

MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
July 11, 2024

PRESENT: David Hair, Daniel Grange, Clay Wilker, Pamela June, Ryan Zollinger, Jeremy Ward, Chad Kendrick, Corey Twedt, Kara Everton, Luann Pehrson, Connie Bodily, Sheryl Hair, Karla Eames Kelsey, McKinley Eames, Julie Clark, Kaylee Hair, Wendy Wilker, Cassie Wilker, Alex Bearnson, Robert Strong Bear Bates

Call to Order/Roll Call

Mayor David Hair called the City Council Meeting to order for July 11, 2024, at 7:00 p.m. The roll call indicated Mayor David Hair and Councilmembers Pamela June, Jeremy Ward, Ryan Zollinger, and Clay Wilker were in attendance with Councilmember Daniel Grange to arrive later.

Opening remarks/Pledge of Allegiance

Mayor Hair welcomed everyone to the Council Meeting. He offered a prayer and led all present in the pledge of allegiance.

Approval of agenda

The agenda for the City Council Meeting of July 11, 2024, was reviewed.

Councilmember June motioned to approve the agenda for July 11, 2024.

Councilmember Ward seconded. Councilmembers Ward, June, Wilker, and Zollinger voted yes with Councilmember Grange to arrive later. (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 on June 13, 2024.

Councilmember June moved to approve the minutes for June 13, 2024.

Councilmember Ward seconded. Mayor Hair made a correction for which councilmember had made a comment in the last meeting. Councilmembers Ward, June, Wilker, and Zollinger voted yes with Councilmember Grange to arrive later.

Public comment period

Mayor Hair opened the floor for public comments.

LuAnn Pehrson showed the Council some pictures that were taken today around the City-owned parcel on 550 East that is located just outside the City limits. She said that there had

been a fire today at the Rocky Mountain Power electrical substation and she was scared. She said that the City had a lot of dry grass on their parcel.

Councilmember Grange arrived at this time.

LuAnn asked that the City install a fence and put animals on that property to reduce the amount of brush and weeds next year.

Connie Bodily asked that something be done about the people parking on the City street west of the high school. She said that they are parking on top of a bike lane and with all the traffic in the area before and after school, it is too crowded for street parking. Connie said that she felt no parking signs didn't work. Mayor Hair pointed out that this topic would be discussed further, later in the meeting, as it is on the agenda.

Karla Eames, who lives on 550 East, said that she also has concerns about the fire risk on that east bench with how dry it is this year. She asked that the City work on some kind of fire break in that area to reduce the risk to the homes of a potential wildfire. The Council discussed that the City only owned a small parcel up there and couldn't do much on the property of other people. The Council said that they would look into what they could do, but their focus would need to be on the property owned by the City. Karla said that she hoped the City might reach out to Pacificorp to see what they could/would do as well.

Millville park use for soccer programs

Recorder Twedt said that Development Coordinator Everton had been handling all of the reservations and asked her how things had been going. Coordinator Everton said that things had gone pretty well with the coaches this year and they were just happy to have a field that they could use. Coordinator Everton said that NeCole Walton had said that they only planned on having up to two competitive teams in Millville this year.

Coordinator Everton recommended that the City do essentially the same thing in the coming year that we had done last year.

Public Works Director Kendrick said that he is working to pick up a used commercial aerator that would improve the fields.

Recorder Twedt said that he thought Kara was doing a good job and that this year had gone more smoothly than previous years.

Councilmember Grange motioned to approve soccer use of Millville fields similar to what was done last year. Councilmember Zollinger seconded. Councilmembers Ward, June, Wilker, Grange, and Zollinger voted yes.

High School baseball field lights

Councilmember Zollinger said that he hadn't been at the meeting last month, but he had read the minutes and was up to date on what was going on. Mayor Hair said that the school district has not provided a proposal as requested. He reported that the lights had been on past 10 p.m. more than once since the last City Council meeting. He said that even when the late games end, the school keeps one bright light on that faces the adjacent homes.

Councilmember Wilker said that he has done some research on the negative health effects resulting from lack of sleep. He said that the school has made some improvements in decreasing the volume of the music and being quieter, but the lights are a major issue. He said that he thinks the lights could be impacting the health of the residents who live near the school.

Mayor Hair said that the City could begin by issuing a notice of violation followed by citations. If the City doesn't do something more forceful than what we have been doing, it seems that the school district will continue to take advantage. He said that he is getting complaints from residents who live near the school every time the lights are on past 10 p.m.

Councilmember Zollinger said that the City has an ordinance and it should be enforced. The purpose of the discussion today is to address a request from the school, but we haven't received any official request, so we should enforce the code.

Councilmember Wilker motioned to enforce light and sound ordinances city-wide including the school district property. Councilmember Ward seconded. Councilmembers Ward, June, Wilker, Grange, and Zollinger voted yes.

Councilmember Wilker asked that when the City contacts Ridgeline High School, we also copy the superintendent so that he is aware of what is going on.

Wendy Wilker said that she doesn't think that any lights should be allowed after 10 p.m. Even if it is just one light for field clean-up. She said that currently, after 10 p.m., the school will have a mower going and someone is down there hitting balls and making noise. Everything should be off after 10 p.m. without exceptions. Not even a work light. She said that the other night, there were people there until after 11 p.m. hitting baseballs.

PUBLIC HEARING

Councilmember Zollinger motioned to go into the public hearing and then return to item D on the agenda. Councilmember Grange seconded. Councilmembers Ward, June, Wilker, Grange, and Zollinger voted yes.

PUBLIC HEARING: 7:30 p.m.

PRESENT: David Hair, Daniel Grange, Clay Wilker, Pamela June, Ryan Zollinger, Jeremy Ward, Chad Kendrick, Corey Twedt, Kara Everton, Luann Pehrson, Connie Bodily, Sheryl Hair, Julie Clark, Kaylee Hair, Wendy Wilker, Cassie Wilker, Alex Bearnson, Robert Strong Bear Bates

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. This was the same project that Millville City applied for last year that was nearly funded.

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. The total estimated cost of the project is \$139,000 with the City portion of that being about \$12,000. The City match portion of the money would come from impact fee funds.

Recorder Twedt said that he walked outside the office today when he heard the fire trucks going to Canyon Road and watched two of the emergency vehicles drive through that weird intersection and then have to back up to access 550 East.

Public Comment:

LuAnn Pehrson said that she lives on 550 East. She agrees that it is a bad intersection but said that she likes it that way because it slows traffic. She is concerned that improving the intersection will result in faster traffic on that road. Mayor Hair said that improvements are needed for traffic to flow smoothly and for emergency vehicles. It was discussed that traffic signs could still be placed at that intersection to stop traffic. LuAnn said that she would like a speed limit sign added as well.

Connie Bodily asked if speed bumps could be added to 550 East. Councilmember Zollinger said that speed bumps are not a good way to manage traffic.

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

High School request for additional parking on City streets

Councilmember Zollinger said that this request for additional parking on the street had been discussed at the last meeting. He discussed the last time the school had asked for additional parking on the City street back in 2022. At that time, the Council had been very clear that parking on the street was a temporary remedy and that the school needed to figure out a long-term plan to deal with its parking problem.

Councilmember June said that the requested street parking is on a curve and is busy and narrow. At the meeting in 2022, it had been discussed that street parking was a temporary fix. She said that she is concerned that the street parking will become the school's permanent parking plan unless the City puts a stop to it now.

Connie Bodily said that there are some "no parking" signs on that street, but that they are not enforced. She said that she doesn't think "no parking" signs work. Mayor Hair said that when we have signs installed, we can push the Sheriff's Department for enforcement.

Councilmember Wilker said that he thought we should meet representatives from the Sheriff's Department to discuss what we want done and to push for enforcement.

Councilmember June said that she thinks the City Council should deny the request for additional street parking. Councilmember Ward said that he agreed and that if the City allowed for more street parking, the school would keep pushing for more.

Public Works Director Chad Kendrick said that there is a large part of the school parking lot space that is used to store trailers near the driver's education area that could be cleared and used for additional student parking.

Councilmember Wilker said that it seems that the problem is going to continue to get worse and that it doesn't appear they are willing to do anything on their end to fix it.

It was discussed that the school district was in the process of redoing the entire parking lot at Mountain Crest High School and that to them this was a higher priority than building new parking for Ridgeline High School.

Councilmember June motioned to deny the request from the school district for additional street parking. Councilmember Wilker seconded. Councilmembers Ward, June, Wilker, Grange, and Zollinger voted yes. (The related staff report is included with the minutes as Attachment "C".)

The Council said that they would like to review the "no parking" signs around the school and have a further discussion about enforcement next month.

Request for closure of 550 North Road (west of Main Street)

Councilmember Ward said that he had spoken with the Sheriff's Department and was told that they could place a traffic monitoring device on that street to gather data. Recorder Twedt said that he had followed up, but the Sheriff's Department had not delivered the traffic monitoring sensor yet.

Councilmember Zollinger motioned to table this agenda item until next month when we have some data from the Sheriff's Department. Councilmember Grange seconded.

Councilmember Wilker asked what the criteria would be to determine if there was an excessive traffic issue on 550 North and what the City was planning to do if it was determined that there was an excessive traffic issue. Councilmember Ward said that his thoughts after the last meeting was that it would be good to know the times that are most problematic and what was actually happening so that the Sheriff's Department could focus their efforts on enforcement at the most productive times.

Mayor Hair said he thought that would be good. Those residents who had come in had said that reckless driving doesn't necessarily correlate to high school traffic before and after school. This data would help us know how big of an issue it is when the school is closed for the summer.

Councilmember Grange said that he thinks it is good to have the data to understand the issue. He also said that he doesn't think that it is a good idea to close the road.

Some of the other traffic and speed-related issues throughout the City were then discussed. The consensus from the Council was that if tickets are being issued by law enforcement, the problems will decrease. Mayor Hair suggested representatives from the City meet with the Sheriff's Department to see about the number of tickets being issued and how they are handling these areas of concern. Councilmember Wilker said that he would attend that meeting along with Recorder Twedt.

Councilmember Ward said he would like for the City to get some of the signs that display the speed of passing cars. Increased awareness of speeding may help change behavior. Recorder Twedt said that he agreed and said that he thinks this type of sign works. It just comes down to cost. He said that he is looking into some grant funding to help pay for some traffic control measures.

Councilmembers Ward, June, Wilker, Grange, and Zollinger voted yes. (A copy of the related staff report is included with the minutes as Attachment "D".)

Concerns about possible debris flow on the eastern bench of the City

Bob Bates said that Martha Balph had paid for a series of studies on debris flow risk on the east bench and that it had been quite expensive. He said that the concern was the perceived failure of what Martha had wanted the City to do at the time the new well and well house had been constructed.

Councilmember Zollinger asked for a summary of the increased impact the well house would have on debris flow in that area. Bob said that they feel that the well construction has made the issue worse for the homes of Sally Sears and Martha Balph. Bob said that in the case of a major debris flow, the well house will be destroyed as well. He said that the last big debris flow in this area had been in 1959 and that it could happen again at any time.

Councilmember Zollinger asked for clarification on what Bob was asking the City to do. Bob said that this information was in the report. They would like for a crest to be added that would direct the debris flow elsewhere. He said that a new ditch could be dug that would be 350 feet long to control debris flow and direct it into empty fields where no houses have yet been built.

Director Kendrick discussed the amount of work that had been done in that area, based on recommendations from the engineers, as part of the well and well house construction.

Mayor Hair clarified with Bob that these additional requested improvements were things that Martha wanted the City to handle and pay for. Mayor Hair said that the City is really strapped right now and we are just trying to get through the sewer project.

Councilmember Zollinger said that Martha is asking the City to take action to protect her property from possible flow that might come off the hillside that is east of her property. He said that her property has been in the path of possible debris flow since she has lived there and was also in the path back in 1959 when the last major debris flow had occurred.

Councilmember Zollinger said that he thought the studies were good and useful. He said that the City is aware of the concerns about debris coming out of those canyons. He said that if Martha is going to do some mitigating efforts, it would be good to coordinate with the City to see if we can help. He said the City was not planning to do anything on their own in that area right now.

Bob said that he could help plan a meeting between the City and Dr. Oaks on the property to get information from the Geologist if the City wanted to do that at some point.

Mayor Hair said that if Martha was planning to do something, please let us know and we will see if there is a way for the City to participate.

Alder Annexation request

Recorder Twedt briefly discussed the status of the proposed exchange of parcels with Providence City. Currently, the Spendlove family is waiting until they have a developer on board before they make a decision. It is unclear on when they may move forward and Millville shouldn't hold up the Alder boundary line adjustment request while all of that is being resolved.

Alex Bearnson said that he is just trying to get things moving and to do that, he needs to know in which city he is developing. He said that option one would be to develop in Millville. If that were the case, he would want the zoning and density he could get in Providence City. In Millville a PID would be needed to provide the utility services. Option two would be a boundary line adjustment that would move those three parcels into Providence for development there.

Alex said that from his perspective, it would be good for Millville for the development to happen here. It would allow for utilities on that side of the highway so that future development would be possible. If these three parcels move to Providence, when there is development on the remaining parcels on the west side of the highway, Millville would have to justify the cost of extending water and sewer services.

Mayor Hair said that under the existing plans, Millville would be taking on the high-density housing and Providence would get the commercial property that would generate more revenue. Councilmember June agreed and said that it seemed stacked for Providence and that the portion of the development in Millville was not good. Alex said that this is not based on the city where the development is occurring. It is based on proximity to major roads. The three parcels that are in Millville are kind of hidden on the other side of the river and not close to the major roads, so they are better suited for multi-family housing.

Mayor Hair said that he agreed that Millville needed to decide so that they could move on. He said that some of the incentives for development in Millville would be a future investment in hopes of tax-generating development on the parcels in Millville that border the highway.

Recorder Twedt said that the consensus from the joint work session with Planning and Zoning was that Millville City would be better off letting the parcels go and the development happening in Providence.

Councilmember June said that she agreed and briefly addressed the floodplain concerns with these parcels. Alex said that they were very aware of the floodplain issues and would have to work through all of that. This is one of the reasons he needs the density he is requesting. Development in this area will be costly.

Councilmember Ward said that his preference was for the development to stay in Millville so that the City could cover the high-density requirements from the State with this development and not need to do multi-family housing in other parts of the City. Recorder Twedt said that this was fine, but there are some other major negatives that need to be considered like the water and sewer capacity.

Councilmember Zollinger said that he is not in favor of a PID, because it creates a separate entity that is permitted to tax residents. Alex said that this development can't be built without a PID and the density is required to make the PID work.

Councilmember Zollinger said that he wants the development to occur in Millville so that Millville has a seat at the table. If Millville allows it to move into Providence and walks away, we will just reap the consequences.

Councilmember Wilker asked if something could be put in place with Providence for the future development of the Spendlove property moving into Millville. Recorder Twedt said he thought there was a possibility of some type of agreement tied to the boundary line

agreement that would allow for the Spendlove property to move to Millville if they or the developer desire to move it in the future.

