking plans](#), if you want to get more building inspiration.

**Make sure you check the local codes and make adjustments to the plans, if required, so you comply with the legal requirements.*

When buying the lumber, you should select the planks with great care, making sure they are straight and without any visible flaws (cracks, knots, twists, decay). Investing in cedar or other weather resistant lumber is a good idea, as it will pay off on the long run. Use a spirit level to plumb and align the components, before inserting the galvanized screws, otherwise the project won't have a symmetrical look.

12x32 Gambrel Shed Plans

Note: Plans shown herein are for a 12x24 shed but are expandable to 12x32 with 8-foot extension



MyOutdoorPlans.com

Building-a-12x24-barn-shed





MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

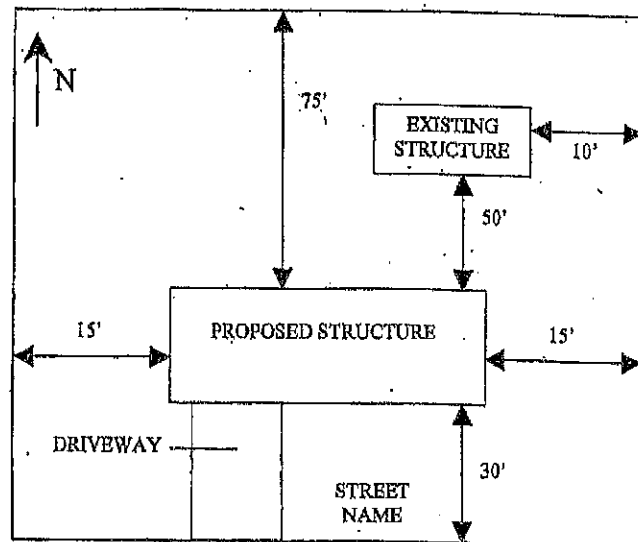
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

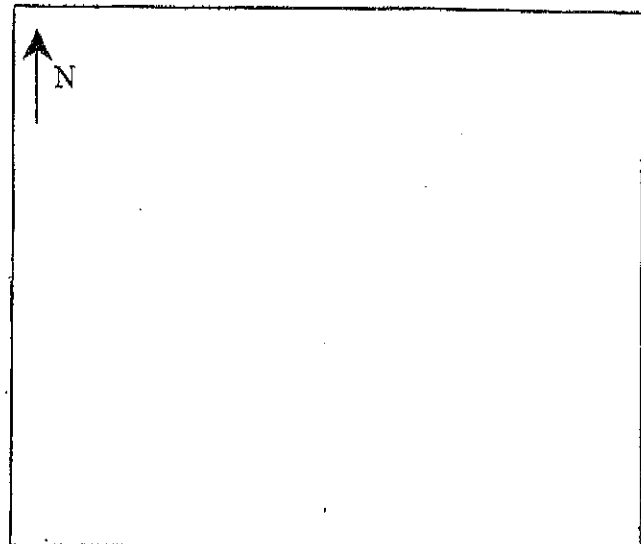
1. Brigham Green
APPLICANT'S NAME
2. 12570 W 8040 N
MAILING ADDRESS
- Tremonton Utah 84337
CITY STATE ZIP CODE
3. 801-367-0765
HOME TELEPHONE
4. 801-367-0765
BUSINESS TELEPHONE
5. Garret Smith
OWNER'S NAME (if different from applicant)
6. Attached Garage
TYPE OF STRUCTURE
7. 480 8. Residential
SQUARE FOOTAGE ZONE
9. NA
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 035 0061
TAX IDENTIFICATION NUMBER
11. 220 S 200 E
ADDRESS OF CONSTRUCTION
12. .25 13. 15'
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. 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)

KEEP

RESOLUTION 2017-19

A Resolution Requiring a Deposit for Building within Millville City (A Resolution Amending Resolution 2017-3)

WHEREAS, the cost associated with building inspection of completed infrastructure within Millville City has increased; and

WHEREAS, the Millville City Council deems it necessary to maintain the integrity of the infrastructure improvements; and

WHEREAS, the Millville City Planning and Zoning Commission has reviewed the requirements for construction deposits and timelines for refunds and proposed changes to the Millville City Council;

NOW THEREFORE, be it ordained, that the Millville City Council requires a deposit of \$2,000 for a new building zoning clearance approval. After inspection of the dedicated infrastructure occurs and all required items are completed to meet the requirements of the Manual of Design and Construction Standards (Standards), and the exterior construction is completed per the submitted building design, the \$2,000 deposit will be refunded.

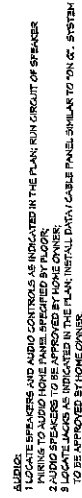
An addition to an existing residence requires a deposit of \$1,000 for a zoning clearance approval. After inspection of the dedicated infrastructure occurs, all required items are completed to meet the requirements of the Standards, and the exterior construction is completed per the submitted building design, the \$1,000 deposit will be refunded.

All other zoning clearances greater than 500 square feet will require a \$500 deposit for the purpose of restoring and maintaining the right-of-way infrastructure during the building process. The \$500 deposit will be refunded after the final inspection is complete to confirm all of the dedicated or right-of-way improvements are complete.

Zoning clearances of less than 500 square feet will require a \$200 deposit for the purpose of restoring and maintain the right-of-way infrastructure during the building process. The \$200 deposit will be refunded after the final inspection is complete to confirm all of the dedicated or right-of-way improvements are complete.

In all instances, landscaping must be completed and storm water Standards and permits must be followed.

The deadline for a deposit refund request will be two years from the date of the first utility billing after which all deposit refunds will be forfeited.



ELECTRICAL NOTES:
1 ALL ELECTRICAL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE UTAH BUILDING CODES AND THE 2011 INTERNATIONAL RESIDENTIAL CODE (IRC).
2 ALL ELECTRICAL INSTALLATIONS SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
3 THE ELECTRICAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS AS REQUIRED BY THE ELECTRICAL CODE.

— **James M. Hester**

- [illegible]

To the best of my knowledge these plans are drawn to comply with owner's seal or builder's applications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Public Consulting and Design is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

PLEASE SEE ADDITIONAL NOTES

BUILDING PERFORMANCE:

1. THE UTIAN BUILDING CODES AND STANDARDS SHALL COMPLY WITH THE REQUIREMENTS OF THE 2021 IRC.
2. THE BUILDING ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED TO PROVIDE AN INSULATION AND AIR SEALING IN ACCORDANCE WITH THE UTIAN BUILDING CODES AND THE 2021 IRC. INSULATION FOR WALLS, ROOFS, FLOORS, AND FOUNDATIONS SHALL MEET OR EXCEED THE MINIMUM R-VALUE REQUIREMENTS OF THE UTIAN BUILDING CODES AND THE 2021 IRC.
3. WINDOWS AND DOORS SHALL MEET THE ENERGY EFFICIENCY REQUIREMENTS OF THE UTIAN BUILDING CODES AND THE 2021 IRC. PROPER INSTALLATION METHODS SHALL BE FOLLOWED TO ENSURE AIR TIGHTNESS AND THERMAL PERFORMANCE.
4. MECHANICAL SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE ENERGY EFFICIENCY REQUIREMENTS OF THE UTIAN BUILDING CODES AND THE 2021 IRC. EQUIPMENT EFFICIENCY SHALL COMPLY WITH THE STANDARDS SPECIFIED IN THE UTIAN BUILDING CODES AND THE 2021 IRC.
5. MECHANICAL SYSTEMS SHALL BE SEALED AND INSULATED IN ACCORDANCE WITH THE UTIAN BUILDING CODES AND THE 2021 IRC TO MINIMIZE ENERGY LOSSES AND ENSURE EFFICIENT DISTRIBUTION OF CONDITIONED AIR.
6. LIGHTING FIXTURES AND LAMPS SHALL MEET THE ENERGY EFFICIENCY REQUIREMENTS SPECIFIED IN THE UTIAN BUILDING CODES AND THE 2021 IRC. ENERGY EFFICIENT LIGHTING TECHNOLOGIES, SUCH AS LED LIGHTING, SHALL BE USED TO REDUCE ENERGY CONSUMPTION.
7. REFRIGERATION SYSTEMS, SUCH AS A/C, ARE PHOTOGRAPHICALLY DOCUMENTED. MECHANICAL HEATERS, MAY BE INCORPORATED INTO THE DESIGN TO PROMOTE ENERGY EFFICIENCY AND COMPLY WITH THE UTIAN BUILDING CODES AND THE 2021 IRC.
8. ENERGY EFFICIENCY TESTING, SUCH AS BLOWER DOOR TESTING, SHALL BE CONDUCTED TO VERIFY THE TIGHTNESS OF THE BUILDING ENVELOPE. THE TEST RESULTS SHALL MEET THE STANDARDS SPECIFIED IN THE UTIAN BUILDING CODES AND THE 2021 IRC.
9. MECHANICAL SYSTEMS SHALL BE DESIGNED AND INSTALLED TO PROVIDE ADEQUATE FRESH AIR EXCHANGE WHILE MAINTAINING ENERGY EFFICIENCY REQUIREMENTS SHALL BE ENSURED.
10. WATER HEATING SYSTEMS SHALL BE SELECTED AND INSTALLED TO MEET THE ENERGY EFFICIENCY REQUIREMENTS OF THE UTIAN BUILDING CODES AND THE 2021 IRC.
11. ENERGY EFFICIENCY TESTING, SUCH AS BLOWER DOOR TESTING, SHALL BE CONDUCTED TO VERIFY THE TIGHTNESS OF THE BUILDING ENVELOPE. THE TEST RESULTS SHALL MEET THE STANDARDS SPECIFIED IN THE UTIAN BUILDING CODES AND THE 2021 IRC.
12. THE DESIGN AND ORIENTATION OF THE RESIDENTIAL STRUCTURE SHALL TAKE ADVANTAGE OF PASSIVE SOLAR DESIGN PRINCIPLES TO REDUCE HEATING AND COOLING DEMANDS AND MINIMIZE COMPLIANCE WITH THE UTIAN BUILDING CODES AND THE 2021 IRC. REQUIREMENTS SHALL BE ENSURED.
- NOTES: THE PROVIDED ENERGY NOTES ARE GENERAL IN NATURE AND INTENDED TO SERVE AS A GUIDE FOR THE DESIGN OF THE UTIAN BUILDING CODES AND THE 2021 IRC. THE DESIGNER SHALL ENSURE THE SPECIFIC REQUIREMENTS OF THE UTIAN BUILDING CODES AND THE 2021 IRC ARE FULLY MET AND REFER TO THE COMPLIANCE SCHEDULES AND MODIFICATIONS BASED ON THE PROJECT'S LOCATION AND OTHER RELEVANT FACTORS.