Councilmember Ward motioned to keep the Alder parcels in Millville City and deny the request for a boundary line adjustment with Providence. Councilmember Zollinger seconded.

Councilmember June said she thinks the cons far outweigh the pros for development in Millville. Councilmember Grange said that his vote was aligned with what had been discussed and determined during the work meeting with Planning and Zoning. He said he would prefer the property move to Providence for development.

Councilmember Wilker said that this is a very big decision. He said that he is not anti-development nor pro-growth. With the size of this development, Millville would be changed. Councilmember Wilker said that if he was forced to make a decision tonight, he would vote against the motion and prefer the property get moved into Providence for development. He said that he wanted to abstain with his vote and have another work meeting with P&Z to review everything again and make sure everyone is clear on the decision that is being made.

Councilmembers Ward and Zollinger voted yes. Councilmembers Grange and June voted no. Councilmember Wilker abstained. The motion did not pass for lack of a majority vote.

The decision was made to hold another work session meeting with Planning and Zoning on August 1st at 6:30 p.m. and then for the City Council to make a final vote and decision at the City Council meeting on August 8th. (A copy of the related staff report is included with the minutes as Attachment “E”.)

Report on P&Z Meeting held June 20, 2024

Development Coordinator Everton reviewed with the Council the Planning Commission’s draft minutes for the meeting held on June 20, 2024.

City Reports

Public Works Director Kendrick said that they have started up and are using the Glenridge Well. The nitrate level was at 8.43 at this last water test.

Director Kendrick said that they have been doing some small asphalt repairs. He discussed the progress with the sewer directional boring on the highway and the plan to get as many sewer laterals installed as possible so that asphalt can be done in the fall.

Director Kendrick talked about the fire that had started at the Rocky Mountain Power substation earlier today. The firefighting crews arrived quickly and were able to put the fire out before it had a chance to spread.

Councilmember Reports and Items for Future Agendas

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

Councilmember Wilker said that he had received a complaint from Colt Pini saying that his neighbor mows his lawn too early in the morning and that the neighbor's dog is barking excessively. Councilmember Wilker said that he was going to go speak with them and try to get things resolved.

Councilmember Wilker also discussed the sewer road closure near his home. He said that one of the neighbors has a medical condition and with both access roads being closed at the same time, she was not able to get to a doctor's appointment. He asked that this concern be discussed with Whitaker Construction so that they do a better job of keeping at least one access road accessible for homeowners.

Councilmember Grange said that the Council had briefly discussed the cemetery water at the last meeting. He would like it to be on the agenda for a future City Council meeting. Before that meeting, he and Councilmember Zollinger were planning to meet again with the Cemetery Board to figure out a plan.

Councilmember Ward said that there would be another City party coming up in a week on Friday, July 19th. At that party, there will be food trucks. The Millburger will be available. There will be a magician and karaoke. Another party will be held in August with some stargazing and astronomy education.

Councilmember June expressed concerns about people lighting off fireworks in the parking lot of the LDS Stake Center. She said that after they are lit, some of the fireworks land in the dry field below the Spendlove property and she is concerned about a possible fire. Councilmember Zollinger said that he would contact the Stake President and make him aware of the concern.

Recorder Twedt said that he would be meeting with Clint Preston to discuss the museum. Clint and his wife helped clean up and prepare the museum for the City Celebration and he has been open to the idea of being kind of a museum curator that could keep track of things in the museum and be the contact for anyone who wants to visit. The Council said that they thought this would work well.

Recorder Twedt said that the developer who has been working with the City on the two parcels in the Town Center has now closed on the property. Recorder Twedt said he thinks

this will be good for the City. They have met with City staff and members of the Planning Commission to discuss what the City might desire in that location.

Mayor Hair reported that Chad Davis is resigning from the Cemetery Board and there are two other vacancies. If you know anyone interested in serving on the Cemetery Board, the County will be reviewing and making selections in August.

Adjournment

Councilmember Zollinger motioned to adjourn the meeting. Councilmember Ward seconded. Councilmembers Ward, June, Wilker, Grange, and Zollinger voted yes. The meeting adjourned at 9:46 p.m.

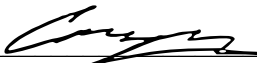
NOTICE AND AGENDA

Notice is hereby given that the Millville City Council will hold its regularly scheduled Council Meeting on Thursday, July 11, 2024, at the Millville City Office, 510 East 300 South in Millville, Utah, at 7:00 p.m.

1. Call to Order / Roll Call – Mayor Hair
2. Opening Remarks / Pledge of Allegiance – Mayor Hair
3. Approval of agenda
4. Approval of minutes of the City Council Meeting – June 13, 2024
5. Agenda Items—
 - A. Public comment period (2 min/person)
 - B. Millville park use for soccer programs – NeCole Walton
 - C. High School baseball field lights – Councilmember Zollinger
 - D. High School request for additional parking on City streets – Councilmember Zollinger
 - E. PUBLIC HEARING – as close as possible to 7:30 p.m.
 - i. 2024 Road Improvement COG Application – 550 East 300 South intersection
 - F. Request for closure of 550 North Road (west of Main Street) – Colt Pini
 - G. Concerns about possible debris flow on the eastern bench of City – Bob Bates
 - H. Alder Annexation request – Alex Bearnson
 - I. Report on P&Z meetings held June 20, 2024 – Development Coordinator Everton
 - J. City Reports: Roads, Parks, Water – Public Works Director Kendrick
 - K. Councilmember reports and other items for future agendas
6. Adjournment.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during public meetings should notify Corey Twedt at (435) 881-2669 at least three days prior to the meeting.

This agenda was posted on July 8, 2024, to the City posting locations, the City Website, and the Utah Public Meeting Notices Website.



Corey Twedt, Recorder



AGENDA REPORT: COG PUBLIC HEARING

July 11, 2024

Background

This year, COG Applications are due on August 9, 2024. One requirement for a COG application is to discuss potential projects in a public hearing which will happen today.

Last year, after discussions in City Council meeting and a public hearing, Millville applied for COG funding to re-align the intersection at 550 East 300 South. We narrowly missed being funded for this project last year. The recommendation from staff and from discussions with Mayor Hair is to reapply for this project again this year. The engineering work is complete, and the application is complete and can just be slightly modified for this year.

All COG projects require an 8.7% match from the entity making the request. A COG project with a total cost of less than \$300,000 can classify as a "spot-improvement" project for which there are fewer requirements. This project is planned to cost less than that \$300,000 threshold.

With the expected future development of the Celco property in Millville City as well as continued Providence development on the southeast side of their city, this intersection is getting more and more traffic. Access to Millville Canyon on 550 East (Canyon Road) is also getting more traffic every year.

Here are images showing the intersecting now and a quick design of how the new road overlay may look after this intersection is fixed.





AGENDA REPORT: RHS PARKING REQUEST

July 11, 2024

Background

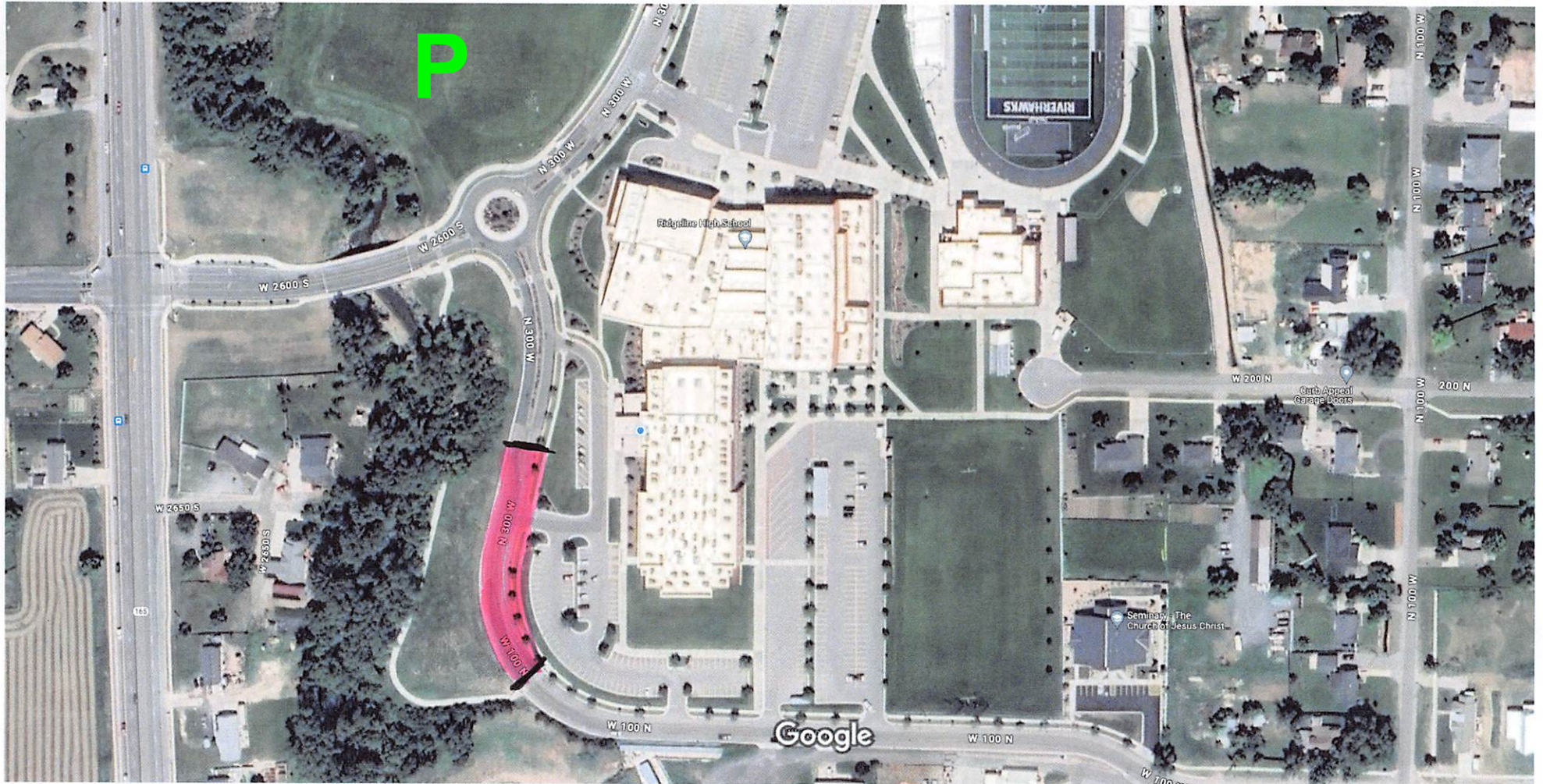
Representatives from Ridgeline High School and the Cache County School District have made a request to add additional student parking on the City street south of the school roundabout. The school has grown and has more students than the other high schools in Cache Valley and does not have enough parking spaces for their students.

In February of 2022, school administrators made a similar request for street parking north of the school. At that time, the Council granted the request, but expressed concern and asked the school to figure out a long-term plan to deal with the issue.

Included Documents

- Map showing area requested for additional street parking. Note that a large green "P" has been added to this map by Millville staff showing the land that is owned by the School District that has been discussed as a possible location for an additional parking lot.
- Excerpt of minutes from City Council meeting held February 24, 2022 when the former request was placed.
- Note: please also review draft minutes in your packet from City Council meeting held June 13, 2024, where this request was discussed.

Google Maps



Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/GEO, Map data ©2024 100 ft

appreciates where he lives and for the opportunity to run for a position where he has the potential to represent residents in Cache County.

Councilmember Wilker arrived at this time.

Request for a Business License for Ideal Electric, Inc.

Dean Lewis has submitted a request for a business license for Ideal Electric, Inc. at 134 South 100 West. Dean said that he has been an electrical contractor since 1994. He was previously in the County and has now moved to Millville and would like to move his license here. Dean said that all the work is done away from his home at construction sites and that all his materials including his truck and trailer will be stored inside his shop at his home. **Councilmember Callahan moved to approve the business license for Ideal Electric.** Councilmember Grange seconded. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes. (A copy of the license application is included with the minutes as Attachment “B”).

Request for a Business License for H&J Counter Top LLC

Sarai Hernandez has submitted a request for a business license for H&J Counter Top LLC at 74 South 550 East. Sarai said that all the work will be done offsite, and the home will be used for the paperwork and bookkeeping only. **Councilmember Callahan moved to approve the business license for H&J Counter Top.** Councilmember Zollinger seconded. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes. (A copy of the license application is included with the minutes as Attachment “C”).

Ridgeline High School Parking

Ridgeline High School Assistant Principal Andy Lund said that the school continues to grow, and the shortage of parking spaces continues to be a problem and is currently one of the top concerns for the school administration. He said that there is just not enough student parking space in the north lot this year with 1,740 kids in attendance at the school.

Assistant Principal Lund asked if the City would be willing to remove the no parking signs on 300 West and said that the school administration would like to allow parking on both sides of that road. This would allow for more students to park at the school and help with the problem. He said that the school would paint some of the curb red around the fire hydrants and near the exits.

Councilmember Wilker stressed the point that this was a band-aid and would not fix the issue in the long-term. He said that the Cache County School District needed to come up with a plan where they could fix the problem. Councilmember Wilker said that he felt that parking along 300 West would be a safety issue. He also discussed how much larger this issue becomes when there are sporting events. Assistant Principal Lund said that he agreed that the parking situation is an issue, but that the school did not have the money or a long-

term solution at this time. Councilmember Wilker said that there is plenty of money being spent by the school district on other things and he feels that parking and safety are not being prioritized. It was discussed that there is school property west of 300 West that could potentially be used for additional parking.

Councilmember Callahan suggested that the school district could have a traffic engineer do a risk analysis.

Assistant Principal Lund said that safety is always the number one priority for Ridgeline High School. What they are doing now is asking the City if the signs can be removed so that more parking can be available. If Millville City considers this an issue and doesn't want that to happen, he needs to know.

Councilmember Zollinger said that he and others from the Council were involved with the school district meetings prior to the school being built. They knew at that time that not enough parking was planned from the initial construction and this was ignored by the county. They knew it would be an issue and didn't address it. Now the school continues to expand and allow for more students and the school district is coming to the City for help with the parking. Councilmember Zollinger said that the City Council would like to help and be supportive. Assistant Principal Lund said that he understands there is history from before the current administration was at Ridgeline. Now, they are just trying to find some solutions that will help with the problem.

Councilmember Zollinger said that he personally doesn't have an issue with the signs being removed. He just doesn't want parking along the road to be a permanent solution. Councilmember Wilker said that he doesn't disagree that this could be a short-term solution, but that there needs to be a plan to fix this in the long term and that he doesn't feel like the school district is making any plans to resolve it.

Councilmember Zollinger said that he thought the signs could be removed for now and the City could see if this resulted in any problems. Assistant Principal Lund also pointed out that the on-site deputy is outside on the roads everyday patrolling and helping control traffic issues.