SAILING NOTES:

1 ALL RAILINGS AND STAIRS SHALL COMPLY WITH THE REQUIREMENTS OF THE UTAH BUILDING CODES

- AND THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC).
THE ELEVATION CHANGE IS 30 INCHES (2 FT). BALCONIES, PORCHES, AND LANDINGS
RAILINGS SHALL ALSO BE INSTALLED ON INTERIOR STAIRWAYS. BOTH OPEN AND ENCLOSED, THAT
CONSIST OF MORE THAN THREE RISERS.
RAILINGS SHALL BE LOCATED ON BOTH SIDES OF STAIRWAYS HAVING FOUR OR MORE
RISERS. RAILINGS SHALL BE LOCATED ON BOTH SIDES OF STAIRWAYS HAVING FOUR OR MORE
RISERS. IT SHALL BE CONTINUOUS ALONG THE ENTIRE LENGTH OF THE STAIRWAY. THE RAILING
SHALL BE BETWEEN 34 AND 38 INCHES. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR
TERMINATE INTO A NEW 1/2" DODGE OR SAFETY TERMINAL.
HANDRAILS SHALL BE EASILY GRASPABLE AND FREE OF SHARP EDGES OR PROTRUDING
OBJECTS.
THE STAIR TREADS AND RISERS SHALL BE UNIFORM IN SIZE WITH A MAXIMUM VARIANCE OF 5/8 INCH
IN RISERS.
THE JOINTS OF TREADS SHALL BE A MINIMUM OF 1/4 INCH.
THE JOINTS BETWEEN RAILING BALUSTINES OR SPINDLES SHALL NOT ALLOW THE PASSAGE OF A
4-INCH SPHERE.
THE MANUFACTURERS' FINISHES FOR THE RISER TREAD, AND BOTTOM OF HANDRAIL SHALL
BE FINISHED TO MATCH THE FINISHES OF THE STAIRS.
STAIRWAYS SHALL HAVE A MINIMUM CLEAR HEADROOM OF 6'8" AT THE NOSE OF THE STAIR.
INTERIOR STAIRWAYS SHALL BE PARALLEL AND INSTALLED PER THE MANUFACTURER'S
INSTRUCTIONS. USED FOR BALUNES AND TREADS SHALL BE DURABLE, WEATHER-RESISTANT, AND
CAPABLE OF WITHSTANDING THE REQUIRED STRENGTH AND LOADS SPECIFIED WITH THE
ALL RAILING, STAIRS, AND HANDRAILS SHALL BE INSPECTED TO ENSURE COMPLIANCE WITH THE
UTAH BUILDING CODES AND THE 2021 IRC BEFORE OCCUPANCY.
THE SPECIFICATIONS FOR THE STAIRS SHALL BE IDENTICAL TO THE SPECIFICATIONS FOR THE
STAIRWAYS. IT IS IMPORTANT TO CONSIDER THE UTAH BUILDING CODES AND THE 2021 IRC FOR DETAILED
DESIGN REQUIREMENTS, SPECIFICATIONS, AND MODIFICATIONS BASED ON THE PROJECT'S LOCATION AND OTHER

LEGISLATIVE DATA & AUDIO NOTES:

THE OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION OF THE LIGHTS SWITCHES. CALL: 800-446-1110, 004

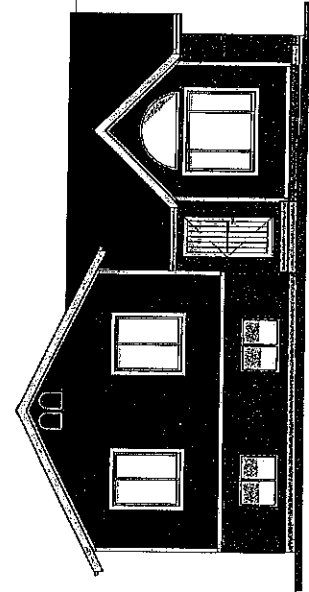
Figure 6. The effect of the number of iterations on the accuracy of the proposed algorithm. The results are shown for different values of α and β . The x-axis represents the number of iterations, ranging from 0 to 100. The y-axis represents the accuracy, ranging from 0.8 to 1.0. The legend indicates four cases: $(\alpha = 0.9, \beta = 0.9)$, $(\alpha = 0.9, \beta = 0.7)$, $(\alpha = 0.7, \beta = 0.9)$, and $(\alpha = 0.7, \beta = 0.7)$.

DATA/CABLE

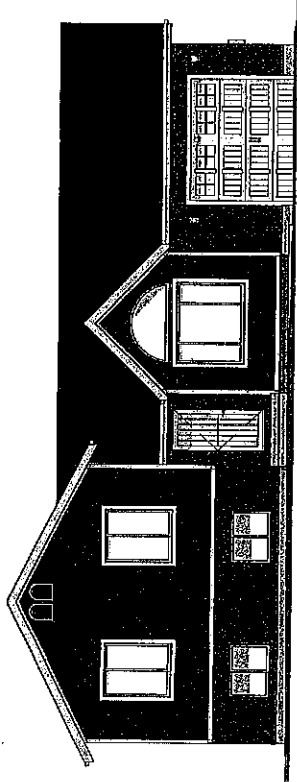
INDICATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

[illegible]

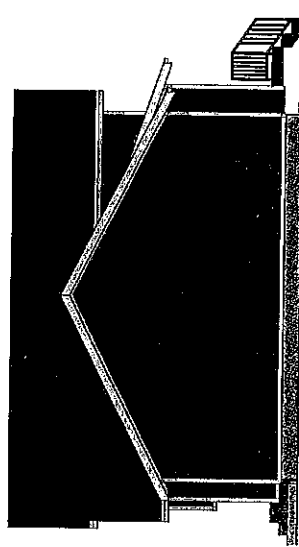
100



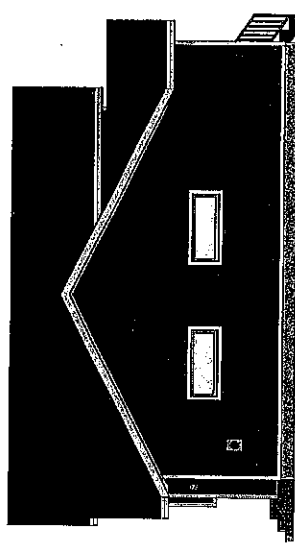
Existing Front Elevation
Scale 1/4" = 1'



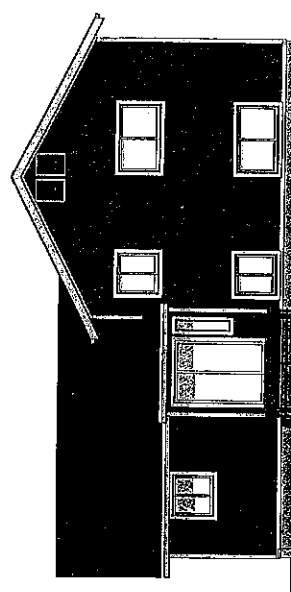
Proposed Front Elevation
Scale 1/4" = 1'



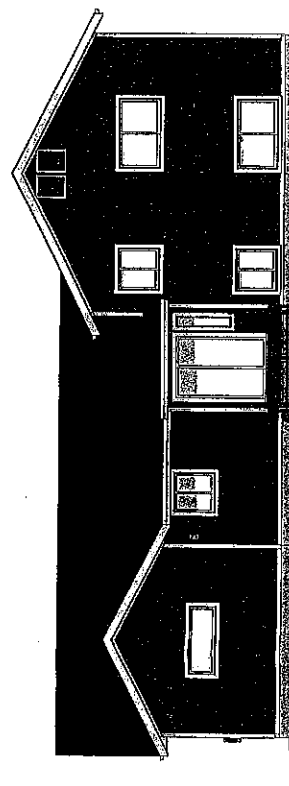
Existing Right Elevation
Scale 1/4" = 1'



Proposed Right Elevation
Scale 1/4" = 1'



Existing Rear Elevation
Scale 1/4" = 1'



Proposed Rear Elevation
Scale 1/4" = 1'



CALEB WATKINS
801-404-0650
CALEB@BLOGPARTS.COM

Smith
220 South 200 East
Millville City, UT

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES, ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

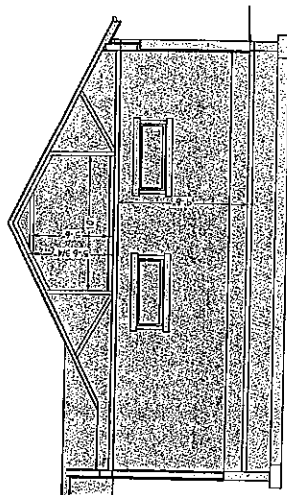
NON-ENGINEER & CONTRACTOR TO
VERIFY ALL DIMENSIONS, STRUCTURAL
DETAILS, AND BUILDING CODES, AND
CRUISE REQUIREMENTS.