Councilmember Zollinger motioned to remove the signs on the east side of 300 West as requested by Ridgeline High School to assist with the student parking problem and the City Council will revisit the signs if there are safety issues. Councilmember Callahan seconded.

Councilmember Wilker said that he thinks the school district needs to come up with a long-term plan. He again stressed that he felt this was a safety issue. Councilmember Zollinger said that the school was watching this and would need to be responsible for the safety issues and should be working with the Cache County School District to find a more permanent solution. Councilmember Callahan suggested that the motion be amended to require a timeline for the school to do a risk assessment study. It was discussed that no risk assessment was done by the City when the signs were installed. Councilmember Zollinger

said that he doesn't see value in requiring a risk assessment at this point and would like to keep his motion as stated. Councilmember Wilker said that the school district has not demonstrated that traffic safety is a priority for them, and it appears that they are not worried about it or going to do anything.

Councilmembers Callahan, June, Grange and Zollinger voted yes. Councilmember Wilker voted no. The motion passed. (A copy of the maps showing the proposed parking from Ridgeline High School are included as Attachment "D".)

Councilmember Zollinger also asked Assistant Principal Lund about the school facilities for the Pickleball Club since last year they would often be at the Millville Park and there were issues where residents couldn't use the facilities, because of number of students. Assistant Principal Lund said that the school has indoor facilities, but that he could discuss the concern with Nicholas Redmon, who is the advisor over the Pickleball Club. Recorder Twedt said that he would reach out to Mr. Redmon and start a conversation and involve Assistant Principal Lund if there was a need.

Report on P & Z Meeting held February 17, 2022

Councilmember Pam June reviewed with the Council the Planning Commission's draft minutes for the meeting held February 17, 2022.

Sewer Project Updates

Councilmember Zollinger said that meetings have been held with the engineers and they have found some cost-savings in the designs that the City can potentially implement for the sewer project.

Recorder Twedt said that there were three big changes in the engineering design to reduce costs: (1) All laterals that do not qualify for funding under the Low-Income Lateral Grant would come out of the project and need to be paid for separately by the residents. (2) Some of the main lines would be raised which would result in several homes needing to add a pump. (3) Some expensive infrastructure could be removed if the City Council reduces the City Annexation Plan to the south to be more realistic for what might happen with future growth.

Councilmember Zollinger said that they are waiting to hear back from Whittaker Construction on an updated cost for the project and then things will be prepared to present this to the public at a hearing held at the next meeting on March 10th.

Main Street Roundabout Discussion

Mayor Hair said that a resident approached him about planting trees in the middle of the roundabout that can be decorated during Christmas time. The Council discussed a concern that having trees may make it difficult to see across the roundabout to the other side.



AGENDA REPORT: 550 N. ROAD CLOSURE REQUEST

July 11, 2024

Background

At the City Council meeting held May 9, 2024, several residents who live on 550 North, west of Main Street, requested that the Council consider closing 550 North. Their concerns stem from the safety issues created from cars that speed up and down that road.

In reviewing the minutes and audio recordings of meetings held from 2014-2016, there were discussions about the possibility of closing that road. Here is an outline of the pros and cons that were discussed by the City Council and staff along with the City engineer.

Pros discussed in Closing the 550 North Road:

- Potential difficulties for residents living on 550 North to get out of their driveways. Either because they are blocked by backed-up traffic or just safe access to the road from the driveways because of the traffic on that road.
- It may be difficult for traffic heading east to be able to turn left onto Main Street. The main concern here was after school. The safety concern discussed was cars that would try and shoot the gap between traffic to make it onto Main from 550 North.

Cons discussed in closing the 550 North Road

- 550 North would act as an alternate route to be used in case of construction, a wreck, or other emergency at the roundabout. The old bridge failure and the decision to restore it as well as the design criteria for multiple entries to subdivisions and schools were discussed as similar desires to provide alternate traffic options.
- Closing 550 North would significantly increase the amount of traffic that would hit the roundabout. It was estimated at that time that this would result in 20-25% more traffic in the roundabout. It was discussed that this would back up more traffic waiting for entry to the roundabout and cause safety issues for pedestrians as there would be fewer gaps in the traffic wherein it would be safe for them to cross.

It was also discussed that overall, the new roundabout would result in a net decrease of traffic on 550 North – even with the school being built – over what it had been before. Before the roundabout was built, 550 North was the only route to/from the highway going west/east on the north side of the City.

Ultimately, it was determined that the City would be better serviced by keeping the 550 North road open.

The 550 North traffic issues were discussed again at the City Council meeting on June 13, 2024. Following that meeting, Councilmember Ward reached out to the County Sheriff Department and Recorder Twedt spoke with the head deputy for Millville City. The Cache County Sheriff Department said that they would place their traffic sensors on 550 North so that we could get data and understand the scope of the issue.

Recorder Twedt has also been looking into possible grants to help cover the cost of a speed display sign or other traffic mitigation measures.



AGENDA REPORT: ALDER DEVELOPMENT

July 11, 2024

Background

On September 12, 2022, Millville City received a request for a boundary line adjustment that would move three parcels owned by Alder Farms that are currently in Millville City into Providence City. The BLA included the following parcels: 03-002-0001 (20.39 acres), 03-002-0002 (10 acres), and 03-002-0009 (20 acres) for a total of 50.39 acres.

Since that meeting, the Millville City Council has had other meetings – including a work session with the Planning Commission – to discuss this property and the requested boundary line adjustment. At the City Council meeting held on February 8, 2024, the City Council discussed a possible swap with Providence to move three parcels owned by the Spendlove family into Millville in exchange for moving the three Alder parcels into Providence. This was discussed with Providence City as well as the Spendlove family, but for the time being, the Spendloves are not interested in pursuing a boundary line adjustment to move into Millville City.

Alex Bearnson, representing the Alder Development, is asking what the next steps should be to move his project forward.

Included Documents

- Staff report from work session held November 16, 2023
- Staff report from February 8, 2024



AGENDA REPORT: ALDER DEVELOPMENT

November 16, 2023

Background

On September 12, 2022, Millville City received a request for a boundary line adjustment that would move three parcels owned by Alder Farms that are currently in Millville City into Providence City. The BLA included the following parcels: 03-002-0001 (20.39 acres), 03-002-0002 (10 acres), and 03-002-0009 (20 acres) for a total of 50.39 acres. At the City Council meeting on September 22, 2022, the City Council reviewed the request and asked for information on what was planned with the development.

On February 3, 2023, Alex Bearnson provided additional information on the proposed developments in that area. On February 9, 2023, the City Council reviewed the proposed development again and discussed possibilities for providing water and sewer infrastructure.

Alex Bearnson has prepared a couple of different development options for this property if it were to stay and be developed in Millville City. They are included in this packet.

There are a few options from Millville's standpoint that should be considered for this property. Each of these options are examined in more detail below.

- 1. Create zoning in Millville and allow the development to happen in Millville. Do so at the density or a similar density to that proposed by the developer. Using a PID, the developer will pay to get Millville water and sewer infrastructure to that location.**
- 2. Create zoning in Millville and allow the development to happen in Millville. Providence provides sewer and water.**
- 3. Allow the Boundary Line Adjustment to take place and move the property into Providence for it to be developed there.**
- 4. Do none of the above options. Maintain that this area must remain agricultural land or be developed under one of Millville's existing zones.**

Option 1 (Millville Development with Millville water and sewer):

Pros:

- Property tax revenue; roughly \$160k per year
- Impact fees for water and sewer would drastically expedite pay off of debt and eventually lower sewer rates for the rest of the City. Note that much of these costs would likely need to go to Logan (see sewer notes below).
- Water and sewer infrastructure would be available for other commercial development along Highway 165. Without this, we will continue to lose commercial development property to Providence City.

- Millville will meet requirements for moderate-income and higher-density housing that is currently required for cities with populations over 5,000.

Cons:

- Higher general fund costs for fire and law enforcement. Millville gets a great deal on these services now. With higher populations, those costs increase dramatically (and not linearly based on population size).
- We would likely need new employees to help cover the work resulting from the additional homes and space. I think that at our current property tax level, we would eat up and exceed the property tax savings in the cost of new employees and additional contract services for law enforcement and fire protection.
- Millville would cross the 5k population threshold and would increase reporting levels on many things including moderate-income housing requirements.
- A new zone would be available making it potentially easier for other developers to request in other portions of the City where high-density may be less desired.
- Water supply – a full analysis has not been done, but we should expect to tax the existing water storage and supply by adding this number of ERUs. See the Franson memo. Additional storage may not be required, but upon buildout of the rest of the City, we would likely need to new infrastructure.
- Sewer impact fees would likely partially go to Logan City and we would need an agreement with them (see note below)

Other Notes:

- To run the sewer from this size of a development to Hyrum would require a major upgrade in the pressure lines, pump station and in the Hyrum treatment facility. See the included letter from Franson Engineering for details. The potentially better option would be to use the existing capacity Millville owns that goes through Nibley to the Logan treatment facility. This would require Millville to work out an agreement with Logan City and to pay a portion of the sewer impact fees to Logan City.

Option 2 (Millville development using Providence water and sewer):

Pros:

- Property tax revenue; roughly \$160k per year
- Would not have to deal with figuring out water and sewer
- Millville will meet requirements for moderate-income and higher-density housing that is currently required for cities with populations over 5,000.

Cons:

- Higher general fund costs for fire and law enforcement. Millville gets a great deal on these services now. With higher populations, those costs increase dramatically (and not linearly based on population size).
- We would likely need new employees to help cover the additional homes and space. I think that at our current property tax level, we would eat up and exceed the property tax savings in the cost of new employees and additional contract services for law enforcement and fire protection.

- Millville would cross the 5k population threshold and would increase reporting levels on many things including moderate-income housing requirements.
- A new zone would be available making it potentially easier for other developers to request in other portions of the City where high-density may be less desired.
- Millville would not have any water or sewer infrastructure in the area. Future commercial development along Highway 165 could be lost to Providence since the cost to provide services would be so high to Millville City. The estimated cost to get water and sewer to the Alder property is between \$3.5 - \$4.2 million.
- I'm not sure if Providence has capacity or would agree to this option, but it is being included since it was one of the options provided by the developer.
- We are not big fans of having one city provide services to another city. It seems messy and problematic in the long term.
- Likely not enough upside to deal with the potential issues. If we want the development in Millville, I'm not sure why we would turn down the offer to get water and sewer infrastructure for free.

Option 3 (BLA and Providence handles the development):

Pros:

- Millville remains more of a bedroom community for longer.
- We would stay with not having any high-density zones available to developers.
- No additional issues with law enforcement or other general fund costs.
- Avoid the dreaded 5k population number and all that comes with it... for longer. We have a little over 700 homes in Millville now and a population of around 2,400. We will need approximately 760 new homes to exceed the 5k population. With single-family residential growth, that would take several years.

Cons:

- Millville would not have any water or sewer infrastructure in the area. Future commercial development along Highway 165 could be lost to Providence since the cost to provide services would be so high to Millville City. The estimated cost to get water and sewer to the Alder property is between \$3.5 - \$4.2 million.
- Providence would develop this however they want, and Millville would have no say.

Option 4 (None of the above):

Pros:

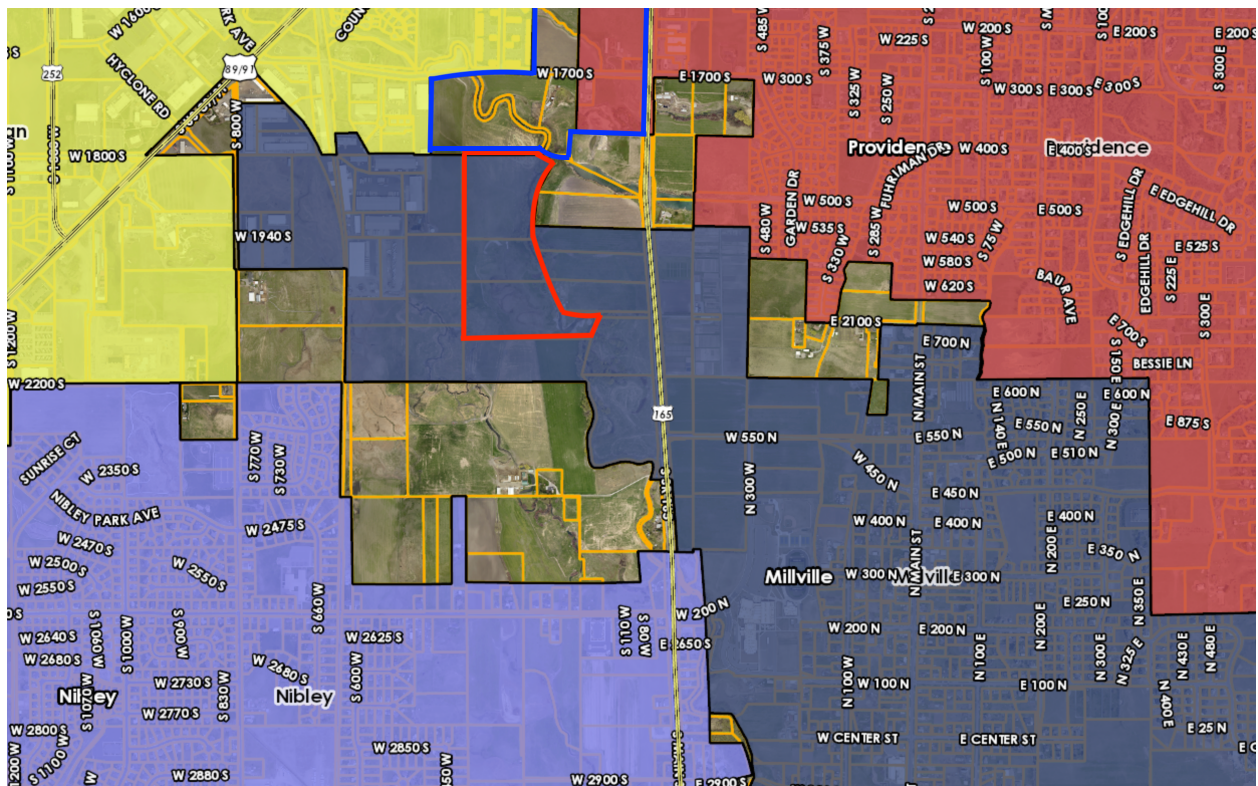
- Attempt to push off all development in the area. Would be open space a little longer.
- All pros as indicated in Option 3 above would apply.