THESE DRAWINGS ARE THE
PROPERTY OF BLOC CONSULTING AND
DESIGN, DEVELOPED FOR THE
EXCLUSIVE USE OF BLOC CONSULTING
AND DESIGN. THESE DRAWINGS
AND CONCEPTS CONTAINED THEREIN
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OR BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM, WITHOUT THE
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OTHER PROJECTS OR FOR THE
PROMOTION OF ANY PRODUCT OR
SERVICE WITHOUT THE WRITTEN
PERMISSION OF BLOC CONSULTING
AND DESIGN. ANY VIOLATION OF
THIS AGREEMENT WILL BE
CONSIDERED A BREACH OF
CONTRACT AND WILL BE
PUNISHED AND MAY SUBJECT YOU TO A
SUE FOR DAMAGES.

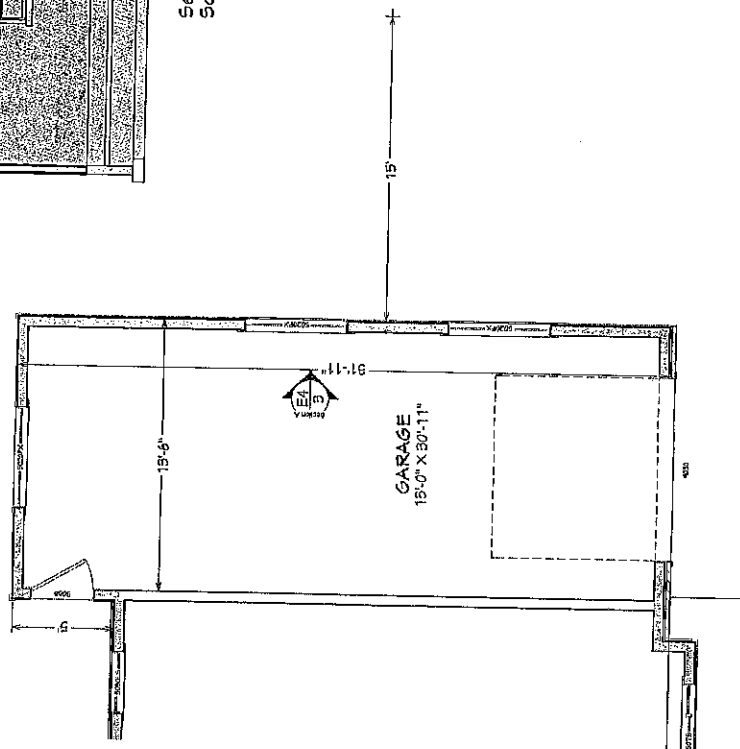
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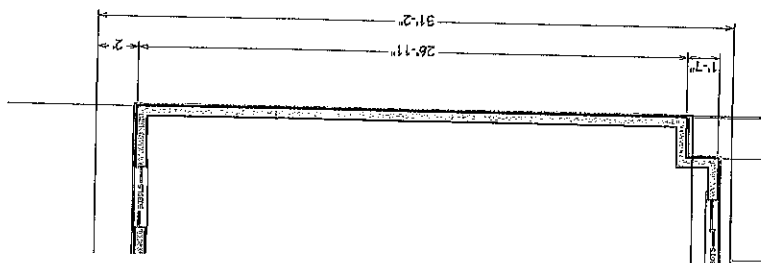
5/28/2024



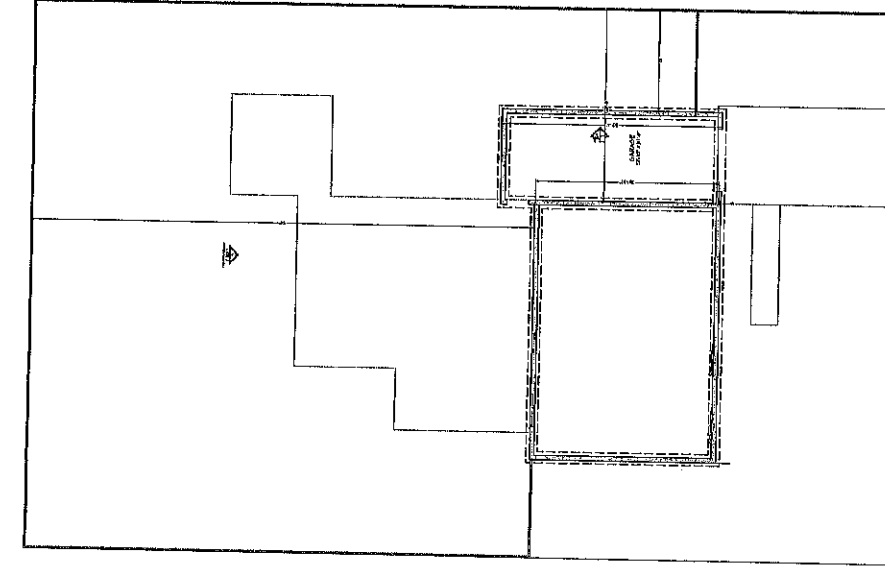
Section A
Scale 1/4" = 1'



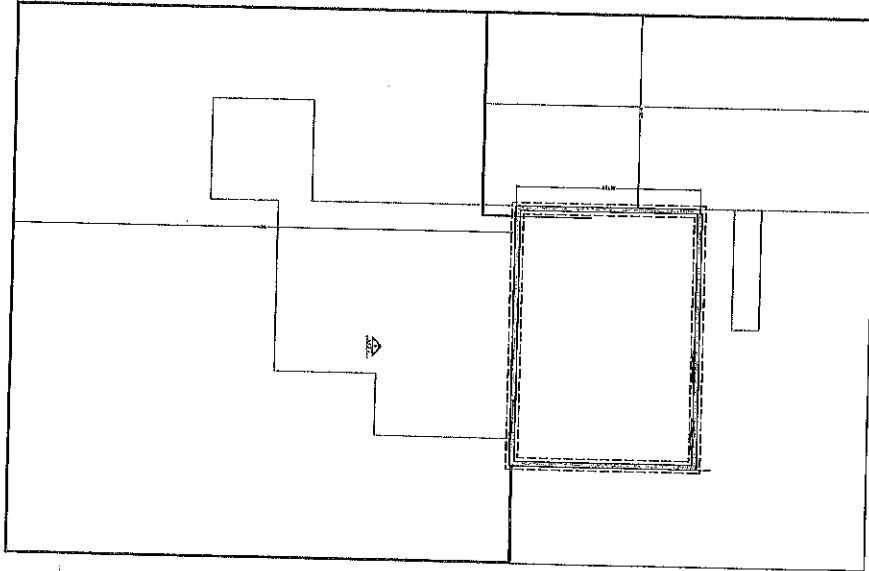
Proposed Site Plan
Scale 3/8" = 1'



Existing Site Plan
Scale 3/8" = 1'



Proposed Site Plan
Scale 1/8" = 1'



Existing Site Plan
Scale 1/8" = 1'

MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
May 9, 2024

PRESENT: David Hair, Daniel Grange, Clay Wilker, Pamela June, Ryan Zollinger, Jeremy Ward, Tara Hobbs, Chad Kendrick, Corey Twedt, Kara Everton, Chris Coombs, Michael Brent George, Trevor Hardy, Kent Strobel, Angela Hardy, Lyndon Strobel, Rosalie Fullmer, Colt Pini, Joe Fuhrman, Patricia Ries, Coby Price, Jill Gebert, Emilee Pini

Call to Order/Roll Call

Mayor David Hair called the City Council Meeting to order for May 9, 2024, at 7:00 p.m. The roll call indicated Mayor David Hair and Councilmembers Pamela June, Jeremy Ward, Ryan Zollinger, Clay Wilker, and Daniel Grange were in attendance.

Opening remarks/Pledge of Allegiance

Councilmember Zollinger 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 May 9, 2024, was reviewed. **Councilmember Wilker motioned to approve the agenda for May 9, 2024.** Councilmember Zollinger seconded. Councilmembers Ward, June, Grange, Wilker, and Zollinger voted yes. (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 from April 11, 2024. **Councilmember June moved to approve the minutes for April 11, 2024.** Councilmember Grange seconded. Councilmember June added a word to the minutes to add clarity. Councilmembers Ward, June, Grange, Wilker, and Zollinger voted yes.

Public comment period

Mayor Hair opened the floor for any public comments.

Colt Pini said he lives on the small stretch of 550 North, west of Main Street. He said that there is a lot of reckless driving on that road. Colt said that this stretch of road is seen as a shortcut and cars turn quickly onto the road and speed to either Main Street going east or the 450 N/550 N road going west. Colt said that people even race on that short road. Mayor Hair asked if there were more problems during school traffic hours. Colt said he feels it is a mix between high school traffic and other traffic. Colt said that he feels like the road has

become dangerous. He would like to see some action taken before there is a wreck or other issue.

Mayor Hair said that his wife was on the Planning Commission when the roundabout was installed. There had been discussions of the road being closed at that time. The decision had been made to keep it open in case there was an accident on the roundabout so that there would still be another outlet towards the highway.

Colt said that he thinks having the 550 North Road segment open actually slows traffic on both the east and west sides and that it doesn't help alleviate traffic issues.

Trevor Hardy said that he lives on the far east side of the 550 East Road near the intersection with Main Street. He said that he has the same concerns as Colt. Trevor said that his doorbell camera has lots of footage of screeching tires and speeding traffic. He said that he had already lost a windshield due to cars peeling out in the gravel from the sewer construction. Trevor said he would like the road closed on one end creating a cul-de-sac. Councilmember Ward asked which end would be best to be closed. Trevor said that either would work, but that his preference would be to close the east side at Main Street.

Michael Brent George said that he lives across the street from Trevor, also on the east end of that road segment. He said that he had called and had police officers there and that it didn't fix anything. Brent said that he agreed that one of the sides should be closed. He said that it is not just high school kids. People don't stop at the stop sign. It is a basic lack of respect in the community.

Coby Price, who also lives on that street, said that he feels the traffic is predominantly not Millville residents. He said that he doesn't think that closing that road would have very much of a negative effect on Millville residents. Coby said that he thinks it is a 50/50 split between young drivers and adults. He said that he is worried about the safety of the kids that live on that street. It continues to become more and more of an issue. He would like to see something preventative before there is a wreck.

Michael Brent George said that until the construction is complete, they would like the temporary barriers put back up, closing that road, until something is figured out.