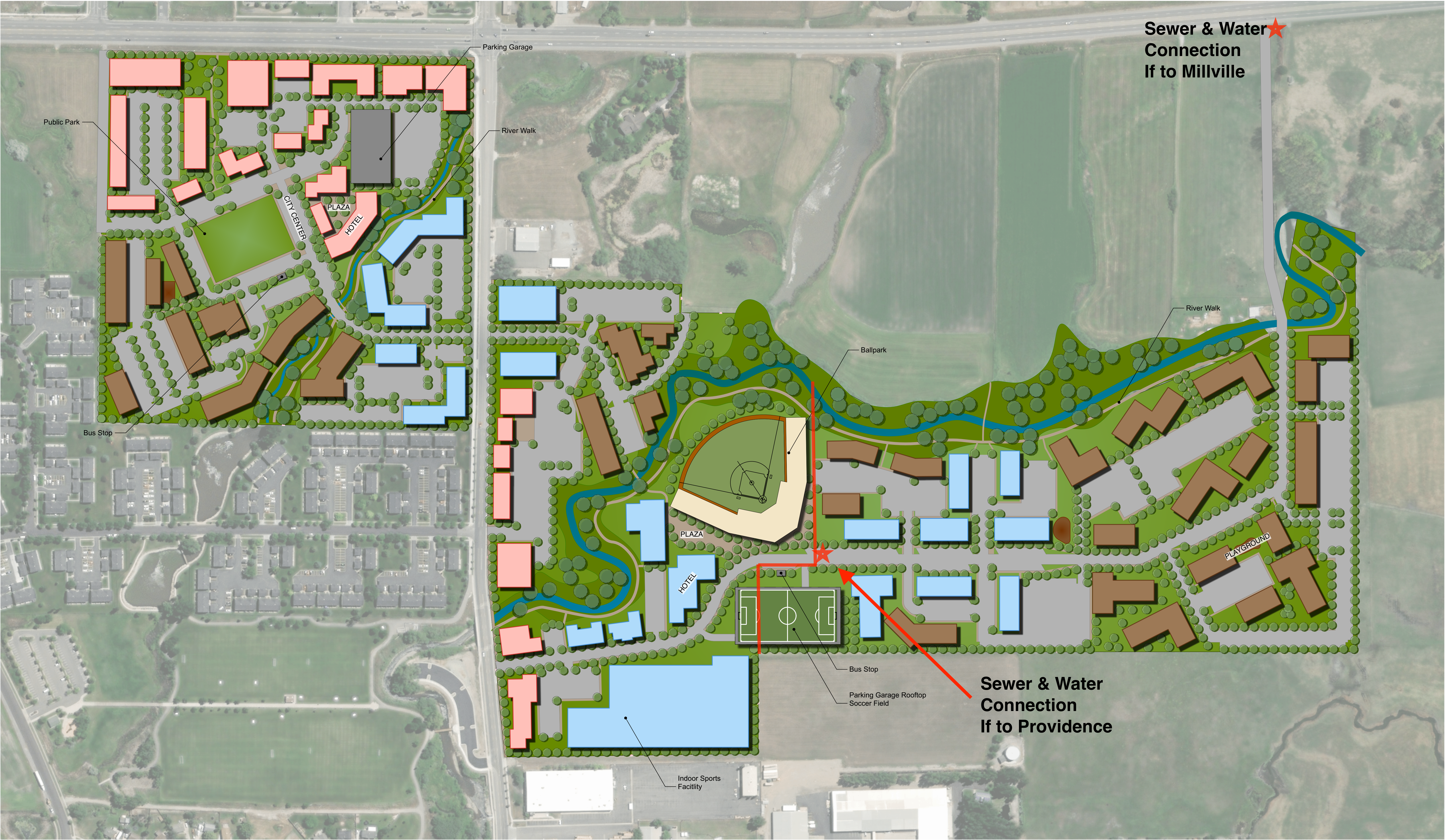
Cons:

- This option would result in Millville being sued very quickly... and we would lose. This is how this would play out. Millville does not have a requirement to zone something as requested by a developer. Millville could tell the developer that we are only going to allow residential development in this area. The developer would then say, okay, we are ready to develop, get us access to water and sewer. Millville would not be willing to bond to pay \$3.5 - \$4.2 million to provide that infrastructure. The developer then takes Millville to court where they explain to a judge that Millville is preventing development

- This has been discussed with the City attorney. He advises we do not go this route.
- After wasting time and attorney fees, we would end up with the same list of pros and cons as Option 3 above.

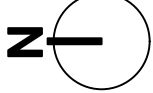
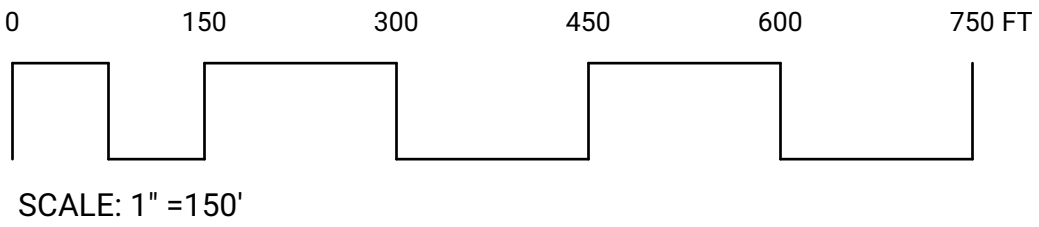
- Developer exhibit showing proposed development and housing
- Options A and B as proposed by Alex Bearnson
- Franson Memo on impact to water and sewer
- Information on PIDs





Building Uses

- Commercial
- Mixed Use
- Residential



Title CONCEPT	
Drawn By Nick Fullmer Landscape Design	Date 2/24/23
Project Name ALDER FARMS	
Developer BLACK RIVER DEVCO	



Building ID	Footprint	Residential Floors	Residential Sq Ft	Commercial Floors	Commercial Sq Ft
1	23,712 sq ft	0	0	3	71,137 sq ft
2	22,639 sq ft	0	0	2	45,277 sq ft
3	7,217 sq ft	0	0	2	14,434 sq ft
4	18,082 sq ft	0	0	2	36,164 sq ft
5	13,134 sq ft	0	0	1	13,134 sq ft
6	17,947 sq ft	0	0	1	17,947 sq ft
7	17,855 sq ft	0	0	1	17,855 sq ft
8	18,917 sq ft	0	0	2	37,833 sq ft
9	8,578 sq ft	0	0	2	17,156 sq ft
10	5,063 sq ft	0	0	1	5,063 sq ft
11	5,319 sq ft	0	0	1	5,319 sq ft
12	7,995 sq ft	0	0	1	7,995 sq ft
13	4,785 sq ft	0	0	1	4,785 sq ft
14	10,172 sq ft	0	0	2	20,343 sq ft
15	4,390 sq ft	0	0	2	8,780 sq ft
16	18,621 sq ft	0	0	4	75,282 sq ft
17	26,063 sq ft	3	78,188	0	0 sq ft
18	22,356 sq ft	4	89,424	0	0 sq ft
19	20,736 sq ft	3	62,208	0	0 sq ft
20	8,078 sq ft	3	24,235	0	0 sq ft
21	9,621 sq ft	3	28,863	0	0 sq ft
22	10,368 sq ft	3	31,104	0	0 sq ft
23	15,693 sq ft	4	62,772	0	0 sq ft
24	14,252 sq ft	4	57,009	0	0 sq ft
25	18,456 sq ft	3	55,367	0	0 sq ft
26	17,508 sq ft	4	70,032	0	0 sq ft
27	22,817 sq ft	4	91,267	0	0 sq ft
28	9,665 sq ft	4	38,658	0	0 sq ft
29	20,609 sq ft	3	61,826	0	0 sq ft
30	24,000 sq ft	2	48,000	2	48,000 sq ft
31	16,005 sq ft	2	32,010	2	32,010 sq ft
32	17,927 sq ft	2	35,854	2	35,854 sq ft
33	6,033 sq ft	1	6,033	1	6,033 sq ft
34	10,125 sq ft	0	0	2	20,251 sq ft
35	20,008 sq ft	2	40,015	2	40,015 sq ft
36	8,681 sq ft	2	17,362	2	17,362 sq ft
37	4,173 sq ft	0	0	1	4,173 sq ft
38	4,621 sq ft	0	0	1	4,621 sq ft
39	9,365 sq ft	0	0	1	9,365 sq ft
40	18,108 sq ft	0	0	1	18,108 sq ft
41	11,587 sq ft	0	0	1	11,587 sq ft
42	19,057 sq ft	0	0	1	19,057 sq ft
43	8,444 sq ft	0	0	1	8,444 sq ft
44	7,846 sq ft	0	0	1	7,846 sq ft
45	22,933 sq ft	3	68,800	1	22,933 sq ft
46	24,998 sq ft	0	0	4	99,994 sq ft
47	164,566 sq ft	0	0	1	164,566 sq ft
48	10,864 sq ft	3	32,592	0	0 sq ft
49	10,923 sq ft	3	32,769	0	0 sq ft
50	12,988 sq ft	2	25,976	1	12,988 sq ft
51	9,578 sq ft	3	28,734	0	0 sq ft
52	12,988 sq ft	2	25,976	1	12,988 sq ft
53	13,105 sq ft	2	26,209	1	13,105 sq ft
54	20,743 sq ft	2	41,485	1	20,743 sq ft
55	12,988 sq ft	2	25,976	1	12,988 sq ft
56	17,928 sq ft	3	53,785	0	0 sq ft
57	10,541 sq ft	2	21,082	1	10,541 sq ft
58	17,360 sq ft	3	52,081	0	0 sq ft
59	20,736 sq ft	3	62,208	0	0 sq ft
60	21,612 sq ft	3	64,835	0	0 sq ft
61	11,196 sq ft	4	44,786	0	0 sq ft
62	10,727 sq ft	4	42,909	0	0 sq ft
63	15,117 sq ft	2	30,234	1	15,117 sq ft
64	10,368 sq ft	3	31,104	0	0 sq ft
65	20,734 sq ft	3	62,203	0	0 sq ft
66	10,368 sq ft	3	31,104	0	0 sq ft
67	21,543 sq ft	4	86,173	0	0 sq ft
68	12,988 sq ft	2	25,976	1	12,988 sq ft
69	20,734 sq ft	4	82,937	0	0 sq ft
70	11,295 sq ft	4	45,180	0	0 sq ft
71	9,090 sq ft	5	45,451	0	0 sq ft
72	20,736 sq ft	4	82,944	0	0 sq ft
73	10,368 sq ft	5	51,840	0	0 sq ft
74	20,736 sq ft	5	103,678	0	0 sq ft

Total Commercial Sq Ft. 1,080,181 sq ft

Total Residential Sq Ft. 2,259,255 sq ft

Total Units 2259

4895 Estimated Parking Stalls

1.5 Miles of Trails

38+ Acres of Open Space

Conceptual Uses

Commercial

Mixed Use

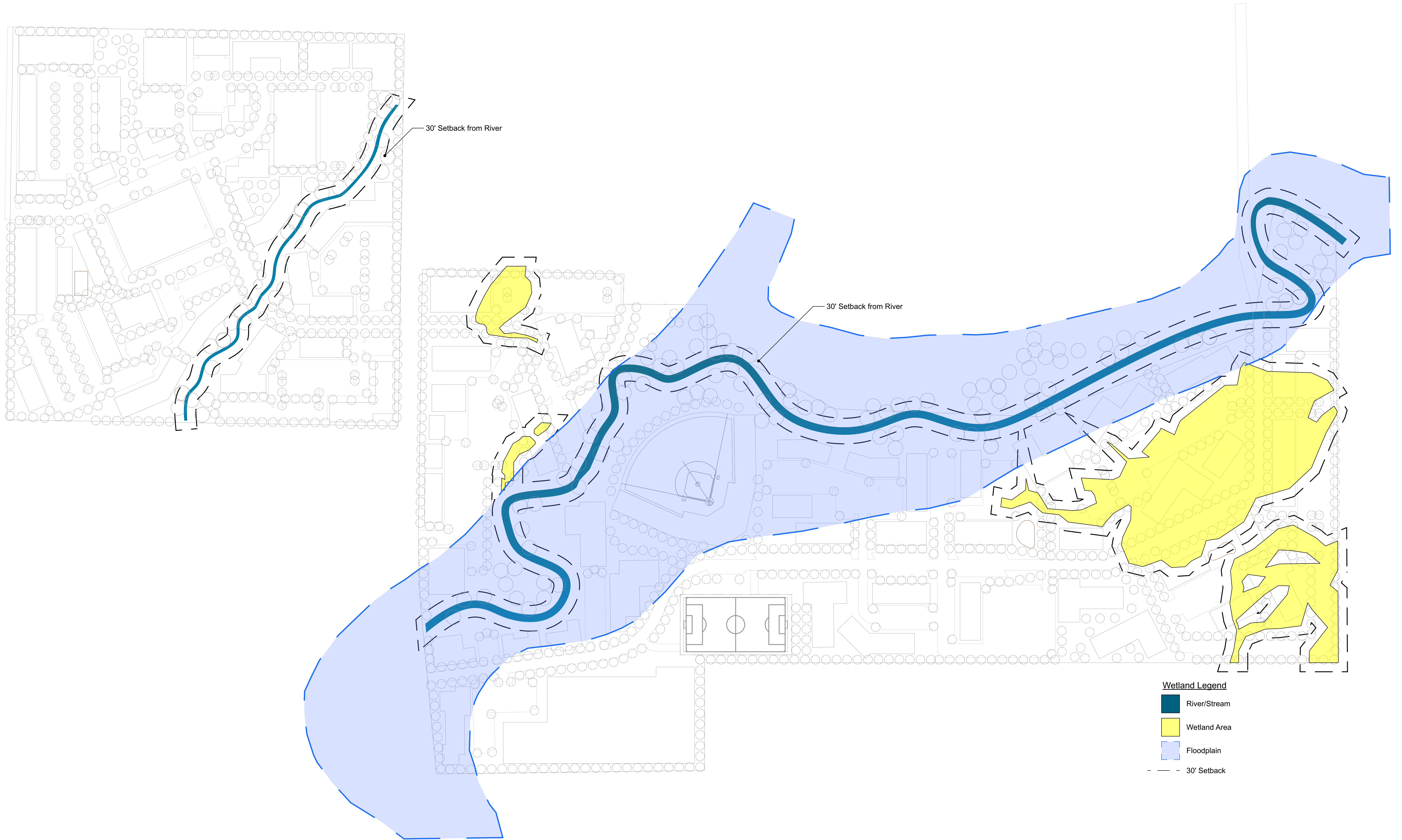
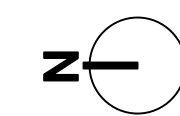
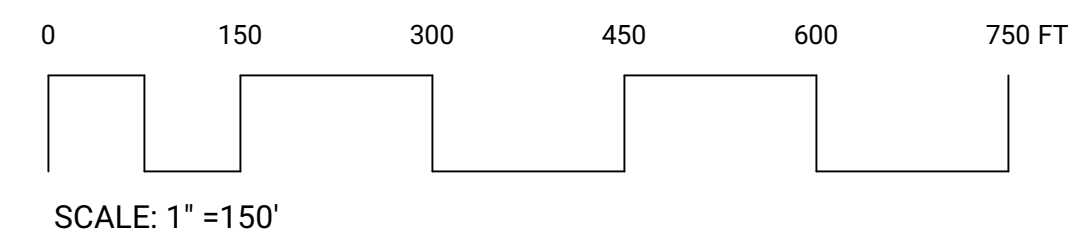
Residential



0 150 300 450 600 750 FT

SCALE: 1" =150'

Title USES AND FLOOR COUNTS	
Drawn By Nick Fullmer Landscape Design	Date 1/30/23
Project Name ALDER FARMS	
Developer BLACK RIVER DEVCO	



Title	
SENSITIVE AREAS	
Drawn By	Date
Nick Fullmer Landscape Design	1/30/23
Project Name	
ALDER FARMS	
Developer	
BLACK RIVER DEVCO	

Boundary Adjustment

Proposed Option A

Option A: Connect to Millville Sewer & Water

This option would connect water & sewer to Millville. It would require a connection off the highway, and a lift station. The benefit would be Millville collecting impact fees.