Mayor Hair said that he would like the Council to think about it for a bit and then revisit the issue.

Request for a business license for CK Mowing & Landscaping

Chris Coombs has submitted a request for a business license for CK Mowing & Landscaping at 11 North Main. Chris said that he wants to run his own landscaping business. Mayor Hair said that the only concern he has is the parking situation in front of Chris' home.

Chris Coombs said he built a big shop and will be storing his landscape trailer in the shop or further up on the lawn. It was discussed that the trailer could not be kept in the City right-of-way. It was also discussed that the number of cars at the home has been a problem for a long time. Councilmember Grange said that he was concerned that moving the trailer up onto the Coombs property would just move an additional car or truck out to be parked on the road. Chris said that he was working on reducing the number of vehicles parked at his home. Mayor Hair said that the parking code explicitly states that only parallel parking is allowed on the City right-of-way and that this would be something that the City enforces at some point in the near future.

Councilmember Zollinger moved to approve the business license for CK Mowing & Landscaping based on the discussion here regarding parking of the landscaping trailer and with a planned review of the license and parking issues in December. Councilmember Ward seconded. Councilmembers Ward, June, Grange, Wilker, and Zollinger voted yes. (A copy of the license application is included with the minutes as Attachment "B".)

Road access for Alder Development

Mayor Hair turned the time over to Joe Fuhrman to discuss his concerns regarding parcel 19-020-0025 and potential road access to the proposed Alder Development west of that parcel.

Joe said that he filed a quit claim deed with the County to take ownership of that parcel. He was told that it was an old, deeded road and that to get ownership of the parcel, it would need to come from Millville City.

Joe said that he is currently working on a conservation easement for more of his property. He would like to add this parcel to that pending conservation easement. Councilmember June asked if Mr. Fuhrman intended to preserve that area as farmland and not allow development to come through. Joe confirmed that this was his intent.

Councilmember Zollinger asked if it was an old, platted road. Joe said that it was, but nothing had ever been done with it and a lot of that parcel has been washed out along the curve of the river. Councilmember Zollinger said that he wasn't sure how Millville City controlled it since it was a gap parcel and there was no indication of City ownership.

Councilmember Grange pointed out that there is a lengthy legal process including public hearings if the City were to vacate property.

Councilmember Wilker said that he thought it would take some time for the Council to do a more in-depth review of the request and the implications. He said that he would like this to be discussed at a future meeting.

Councilmember Grange said that he agreed and that he would like to get some information from the City attorney about the required legal process if the City were to transfer whatever ownership they have to Mr. Fuhrman.

Recorder Twedt said he would reach out with questions to the City attorney. Mayor Hair asked that the Fuhrman request be added to the agenda for the next City Council meeting.

Consideration of an ordinance updating Code Section 16.12 regarding illegal subdivisions

Recorder Twedt discussed the proposed code updates. He said that the basic purpose of this is to allow the City to record something on title for a parcel that is subdivided illegally so that future owners will have some notice of potentially purchasing property that the City will not allow to be developed.

Councilmember Zollinger asked if this was another way for the City to sink its teeth into a property owner trying to control what they do on their property. It was discussed that every subdivision requires City approval and must follow the code established by the City Council. These code updates would just make sure that if a subdivision is recorded illegally at the County, future owners would have some way of being aware that it wasn't done properly and that they potentially won't be able to develop that property.

Councilmember Ward motioned to approve Ordinance 2024-3. Councilmember June seconded. Councilmembers Ward, June, Grange, Wilker, and Zollinger voted yes. (The adopted ordinance is included with the minutes as Attachment "C".)

Budget Review for FY24 and FY25

Recorder Twedt reviewed the proposed updates to the FY24 Budget and the new FY25 Budget. He said that today is a review and he will take any feedback or required changes from the City Council. Also, at this meeting, the Council should decide if they plan to increase the property tax rate or keep the County-provided rate which will mean the City will receive the same property-tax revenue as they did last year. Recorder Twedt said that also today, the Council should adopt a place-holding tentative FY25 budget.

At the next meeting, there will be another review of the budget as well as a public hearing followed by the adoption of the final FY24 revised budget and the new FY25 budget. If the Council were to decide to increase the property tax rate, they would go through the Truth in Taxation process and delay the final adoption of the FY25 budget until August.

Recorder Twedt said that for property taxes, Millville has always done a good job at maintaining very low rates and getting by. He said that even though costs are up, the City

continues to do this. In both budget years being reviewed tonight, the City would have a small surplus that we will be transferring from the General Fund to the Capital Projects Fund. That means, that without big changes, we are probably okay maintaining the certified property tax rate. The issue would be that major changes will cause issues in the future and perhaps a bigger than desired tax rate increase will be needed. The changes that may cause this type of issue are major increases in our contract services for fire or law enforcement. New employees would require more revenue. Also, if sales tax revenue doesn't continue to be as strong as it has been the last couple of years, the City would likely have a problem. Recorder Twedt said that he thinks Millville lives a little close to that edge, but that we always have. As long as we are okay with not having a lot of money for fancy things like our neighboring cities have and we are clear that at some point, we may need to do an increase that might be bigger than desired, we can probably keep going for a little bit with extremely low property tax rates. Recorder Twedt also pointed out that revenue from high interest rates is also extremely helpful right now and that this isn't going to last forever.