Required Infrastructure

- Main trunk lines for sewer & water to county parcel
- Lift Station

Other Required Elements for Feasibility

- Zoning Change to allow for parking garage and Multifamily housing
- Boundary line Adjustment
- Lease for Parking Garage & Agreements for parking
- Egress on County Parcel



Boundary Adjustment

Proposed Option B

Option B: Connect to Providence Sewer & Water

This option would connect Water & Sewer to Providence. It would be metered at the same rate as Providence City residents. The benefit would be no major infrastructure cost. (no impact fees for sewer/water)

Required Infrastructure

- Master meters for sewer and water

Other Required Elements for Feasibility

- Zoning Change to allow for parking garage and Multifamily housing
- Boundary line Adjustment
- Lease for Parking Garage & Agreements for parking
- Egress on County Parcel

MEMO



DATE: May 23, 2023
TO: Corey Twedt
FROM: Bill Young
SUBJECT: Alder Development

As per your email dated April 26, 2023, requesting a review of the potential impacts to Millville City (City) if they were to accept all sewer flows from Buildings 48-74 as shown on the "Uses and Floor Counts" drawing dated January 30, 2023, by Nick Fulmer Landscaping Design. This drawing was part of the Agenda Report: Alder Boundary Adjustment 2023 dated February 9, 2023, provided by the City for this request, I have prepared the following for your review:

SEWER IMPACTS

Per the original design of the sewer system performed by Franson Civil Engineering, the number of Equivalent Residential Units (ERUs) allocated to the three parcels owned by the Alder's in Millville was 100 ERUs. This equates to a daily flow of 33,000 gallons per day (GPD). The letter from Sunrise Engineering dated April 12, 2023, proposes a sewer flow of 336,140 GPD for Buildings #48-74. This constitutes a 25 percent increase to the current sewer collection system at total build out for the entire City of Millville. Please reference the calculation of this percentage in Attachment #1.

The impacts of this to your sewer system above the costs of installing new lift station and pressure sewer mains would include upsizing your lift station to pump these added flows, adding the second pressure sewer main going to Hyrum, and renegotiating your wastewater treatment agreement with Hyrum.

To minimize current costs from Franson Civil for this evaluation, I have not performed any cost estimates pending your decision after reviewing the above information. I will provide a cost estimate if requested by Millville.

POTABLE WATER/FIRE FLOW

The biggest impact to your existing water system for this development is going to be the required fire flow. To determine this, I determined the largest building in the proposed development (Building #60) which has a total of 64,836 square feet when all 3 floors are added together. I then determined the required flows for each type of building construction per Table B105.1(2) of the 2015 International Fire Code. Please see the required fire flows for each building type of construction in Attachment #1.

MEMO



Not knowing the type of building construction proposed, I took the worst fire flow of 7,000 gallons per minute (GPM) for 4 hours associated with a Type V-B construction for the required fire flow and tank storage. Knowing that this value is not practical for the City to meet, I then applied the reductions allowed by Table B105.2 of the 2015 International Fire Code.

By implementing these allowed reductions in required fire flows, it mandates that all buildings in the proposed Alder development shall be constructed with an automatic fire sprinkler system. Based on this reduction in flow, the required flow is then reduced to 1,750 GPM and the required tank storage fire protection is 210,000 gallons.

An evaluation of the current City water system indicates that no additional tank storage would be required. This is based on a typical rule that 50% of a storage tank volume is reserved for fire protection. The current water tank for the City is 1,000,000 gallons which provides 500,000 gallons for fire protection.

I am currently not aware of a model of the City water system and therefore I cannot verify if the existing system can provide the necessary flow of 1,750 GPM to the intersection of 550 North and 300 West. It is anticipated that a dead-end water line (over 4,000 feet) that will provide the necessary fire flow and pressure for the Alder development will be an 18" diameter pipe.

For your information I also calculated the required source requirements (water rights) you will need for the proposed development per Utah Administrative Code R309-510-7 to be 617 acre-feet of water.

Again, to minimize the costs of this request to Millville, I have not performed a detailed estimate for this water line pending a decision from Millville based on this memo. Please review this information and let me know if you want to pursue this further and would like me to generate a cost for you.

If you have any questions regarding this memo, please contact me.

Sincerely,

A handwritten signature in blue ink that reads "Bill Young". The signature is written in a cursive, flowing style.

Bill Young, P.E.

ATTACHMENT #1
ALDER DEVELOPMENT IMPACTS

Sewer Growth Increase

Existing System	
Build Out ERU's	3,688
Flow per ERU (GPD)	330
Build Out Sewer Flows (GPD)	1,217,040

Current Alder property in Millville

Parcels	
03-002-0001 (Build Out ERU's)	40
03-002-0002 (Build Out ERU's)	20
03-002-0009 (Build Out ERU's)	40
Total Assigned ERU's at Build Out	100
Flow per ERU (GPD)	330
Build Out Sewer Flows	33,000

Alder Development

Sewer Flows from Sunrise Engineers (GPD)	336,140
--	---------

Impacts to Existing System

Increase flow above current Build Out (GPD)	303,140
Percentage Increase to existing System (%)	25

Water Growth Increase

Alder Development

Bldg 60 total footprint (sqft)	21,612
Number of Floors	3
Total Floor Area (sqft)	64,836

Fire Flows

Type of Construction	Fire Flow (GPM)	Duration (HR)	Total Flow (Gallon)	
Type IA and IB*	2,750	2	330,000.00	
Type IIA and IIB*	3,750	3	675,000.00	Exceeds 50% Existing Tank Storage
Type IV and V-A*	4,500	4	1,080,000.00	Exceeds 50% Existing Tank Storage
Type IIB and IIIB*	5,250	4	1,260,000.00	Exceeds 50% Existing Tank Storage
Type V-B*	7,000	4	1,680,000.00	Exceeds 50% Existing Tank Storage

*If building is sprinkled flows can be reduced by 25% but not less than 1500 GPM

Fire Flows with Sprinkler System

Type of Construction	Fire Flow (GPM)	Duration (HR)	Total Flow (Gallon)
Type V-B*	1,750	2	210,000.00

Water Source Requirements

Residential ERU's (Sunrise Engineers)	1,372
R309-510-7 requirements (GAL/Year)	146,000
Total Yearly Source Requirement (GAL)	200,312,000
Total Yearly Source Requirement (ACFT)	617

TABLE B105.1(2)
REFERENCE TABLE FOR TABLES B105.1(1) AND B105.2

FIRE-FLOW CALCULATION AREA (square feet)					FIRE-FLOW (gallons per minute) ^b	FLOW DURATION (hours)
Type IA and IB ^a	Type IIA and IIIA ^a	Type IV and V-A ^a	Type IIB and IIIB ^a	Type V-B ^a		
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	3
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	4
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750	
295,901-Greater	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000	
—	—	115,801-125,500	83,701-90,600	51,501-55,700	6,250	
—	—	125,501-135,500	90,601-97,900	55,701-60,200	6,500	
—	—	135,501-145,800	97,901-106,800	60,201-64,800	6,750	
—	—	145,801-156,700	106,801-113,200	64,801-69,600	7,000	
—	—	156,701-167,900	113,201-121,300	69,601-74,600	7,250	
—	—	167,901-179,400	121,301-129,600	74,601-79,800	7,500	
—	—	179,401-191,400	129,601-138,300	79,801-85,100	7,750	
—	—	191,401-Greater	138,301-Greater	85,101-Greater	8,000	

For SI: 1 square foot = 0.0929 m², 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.

a. Types of construction are based on the *International Building Code*.

b. Measured at 20 psi residual pressure.

TABLE B105.2
REQUIRED FIRE-FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the <i>International Fire Code</i>	25% of the value in Table B105.1(2) ^a	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the <i>International Fire Code</i>	25% of the value in Table B105.1(2) ^b	Duration in Table B105.1(2) at the reduced flow rate

For SI: 1 gallon per minute = 3.785 L/m.

a. The reduced fire-flow shall be not less than 1,000 gallons per minute.

b. The reduced fire-flow shall be not less than 1,500 gallons per minute.

Bill Young

From: Corey Twedt <ctwedt@gmail.com>
Sent: Wednesday, April 26, 2023 9:08 AM
To: Bill Young; Chad Brown
Subject: Alder Development - Sewer and Water
Attachments: 230412 Black River WW Flows .pdf

Hi Guys,

For the large Alder Development, Millville needs to make some decisions as to how much of the property currently in Millville we want to keep in Millville and how we would service this property with water and sewer. [HERE](#) is a link to an old City Council staff report with some drawings so that you can see the area and what is being discussed. On page 5, it shows the existing boundary line.

Now, the new proposed boundary line request has moved a little further north to include all of the mixed-use commercial buildings, but not the stadium or parking garage/soccer field. Attached is a letter from Sunrise about the number of units and estimated wastewater flows with this boundary line.

According to our contact, Providence is willing to service the water and wastewater, but still have this portion of the property in Millville, because of the cost to run lines from the existing residential section of the City.

Here are the options that immediately come to mind for Millville on this:

1. Say we can't service any of it and don't want to create a mixed-use zone and allow the entire property to be moved with a Boundary Line Adjustment (BLA) from Millville to Providence.
2. Create a new mixed-use zone and allow the development to take place, but not provide water and sewer. We would work through an agreement with Providence on providing these services and then Millville would deal with the rest of the development and collect property taxes.
3. Millville provides water and sewer and services the area.

To understand this last option, we need some help from you guys answering these questions:

1. Do we have the capacity in our sewer system and water system for this not to kill us? What would it do to our build-out numbers or future annexation areas?
2. What are the rough estimated costs for extending existing sewer and water lines to this new development? We need to keep in mind that the current existing sewer line that runs from 550 North to the high school has some major limitations on capacity.

Before you get going on this, I need to have a rough estimated cost and schedule of what it will take to do your analysis. As this is preliminary, we don't want to do a really deep dive at this point, but we want to start to get our arms around what we are dealing with.

What I would like to do is have you put something together and then meet with either a portion of the Council or the entire Council at a regular meeting to discuss the options.

Thanks

--



Cache Valley Office

2100 North Main Street North Logan, Utah 84341 | **Tel:** 435.563.3734 | **Fax:** 435.563.6097

April 12, 2023

Alex Bearnson
Black River Development

Subject: Wastewater Flows for development in Providence

Dear Alex,

We appreciate the opportunity to provide you with these preliminary wastewater flows for your future development in Providence City. It is an existing development with a lot of potential. The 245 gallons per unit comes from Providence City's wastewater master plan per equivalent residential unit ERU.

Residential Units in Millville

Type	Unites	Gallons		GPD
Residential Units	1372	245	* per ERU	336,140
Total				336,140

If you have any questions concerning these calculations let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Archibald", is written over a light blue horizontal line.

Scott Archibald, PE
Principal



Building ID	Footprint	Residential Floors	Residential Sq Ft	Commercial Floors	Commercial Sq Ft
1	23,712 sq ft	0	0	3	71,137 sq ft
2	22,639 sq ft	0	0	2	45,277 sq ft
3	7,217 sq ft	0	0	2	14,434 sq ft
4	16,082 sq ft	0	0	2	36,164 sq ft
5	13,134 sq ft	0	0	1	13,134 sq ft
6	17,947 sq ft	0	0	1	17,947 sq ft
7	17,855 sq ft	0	0	1	17,855 sq ft
8	18,917 sq ft	0	0	2	37,833 sq ft
9	8,578 sq ft	0	0	2	17,156 sq ft
10	5,063 sq ft	0	0	1	5,063 sq ft
11	5,319 sq ft	0	0	1	5,319 sq ft
12	7,995 sq ft	0	0	1	7,995 sq ft
13	4,785 sq ft	0	0	1	4,785 sq ft
14	10,172 sq ft	0	0	2	20,343 sq ft
15	4,390 sq ft	0	0	2	8,780 sq ft
16	18,821 sq ft	0	0	4	75,282 sq ft
17	26,063 sq ft	3	78,188	0	0 sq ft
18	22,356 sq ft	4	89,424	0	0 sq ft
19	20,736 sq ft	3	62,208	0	0 sq ft
20	8,078 sq ft	3	24,235	0	0 sq ft
21	9,621 sq ft	3	28,863	0	0 sq ft
22	10,368 sq ft	3	31,104	0	0 sq ft
23	15,693 sq ft	4	62,772	0	0 sq ft
24	14,252 sq ft	4	57,008	0	0 sq ft
25	18,456 sq ft	3	55,367	0	0 sq ft
26	17,508 sq ft	4	70,032	0	0 sq ft
27	22,817 sq ft	4	91,267	0	0 sq ft
28	9,665 sq ft	4	38,658	0	0 sq ft
29	20,609 sq ft	3	61,826	0	0 sq ft
30	24,000 sq ft	2	48,000	2	48,000 sq ft
31	16,005 sq ft	2	32,010	2	32,010 sq ft
32	17,927 sq ft	2	35,854	2	35,854 sq ft
33	6,033 sq ft	1	6,033	1	6,033 sq ft
34	10,120 sq ft	0	0	2	20,251 sq ft
35	20,008 sq ft	2	40,015	2	40,015 sq ft
36	8,881 sq ft	2	17,762	2	17,762 sq ft
37	4,173 sq ft	0	0	1	4,173 sq ft
38	4,621 sq ft	0	0	1	4,621 sq ft
39	9,365 sq ft	0	0	1	9,365 sq ft
40	18,108 sq ft	0	0	1	18,108 sq ft
41	11,587 sq ft	0	0	1	11,587 sq ft
42	19,057 sq ft	0	0	1	19,057 sq ft
43	8,444 sq ft	0	0	1	8,444 sq ft
44	7,846 sq ft	0	0	1	7,846 sq ft
45	22,933 sq ft	2	45,867	2	45,867 sq ft
46	24,988 sq ft	0	0	4	99,954 sq ft
47	164,566 sq ft	0	0	1	164,566 sq ft
48	10,864 sq ft	2	21,728	1	10,864 sq ft
49	10,923 sq ft	2	21,846	1	10,923 sq ft
50	12,988 sq ft	2	25,976	1	12,988 sq ft
51	9,578 sq ft	2	19,156	1	9,578 sq ft
52	12,988 sq ft	2	25,976	1	12,988 sq ft
53	13,105 sq ft	2	26,209	1	13,105 sq ft
54	20,743 sq ft	2	41,485	1	20,743 sq ft
55	12,988 sq ft	2	25,976	1	12,988 sq ft
56	17,928 sq ft	2	35,857	1	17,928 sq ft
57	10,541 sq ft	2	21,082	1	10,541 sq ft
58	17,360 sq ft	3	52,081	0	0 sq ft
59	20,736 sq ft	3	62,208	0	0 sq ft
60	21,612 sq ft	3	64,835	0	0 sq ft
61	11,195 sq ft	4	44,786	0	0 sq ft
62	10,727 sq ft	4	42,909	0	0 sq ft
63	15,117 sq ft	2	30,234	1	15,117 sq ft
64	10,368 sq ft	3	31,104	0	0 sq ft
65	20,734 sq ft	3	62,203	0	0 sq ft
66	10,368 sq ft	3	31,104	0	0 sq ft
67	21,543 sq ft	4	86,173	0	0 sq ft
68	12,988 sq ft	2	25,976	1	12,988 sq ft
69	20,734 sq ft	4	82,937	0	0 sq ft
70	11,285 sq ft	4	45,180	0	0 sq ft
71	9,090 sq ft	5	45,451	0	0 sq ft
72	20,736 sq ft	4	82,944	0	0 sq ft
73	10,368 sq ft	5	51,840	0	0 sq ft
74	20,736 sq ft	5	103,678	0	0 sq ft

Total Commercial Sq Ft 1,152,488 sq ft

Total Residential Sq Ft 2,187,028 sq ft

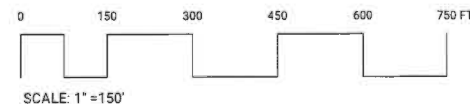
	Sq Ft	Units
Studio (10% of Total Units) 800 Sq Ft	218,703 sq ft	365
One Bedroom (20% of Total Units) 800 Sq Ft	437,406 sq ft	547
Two Bedroom (70% of Total Units) 1200 Sq Ft	1,530,920 sq ft	1276

Total Units 1823

Estimated Parking Stalls 4895

Conceptual Uses

- Commercial
- Mixed Use
- Residential



Title		
USES AND FLOOR COUNTS		
Drawn By	Date	
Nick Fullmer Landscape Design	1/30/23	
CAD File Name		
ALDER FARMS		

SPECIAL DISTRICT GROUP
INTRO TO PUBLIC INFRASTRUCTURE DISTRICTS



CONTENTS OVERVIEW

SECTION 1: OVERVIEW OF PIDs

SECTION 2: PID FORMATION & TRANSACTION PROCESS

SECTION 3: CASE STUDIES

APPENDIX: Team Member Bios

SECTION 1

OVERVIEW OF PID_s



WHAT IS A PUBLIC INFRASTRUCTURE DISTRICT (PID)?

DEFINITION:

- A PID is a quasi-governmental entity with the power to impose taxes or assessments on future users of infrastructure to repay debt issued to finance that infrastructure
- PIDs are economic development tools that can be used by local governments and property owners to assist in creating first-class development projects that bring long-term benefits to the community
- PID financing can only be used for public infrastructure, such as:
 - Streets improvements
 - Traffic and safety controls
 - Water improvements
 - Sanitation improvements
 - Storm water drainage improvements
 - Parks and recreation improvements
 - Other civic amenities
- PIDs are similar to other types of special districts (e.g., CO – “Metropolitan Districts”; AZ – “Community Facilities Districts”) that other Western states use to finance public infrastructure



WHAT IS A PUBLIC INFRASTRUCTURE DISTRICT (PID)?

FORMATION AND GOVERNANCE:

- PIDs were authorized by the enactment of Utah S.B. 228 in 2019
- PIDs are governed by a Board with members initially appointed by the City/County with such members being landowners or designated representatives of land owners. The appointed Board then transitions to an elected board after new electors reside or own property in the PID
- The formation process for a new PID requires the approval of a Governing Document by the City/County in which the PID is located
- Governing Document policy considerations:
 - Establish policy and procedures for PID approval
 - Limited debt service mill levy cap (up to 15 mills)
 - Establish maximum principal amount of bonds/debt which may be issued by the PID
 - Property Tax Imposition terms
 - Establish reporting requirements



WHAT IS A PUBLIC INFRASTRUCTURE DISTRICT (PID)?

FUNCTION & PURPOSE:

- **Fund New Growth Without Impacting the City's/County's Balance Sheet** – PIDs were created as a financing mechanism to fund public infrastructure to entice needed development growth without impacting the city's/county's balance sheet.
- **Finance Better Infrastructure** – Efficiently financing infrastructure enables the Developer to construct infrastructure above and beyond the standard requirements, which in turn enhances the community feel through better softscapes, larger roads & sidewalks, parks and trails, and much more.
- **Accelerate Development** – Rather than the developer having to wait to collect revenue upon sale of developed land to put in additional infrastructure, they are able to do it immediately, which increases land value and provides incremental tax value to the city/county that would not otherwise be generated.
- **Reduce Risk to Property Owners** – The payment for bonds is not secured by a deed of trust, mortgage or other lien on the property within the Development or the assets of the Public Infrastructure District other than the lien on the pledged revenue. In the event the proceeds of the limited tax are insufficient to meet annual debt service as it comes due, bondholders have no statutory remedy to require additional taxes or fees of the Public Infrastructure District, nor statutory recourse to the property or the property owner.
- **Growth Pays for Growth** – As opposed to the city/county imposing an increased tax on all residents, the main users of the infrastructure pay for it.





PID TYPES: LIMITED TAX BONDS

PUBLIC INFRASTRUCTURE DISTRICTS ARE AN ECONOMIC DEVELOPMENT TOOL THAT CAN BE USED BY LOCAL GOVERNMENTS AND PROPERTY OWNERS TO ASSIST IN CREATING FIRST-CLASS DEVELOPMENT PROJECTS THAT BRING LONG-TERM BENEFITS TO THE COMMUNITY.

KEY FEATURES

- A Public Infrastructure District Limited Tax Bond is a local government financing tool which imposes an additional property tax levy on future users of infrastructure to repay debt issued to finance that infrastructure
- Limited to a 15 mill max levy or stricter guidelines adopted in a policy document by the creating entity (e.g. city, county), and must mature within 40 years of issuance
- Typically structured with 3 years of capitalized interest (i.e. bondholders cover the interest payments during buildout) so that the developer is not required to front costs
- Structured to have a debt service payment buffer (e.g. 1.3x debt service) so that the development can withstand a slowdown or cut to absorption
- Bondholders ultimately take the entire risk of the project being successful with the main risk being an untimely absorption schedule

NON-RECOURSE

- In the event the proceeds of the limited tax are insufficient to meet annual debt service as it comes due, the bondholder has no statutory remedy to require additional taxes or fees of the PID, nor statutory recourse to the property or the property owner.
- If property owners have delinquent taxes for 5 years, the County Treasurer has the power to foreclose on and cause a sale of the property.
- Payment for these bonds are not secured by a deed of trust, mortgage or other lien on the property within the Development or the assets of the district other than the lien on the pledged revenue.
- Less buildout risk to the developer than a special assessment bond given the longer capitalized interest period, the non-recourse element of the bond, and the smaller property tax dollar amount owed on undeveloped land



PID TYPES: **SPECIAL ASSESSMENT BONDS**

SPECIAL ASSESSMENT BONDS ARE GENERALLY MORE USEFUL WHEN THE UNDERLYING VALUE OF THE LOTS WITHIN THE DISTRICT ARE OF HIGH VALUE.

KEY FEATURES

- Public Infrastructure District Special Assessment Bonds are repaid by assessments on property, which are determined based on the relative benefit of the financed improvements to each parcel within an assessment area.
- Limited to no more than 33% of the appraised value of the assessed property, which appraisal may include the financed improvements and any other improvements for which funding has already been provided.
- Must mature within 20 years
- Typically structured with 2 years of capitalized interest
- Assessments are levied at a level sufficient to cover debt service so the bonds are structured with minimal excess coverage since bondholders have recourse to the underlying property in the case of non-payment by a property owner
- Main risk to bondholders is an untimely absorption schedule and the developer's inability to carry annual assessment payments over a longer than expected buildout period

1ST LIEN RECOURSE

- A special assessment represents a statutory lien on the benefited land ahead of any private lien or mortgage
- Failure to pay the annual assessment on a parcel can result in foreclosure by the PID for the allocated principal amount on that specific parcel (no cross collateralization)
- More buildout risk is carried by the developer than in a limited tax bond given that the assessment remains fixed regardless of whether the property remains undeveloped, and the recourse component bondholders have to the underlying property

COMMON PID BOND STRUCTURES

BOTH LIMITED TAX AND SPECIAL ASSESSMENT BONDS CAN BE ISSUED BY A PID, THOUGH THE STRUCTURE OF EACH BOND DIFFERS.



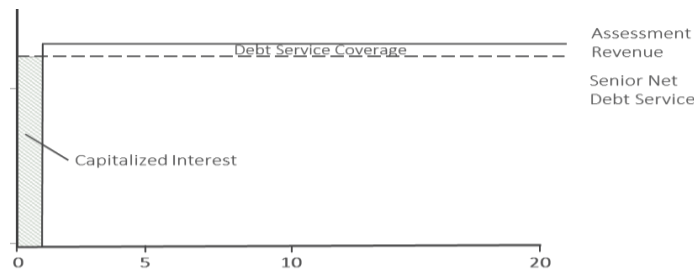
SPECIAL ASSESSMENT BONDS

- Allocates repayment of debt based on benefit per parcel
- Debt size limited to 33% of the appraised value of the assessed property
- Adds an additional annual assessment to the property to repay debt issued to fund infrastructure
- Debt constitutes a governmental lien on each parcel allocated based on a selected benefit methodology
- Typically debt is structured to accommodate the 1-2 years of capitalized interest followed by level debt service with a 20 year max maturity under statute

SAMPLE LIEN AND ANNUAL ASSESSMENT

PROPERTY	LIEN AMOUNT	ANNUAL ASSESSMENT
50' LOT	\$18,375	\$1,737
60' LOT	\$20,475	\$1,928
70' LOT	\$21,263	\$1,999

TAX REVENUE IN \$



Note: Sample District to generate \$16,200/lot for infrastructure

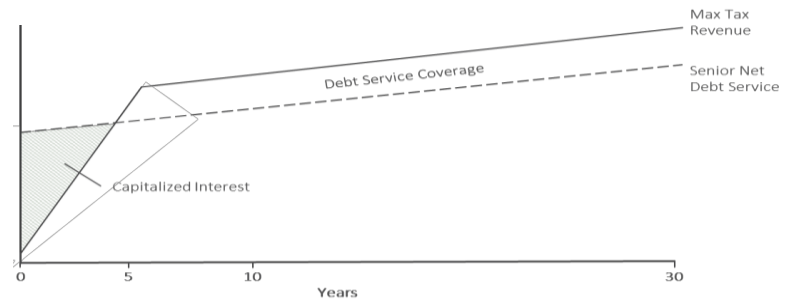
LIMITED TAX BONDS

- Allocates repayment of debt based on value of taxed property similar to traditional General Obligation bonds of Cities and School Districts
- Have the statutory authority to establish and collect taxes up to 15 mills, but often impose a lower rate in practice
- Typically debt is structured to accommodate the inclining anticipated revenue from the limited levy with the use of capitalized interest, back weighted principal, and supplemental reserve funds—Typically a 30 year maturity
- Because the debt does not constitute a mortgage lien, less likely to interfere with construction financing or home mortgages

SAMPLE TAX BILLS

PROPERTY	MARKET VALUE	TAXABLE VALUE	ANNUAL TAX AT 7 MILLS
PAPER LOT	\$5,000	\$5,000	\$35
FINISHED LOT	\$85,000	\$85,000	\$595
FINISHED HOME	\$425,000	\$233,750 (55%)	\$1,636

TAX REVENUE IN \$



Note: Sample District to generate \$16,200/lot for infrastructure

OVERVIEW: COMMUNITY REINVESTMENT AREAS

COMMUNITY REINVESTMENT AREAS, SIMILAR TO PIDS, ARE AN ECONOMIC DEVELOPMENT TOOL THAT CAN BE USED BY LOCAL GOVERNMENTS AND PROPERTY OWNERS TO ASSIST IN CREATING FIRST-CLASS DEVELOPMENT PROJECTS THAT BRING LONG-TERM BENEFITS TO THE COMMUNITY.



DEFINITION

- A CRA is a mechanism through which a community can access a portion of its own share of Tax Increment (i.e. the additional tax revenue generated by the improvement of real property) and combine it with a portion of the Tax Increment from the other local taxing entities (e.g., County, School District) to promote development activities within the boundaries of the CRA

FORMATION & GOVERNANCE

- CRAs are created by establishing a Reinvestment Agency. The Reinvestment Agency puts together a plan and budget for the project, which are both presented to the City Council/County Commission for approval. The city/county must also must obtain approval from the other taxing entities to secure their participation in the project area

FUNCTION & PURPOSE

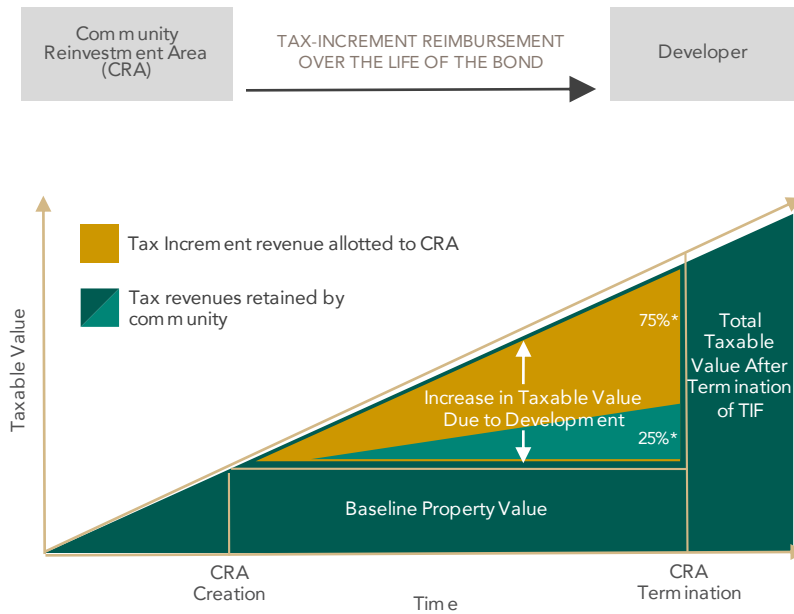
- Reinvesting a portion of each taxing entity's Tax Increment to the CRA will enhance the community's overall development and will help realize greater benefits in the future (e.g. increased sales and transient room tax collections)
- When a CRA is established, its assessed value at that time is designated as the "base year" valuation. As the value of the property increases through development, the new assessed value above the base year becomes the "incremental value." That incremental value is then multiplied by the property tax rate to determine the "Tax Increment" (see graphs on next slide)
- By creating a CRA, the taxing entities agree to forego a portion of their share of this Tax Increment revenue until the CRA term ends, at which they will receive 100% of their respected share of the Tax Increment.
- The property taxes that generate the Tax Increment are paid by the developer during the buildout of the project, and subsequently paid by future residents/occupants of the PID