Recorder Twedt reviewed the budget and answered a few questions from the City Council. The consensus from the council was to maintain the certified property tax rate this year. (A copy of the staff report is included with the minutes as Attachment "D".)

Adoption of tentative FY25 Budget

The proposed budget was reviewed.

Councilmember Zollinger motioned to approve the tentative FY25 Budget.

Councilmember Wilker seconded. Councilmembers Ward, June, Grange, Wilker, and Zollinger voted yes.

Scheduling of budget public hearing

Mayor Hair pointed out that the next step with the budget would be to have a public hearing to get feedback on the budgets for both years. The Council agreed that they would hold the budget public hearing on the time that had been reserved with the County. The budget public hearing will be held on June 13, 2024, at 8 p.m.

County Trails

Recorder Twedt said that the County trail employees have made a lot of progress and are working on at least a couple of trails that go through several cities and have portions in Millville City. Recorder Twedt and Development Coordinator Everton have been to several review meetings to see what is being worked on and proposed for the trails that will affect Millville. In all of these meetings, Millville staff have been saying that the City has not signed up for or yet agreed to cover ongoing maintenance costs that the County is planning to pass along to cities after the initial infrastructure is complete. The message from City staff has been very consistent that an ongoing maintenance plan has to be approved by the City before anything is finalized.

Recorder Twedt discussed the two trails that are currently being discussed that will impact Millville City.

The first trail is a bike trail that partially passes through Millville City. Since there is no plan currently to install a dedicated bike path, the plan from the County is to paint bike lanes on top of the driving lanes on the portion of the trail that passes through Millville City. The City Council said that they do not like this idea and don't want painted bike lanes on top of vehicle traffic lanes in Millville.

Recorder Twedt then discussed the trail that is being considered that would go from Ridgeline High School to Blackhawk Park. The portion of this trail that is in Millville would run along the highway under the current plan. Recorder Twedt said that the City would need to purchase equipment to maintain this trail in the winter and that the City is being asked to cover long-term maintenance costs on the trail. The consensus of the Council was that the City was not willing to sign up for maintenance costs of a trail that they consider suboptimal and not very beneficial to Millville residents.

Report on P&Z Meeting held May 2, 2024

Development Coordinator Everton reviewed with the Council the Planning Commission's draft minutes for the meeting held May 2, 2024.

City Celebration planning progress update

Councilmember Jeremy Ward and Jill Gebert reviewed the many activities planned for the upcoming City Celebration.

Review of City emergency notification platform

Recorder Twedt reviewed the TextMyGov notification system and the potential of switching over to this platform. There was a discussion on the number of homes that would potentially miss out on notifications if we the City were to move to a text-only solution. It was determined that the number would be fairly small and that most people who use email frequently enough to benefit from email notifications would also have a phone on which they could receive text messages.

Councilmember Zollinger asked that Recorder Twedt ensure that the City could be on a year-to-year contract with the TextMyGov platform.

Councilmember Wilker motioned that the City look into changing the City notification system to TextMyGov. Councilmember Ward seconded. Councilmembers Ward, June, Grange, Wilker, and Zollinger voted yes. (A copy of the license application is included with the minutes as Attachment "E".)

City Reports

Director of Public Works Chad Kendrick gave a brief update on the progress of the sewer system installation. He also said that the generator for the new well is being installed now.

Councilmember Reports and Items for Future Agendas

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

Councilmember Wilker briefly discussed the ongoing code violations that have been addressed. He asked that the Joe Fuhrman road request and the 550 North Road concerns be added to the next City Council agenda.

Councilmember Grange discussed the issues with lights being on late at the baseball field at the high school. He said that he had talked with the principal who had said he had found some solutions and was working through the issue. He said that he was open to working with the City. Councilmember Wilker also discussed the issue of very loud music being played there when there wasn't even a baseball game being played.

Councilmember Ward said that he has been receiving complaints that Millville residents haven't been able to get a hold of Rosie regarding issues with the sewer construction and that her voicemail is full. Recorder Twedt said that he would reach out and ask her to make sure she was available.

Mayor Hair said that he would like to figure out a plan for the 550 North Road issues. Councilmember Grange said that if they were to close the road, they would need to have a turnaround. Coby Price suggested a swing gate at the end of the road. Councilmember Zollinger said that he would like to see the minutes from when this was discussed when the roundabout was built. He said that he knew that they had discussed the possibility of closing that road and he would like to have a better understanding of what was discussed and why it was determined to leave it open as a pass-through street. Recorder Twedt said that he would try and find those minutes for the Council to review with this agenda item at the next City Council meeting.

Adjournment

Councilmember Zollinger motioned to adjourn the meeting. Councilmember Wilker seconded. Councilmembers Ward, June, Grange, Wilker, and Zollinger voted yes. The meeting adjourned at 9:41 p.m.