POTENTIAL PID INTERACTION WITH TAX INCREMENT FINANCE IN UTAH



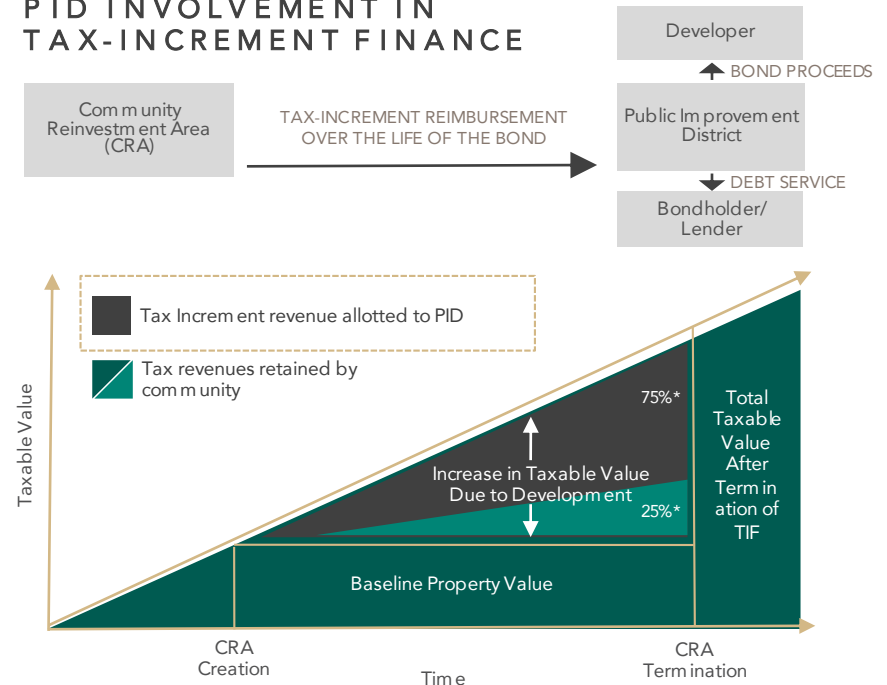
TIF REVENUES MAY BE PLEDGED TO REPAY PID BONDS, A KEY ASPECT OF PIDS THAT ALLOWS CRAS AND PIDS TO BE USED AS COMPLIMENTARY INFRASTRUCTURE FINANCING TOOLS.

TRADITIONAL CRA TAX INCREMENT PLAN



*75% and 25% are only illustrative figures and may vary by deal

PID INVOLVEMENT IN TAX-INCREMENT FINANCE



*75% and 25% are only illustrative figures and may vary by deal

By issuing bonds through a PID, neither the CRA nor the City/County would be required or requested to issue, collateralize, or enhance the bonds, and are therefore removed from any financing liability

SECTION 2

PID FORMATION & TRANSACTION PROCESS





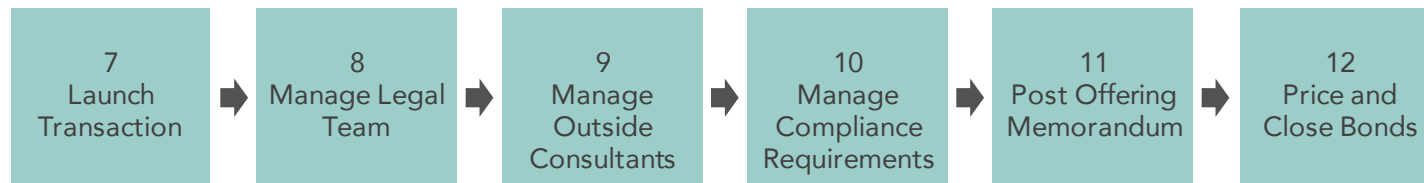
DAVIDSON'S INVOLVMENT BEGINS LONG BEFORE THE BOND TRANSACTION LAUNCHES, AND WE ACTIVELY MANAGE THE PROCESS UNTIL FUNDS HIT THE PROJECT ACCOUNT

SUMMARY OF PRE-LAUNCH SCOPE



*Approximately 180 Days from Initial Conversations to Transaction Launch**

SUMMARY OF POST-LAUNCH SCOPE



90 Days from Transaction Launch to Close

**Note: "Pre-Transaction Launch" timeframes may vary depending on the timing of City Council's approval*

D.A. DAVIDSON BRINGS EXPERTISE AND EXPERIENCE LONG BEFORE THE BOND TRANSACTION LAUNCHES



PRE-LAUNCH SCOPE OF WORK

1

PRELIMINARY COORDINATION

- If desired by the client, D.A. Davidson will coordinate and prepare materials for a “kick-off” meeting with the Developer, the City, and its advisors/consultants. The purpose of this meeting will be to: 1) Introduce the development, location, needs, and purpose of the District’s financing; 2) Discuss the overall process and considerations related to policies and Service Plan parameters for the District; and 3) Establish consensus regarding timing.

2

FINANCING PLAN OPTIONS

- D.A. Davidson will iterate financing plans to determine the most appropriate bond structure to achieve the Developer’s financing goals. These plans will be informed by anticipated construction timing and absorption of each phase of the development in order to project future taxable values for the various elements of the development. We often run multiple absorption and phasing scenarios when the developer is still evaluating multiple land development strategies. The selected plan becomes a key driver to the materials presented to and documented with the City.

3

PRESENT TO CITY STAFF

- D.A. Davidson will prepare materials to be submitted and reviewed by the City including any educational information requested by the staff or the City’s financial consultants. This might include educational material about public infrastructure districts, specific financing and infrastructure plans related to the development, as well as quantifying the economic impact of the development. Having an experienced and credible advisor to present to the City is critical to securing the optimal agreements.

4

QUANTIFY ECONOMIC IMPACT OF THE DEVELOPMENT

- D.A. Davidson can assist in coordinating the quantification of fiscal and economic impacts of the proposed development and the surrounding area. This information will be shared with the City in order to further expand on the benefits of approving a District for the development. This analysis could include:
 - Forecasting of impacts on property taxes, sales taxes, franchise taxes, income taxes, transient room taxes and corporate taxes;
 - Determining impacts on future employment and subsequent direct, indirect, and induced effects; and
 - Forecasting impacts on general government, public safety, public works, and community development within the proposed area
- This analysis would be recommended on an as-needed basis to address any concerns or hesitation as it may relate to the formation of a District for the development from the City’s perspective.

5

DOCUMENT DRAFTING

- D.A. Davidson will coordinate with legal counsel in the drafting of documents required for the formation of the public infrastructure district, as well as advise the Developer on key financial and other considerations to be included in the draft documents.

6

PRESENT TO CITY COUNCIL

- In coordination with the Developer, D.A. Davidson will be present for any necessary public hearings for meetings with the City. This may include work sessions, regularly scheduled City Council meetings, or small group meetings as necessary.

ONCE THE BOND TRANSACTION LAUNCHES D.A. DAVIDSON WILL “QUARTERBACK” THE TRANSACTION PROCESS FROM LAUNCH TO CLOSING



POST-LAUNCH SCOPE OF WORK

7

LAUNCH TRANSACTION

- D.A. Davidson will form a working group of the necessary professionals to get a bond transaction complete, sending a schedule of events to the working group and managing the timeline for all consultants, coordinating the assembling of documents produced by various consultants into an offering document or other type of investor package, holding regular calls with the working group to resolve any concerns or challenges, and coordinating with the Developer throughout the process.

8
-
9

MANAGE LEGAL TEAM & OUTSIDE CONSULTANTS

- The working group that generates the offering memorandum and its supporting documents, as well as all bond documents and ancillary financing documents, consists of District counsel, bond counsel, tax counsel, disclosure counsel, underwriter's counsel, developer's counsel, market study providers and District accounting teams. Davidson consults with each of these firms individually to ensure that the District's and the Developer's objectives are being accurately reflected in the offering documents. Davidson also manages cross-discipline calls to ensure timely and successful execution.

10

MANAGE COMPLIANCE REQUIREMENTS

- Bonds are regulated by the Municipal Securities Rulemaking Board. As such, we must closely adhere to the requirements and guidelines to enable a successful closing.

11

POST OFFERING MEMORANDUM

- Once we post the offering, our sales and trading desk fields calls from institutional investors (e.g., Goldman Sachs, Nuveen, Investco) to sell the District's bonds. Our Special District Group's bankers are brought in to address questions with purchasers as necessary..

12

PRICE AND CLOSE BONDS

- Over their decades-long career at our firm, our sales and trading team has built trusted relationships with the market's key players to secure investment in even the most complex deal structures. Our lead underwriter, Brian Courtney, has been an underwriter of municipal bonds since 1996 and has overseen more than 1,900 financings for a total par of \$18.5 billion in the last 5 years alone. Unlike several competitor sales teams, our sales and trading team is headquartered in the Intermountain West – they understand the nuances and trends in our market and command respect with the institutional investors funding public financings in the region. Our sales team specializes in selling special district deals, ensuring balanced distribution, stability, and liquidity.

WITH DAVIDSON'S PROVEN EXPERIENCE AND TRUSTED RELATIONSHIPS, YOU WILL GET THE HIGHEST AND BEST EXECUTION ACHIEVABLE ON YOUR PID'S OFFERING



SECTION 3

CASE STUDIES



CASE STUDY: BLACK DESERT PID



COMMUNITY: Black Desert Resort at Entrada

SITE: Ivins City

USES:
(approx)

- Hotel & Conference Center
- 299 hotel condo units
- 148 hotel rooms
- 46,000 ft² restaurant & retail

Residential Village

- 751 condo units
- 32 SFD Homes

FEATURES: 19-Hole Golf Course; Vibrant, amenity-rich community



KEY TAKEAWAYS

- Transaction size: \$106MM
- Used to fund underground parking structure, desert boardwalk feature, pedestrian bridge, roads (including curb & gutter), trails/trailheads, convention center, nature center, irrigation & other improvements related to utilities
- Supplanted equity, bank debt, or taxes from existing tax payers
- No recourse to the developer of the infrastructure
- Repaid through a pledge of the mill rate imposed by the PID

TAX EXEMPT BOND STRUCTURE

- Non-rated senior bond and subordinate bond
- Sized to 1.75x (Senior) and 1.00x (Sub) coverage ratio
- The 2051 maturity priced to yield 3.85%, exemplifies an ultra-efficient way to finance public infrastructure costs

CASE STUDY: JEPSON CANYON PID



COMMUNITY:	Jepson Canyon Resort
SITE:	Apple Valley
USES: (approx)	<ul style="list-style-type: none">- 133 high-density residential units at 2,100-2,800 ft² per unit- 18 medium-density residential units at 2,500 ft² per unit- 18 foothills residential units at 3,000 ft² per unit- 15 acres open space
FEATURES:	Johnny Miller 9-Hole "short course"; arts & science center; 180-room natural log lodge; wellness center; Native American cultural exhibit; aerial tram



KEY TAKEAWAYS

- Transaction size: \$7MM
- Proceeds used to fund public improvements including roads and utilities, water tank, and sewer system, as well as acquisition of Phase I water rights
- Supplanted equity, bank debt, or taxes from existing tax payers
- No recourse to the developer of the infrastructure
- Repaid through a pledge of the mill rate imposed by the PID

TAX EXEMPT BOND STRUCTURE

- Non-rated senior bond and subordinate bond
- Sized to 1.30x (Senior) and 1.00x (Sub) coverage ratio
- The 2051 maturity priced to yield 5.125% exemplifies an ultra-efficient way to finance public infrastructure costs

CASE STUDY: MEDICAL SCHOOL CAMPUS PID



COMMUNITY:	Rocky Mountain University of Health Professions
SITE:	Provo
USES: (approx)	Private Medical School <ul style="list-style-type: none">- Academic Building- Student Center- Research/Surgical Research Building- Office Building Student Housing <ul style="list-style-type: none">- 685 Student/Multifamily Units- 2 Parking Structures



KEY TAKEAWAYS

- Transaction size: \$43MM
- Proceeds used for the remediation of certain soil, groundwater, and gas contamination resulting from the lands prior use as a landfill and other public infrastructure expenses, such as roads and professional services (e.g. engineering, surveying, and planning costs)
- Supplanted equity, bank debt, or taxes from existing tax payers
- No recourse to the developer of the infrastructure
- Repaid through a pledge of the mill rate imposed by the PID

TAX EXEMPT BOND STRUCTURE

- Non-rated senior bond and subordinate bond
- Sized to 1.30x (Senior) and 1.00x (Sub) coverage ratio
- The 2051 maturity priced to yield 5.50%, exemplifies an ultra-efficient way to finance public infrastructure costs

CASE STUDY: GATEWAY AT SAND HOLLOW PID NO. 1



COMMUNITY: Gateway at Sand Hollow

SITE: Hurricane

USES:
(approx)

- 3,217 residential units
- 1,238 recreation resort condos
- 690,000 ft² commercial

FEATURES: Two City Parks, Recreational Resorts, RV Park, hotel, restaurants, gas stations, marine retail, boat and recreational vehicle storage; 8 mins from Sand Hollow State Park, 40 mins from Zion National Park



KEY TAKEAWAYS

- Transaction size: \$40MM
- Used to fund public improvements connecting various components of the development to existing infrastructure including roads, public utilities, parks, and storm water improvements
- Supplanted equity, bank debt, or taxes from existing tax payers
- No recourse to the developer of the infrastructure
- Repaid through a pledge of the mill rate imposed by the PID

TAX EXEMPT BOND STRUCTURE

- Non-rated “cash flow” bonds
- Sized on 2% annual inflation; payable annually from pledged revenue on deposit to the Bond Fund
- The 2051 maturity priced to yield 5.50%, exemplifies an ultra-efficient way to maximize proceeds to finance public infrastructure costs

CASE STUDY: PINE VIEW PID NO. 1



COMMUNITY: “Firelight”

SITE: Toquerville

USES:
(approx)
- 1,202 residential units
- Active Adult (55+ Community)

FEATURES: Development part of larger “Firelight” master planned resort community located 24 miles northeast of St. George, and ~27 miles west of Zion National Park; will feature parks, open space, trails, a clubhouse, and a pool



KEY TAKEAWAYS

- Transaction size: \$14MM
- Used to fund public improvements including water, sewer, parks, recreation improvements, and streets (including the Toquerville Bypass Road)
- Supplanted equity, bank debt, or taxes from existing tax payers
- No recourse to the developer of the infrastructure
- Repaid through a pledge of the mill rate imposed by the PID

TAX EXEMPT BOND STRUCTURE

- Non-rated “cash flow” bonds
- Sized on 2% annual inflation; payable annually from pledged revenue on deposit to the Bond Fund
- The 2051 maturity priced to yield 6.00%, exemplifies an ultra-efficient way to maximize proceeds to finance public infrastructure costs

CASE STUDY: RED BRIDGE PID NOS. 1 - 2



COMMUNITY:	Red Bridge Station
SITE:	Payson City
USES: (approx)	<ul style="list-style-type: none">- 1,200 residences- 15,000 ft² commercial- 100,000 ft² industrial- 150,000 ft² manufacturing
FEATURES:	25 acres of open space, future MTEC campus, and future UTA station



KEY TAKEAWAYS

- Transaction size: \$24MM
- Used to fund public water, sewer, drainage, roads, and recreation
- Supplanted equity, bank debt, or taxes from existing tax payers
- No recourse to the developer of the infrastructure
- Repaid through a pledge of the mill rate imposed by the PID

TAX EXEMPT BOND STRUCTURE

- Non-rated senior bond and subordinate bond
- Sized to 1.54x (Senior) and 1.00x (Sub) coverage ratio
- The 2051 maturity priced to yield 4.375%, exemplifies an ultra-efficient way to finance public infrastructure costs

CASE STUDY: ROAM PID NO. 1

COMMUNITY:	ROAM
SITE:	Mountain Green
USES: (approx)	<ul style="list-style-type: none">- 183 SFD Homes- 71,400 ft.² Medical, Retail, Office Space
FEATURES:	Located 11 minutes from Hill Air Force Base, 15 minutes from Snow Basin Ski Resort, and 20 minutes from Downtown Ogden



KEY TAKEAWAYS

- Transaction size: \$6MM
- Proceeds were used for public improvements, such as water systems, sewer systems, drainage and flood control systems, and road improvements.
- Supplanted equity, bank debt, or taxes from existing tax payers
- No recourse to the developer of the infrastructure
- Repaid through a pledge of the mill rate imposed by the PID

TAX EXEMPT BOND STRUCTURE

- Non-rated senior bond and subordinate bond
- Sized to 1.20x (Senior) and 1.00x (Sub) coverage ratio
- The 2051 maturity priced to yield 4.25%, exemplifies an ultra-efficient way to finance public infrastructure costs



APPENDIX

TEAM MEMBER BIOS



THE SPECIAL DISTRICT GROUP IS POWERED BY A TEAM OF HIGHLY SKILLED & DEDICATED INDIVIDUALS



OUR BANKERS



LACI KNOWLES
MANAGING DIRECTOR

LKNOWLES@DADCO.COM
(303) 764-5764

LACI KNOWLES IS A MANAGING DIRECTOR OF THE SPECIAL DISTRICT GROUP AND WORKS WITH CLIENTS TO STRUCTURE DEALS AT ALL PHASES OF THE DEVELOPMENT CYCLE, WITH SIGNIFICANT EXPERIENCE IN FINANCING THE EARLIEST PHASES OF DEVELOPMENT.

Laci is an expert in debt obligations secured by complex revenue streams, including tax increment financing, revenue sharing arrangements between special districts and local governments and various other financing mechanisms unique to development. Prior to joining D.A. Davidson & Co. in 2017, she practiced as a public finance attorney in Colorado, serving as disclosure counsel both to issuers and underwriters and specializing in disclosure in connection with nonrated special district financings. Laci holds a JD degree from the University of Denver's Sturm College of Law, a master's degree from the University of Denver's Korbel School for International Studies and a bachelor's degree from the University of Arkansas.



BRENNEN BROWN
MANAGING DIRECTOR

BSBROWN@DADCO.COM
(801) 994-3166

BRENNEN BROWN JOINED THE COMPANY IN EARLY 2020 TO LEAD THE FIRM'S PUBLIC FINANCE BANKING EFFORTS IN UTAH. HE IS A MANAGING DIRECTOR OF D.A. DAVIDSON & CO.'S SPECIAL DISTRICT GROUP.

Previously, Brennen spent more than 10 years at Goldman Sachs Asset Management (GSAM) where he was a vice president for a fixed income team that managed more than \$120 billion of AUM in tax-free investments. Brennen's extensive experience analyzing, structuring and investing in special district debt across the country has led to investments of more than \$2 billion. His unique insights into how investors think, paired with his relationships on the buy side, add additional value to D.A. Davidson's clients. Prior to GSAM, he was a financial institutions analyst for Goldman Sachs & Co. Brennen graduated magna cum laude from Brigham Young University with a bachelor's degree in business management.

THE SPECIAL DISTRICT GROUP IS POWERED BY A TEAM OF HIGHLY SKILLED & DEDICATED INDIVIDUALS



OUR BANKERS



BROOKE HUTCHENS
MANAGING DIRECTOR

BHUTCHENS@DADCO.COM
(303) 764-5724

BROOKE HUTCHENS IS A MANAGING DIRECTOR AT D.A. DAVIDSON & CO., FOCUSED ON WORKING WITH SPECIAL DISTRICT CLIENTS TO FINANCE PUBLIC INFRASTRUCTURE.

Since joining the firm in 2013, Brooke has been integral to the underwriting or private placement of more than \$8 billion in Special District debt. With more than 18 years of experience in fixed income capital markets, she has collaborated with local municipalities to create new special districts and to arrange public-private partnerships fostering growth in the Intermountain West. Prior to joining D.A. Davidson, Brooke was a director at Lone Star Funds, opening the leading private equity firm's New York office. She graduated summa cum laude from Yale University and holds a bachelor's degree in linguistics.



KYLE THOMAS
MANAGING DIRECTOR

KBTHOMAS@DADCO.COM
(303) 764-6041

KYLE THOMAS SERVES AS A MANAGING DIRECTOR OF THE SPECIAL DISTRICT GROUP AT D.A. DAVIDSON & CO., FOCUSED ON SPECIAL DISTRICTS, URBAN RENEWAL AUTHORITIES AND MUNICIPALITIES.

Kyle joined D.A. Davidson in 2019 after having previously worked at George K. Baum & Company, where he focused on local government finance. He has been involved in more than \$1 billion in debt offerings ranging from early-stage developments to mature districts and municipalities with investment grade ratings. Prior to his work in public finance, Kyle worked for Johnson & Johnson as an engineer, sales representative and sales manager in the Orthopedic Implant Division. He holds a bachelor's degree in mechanical engineering from Purdue University and earned a Master in Business Administration as well as a Master of Science in strategic management from the Indiana University Kelley School of Business. Kyle is also a holder of multiple U.S. patents from his work in the orthopedic industry.

THE SPECIAL DISTRICT GROUP IS POWERED BY A TEAM OF HIGHLY SKILLED & DEDICATED INDIVIDUALS



OUR BANKERS



SAM HARTMAN
SENIOR VICE PRESIDENT

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(928) 607.9774

WITH EXTENSIVE FINANCIAL AND OPERATION EXPERIENCE IN GROUND-UP DEVELOPMENT, SAM HARTMAN CAN CRAFT AND COMMUNICATE SOLUTIONS THAT OPTIMIZE CLIENT OBJECTIVES.

Prior to joining D.A. Davidson, Sam was Vice President of Portfolio Investments at Ranch Capital LLC, a private equity firm where he was responsible for overseeing the financial and operational performance of the firm's real estate investments for nine years. He specialized in underwriting and executing ground-up residential, mixed-use and commercial development projects. Sam was instrumental in securing equity, debt, and public financing for masterplan communities and commercial projects in the western United States. He began his career in management consulting, developing solutions for clients in biotech, health care and entertainment sectors. His responsibilities included conducting strategic analyses on client engagements focused on M&A, process improvement, new product offerings and market expansion. Sam graduated magna cum laude from Brigham Young University with a bachelor's degree in economics.



SAM ELDER
VICE PRESIDENT

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(801) 994.3167

SAM ELDER JOINED D.A. DAVIDSON & CO. IN EARLY 2021 TO HELP BUILD THE FIRM'S PUBLIC FINANCE BANKING EFFORTS IN UTAH.

Previously, Sam spent more than five years at Goldman Sachs as a trader/research analyst for a fixed income team that managed more than \$120 billion of AUM in tax-free investments. Sam has experience analyzing and investing in special district debt across the country. He graduated from Brigham Young University in 2015 with a bachelor's degree in philosophy.

THE SPECIAL DISTRICT GROUP IS POWERED BY A TEAM OF HIGHLY SKILLED AND DEDICATED



OUR SALES AND TRADING TEAM



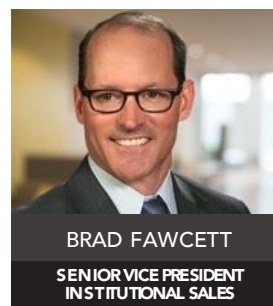
BRIAN COURTNEY IS A MANAGING DIRECTOR AND HEAD OF PUBLIC FINANCING UNDERWRITING FOR D.A. DAVIDSON.

Brian is the lead underwriter for all special district bonds which all price from the Denver, Colorado headquarters of fixed income capital markets. Brian has been involved in the municipal bond industry since 1996. His coordination of efforts with the sales desk includes live market commentary regarding structure, timing, and pricing. Since 2011, Brian has underwritten more than 2,100 financings resulting in over \$12.75 billion of total par issued. The depth of his experience pricing and allocating D.A. Davidson's negotiated offerings make him exceptionally qualified to provide pricing and structure guidance to your issuance. Brian has a Bachelor of Science in Finance from New Mexico State University.



DON GINETTI IS A SENIOR VICE PRESIDENT AT D.A. DAVIDSON & CO. FOCUSED ON INSTITUTIONAL SALES FOR SPECIAL DISTRICT BONDS.

Through Don's in depth knowledge of special district bonds, his clients have become some of the most active buyers in the market. Don joined D.A. Davidson in 2009 after having previously worked for RBC. Don has a bachelor of science in finance from Pennsylvania State University.



BRAD FAWCETT IS A SENIOR VICE PRESIDENT AT D.A. DAVIDSON & CO. FOCUSED ON INSTITUTIONAL SALES FOR SPECIAL DISTRICT BONDS.

Brad joined D.A. Davidson in 2005 and has been an integral part in nearly all of the \$8 billion in special district debt that has been sold by the D.A. Davidson institutional sales team. Brad has a bachelor of science in finance from Colorado State University and a Masters in Business Administration from Colorado State University.

D.A. DAVIDSON SPECIAL DISTRICT GROUP

THANK YOU





AGENDA REPORT: BOUNDARY LINE ADJUSTMENTS

February 8, 2024

Background

The Millville City Council has had several discussions about the Alder Boundary Line Adjustment request that would move three parcels from Millville to Providence City for a large-scale development. The majority of the development that is planned for those three parcels is planned for high-density housing. The Millville City Council and Planning Commission met in a work session on November 16, 2023, to discuss this request in detail. The majority consensus after that meeting was that Millville City would be better off by letting the Alder property be moved to Providence for the development that is being requested.

The Spendlove Family has three large parcels that border Millville on the northeast corner of our city that are in Providence. These parcels will likely be developed at some point in the future for residential housing. The Spendlove property will only access Millville roads to get to the highway and Millville would be able to provide sewer service without the need of a lift station. Millville City staff believes that these parcels can be better serviced in Millville City than they can in Providence City. If these three parcels come into Millville, the cities should also consider moving the remaining portion of the LDS Stake Center into Millville as well. This would allow Millville to move the church from septic to sewer. There is another smaller parcel with an existing home that would also need to be part of this conversation.

The recommendation from staff is to have an initial agreement drafted for a boundary line adjustment to move the Alder parcels from Millville into Providence and the Spendlove parcels from Providence into Millville.

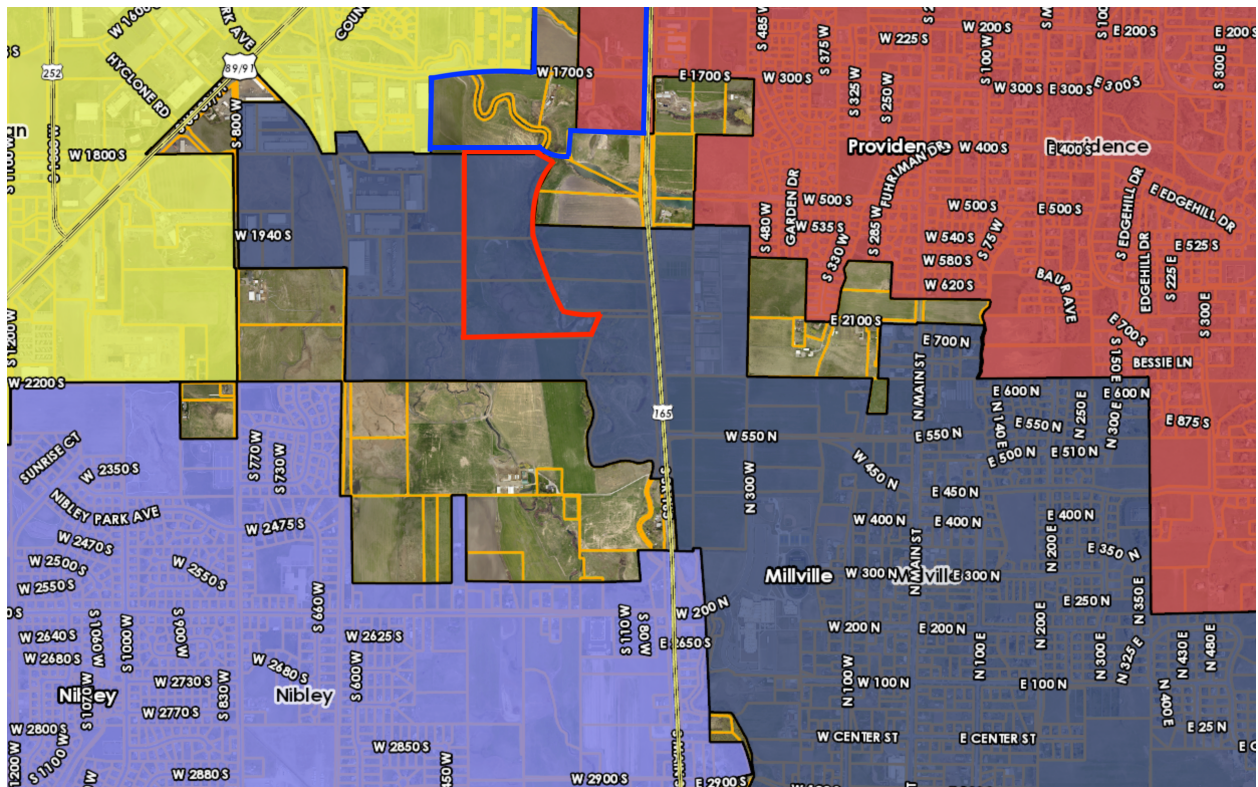
Spendlove Property (move from Providence to Millville) = 31.71 acres

- Parcel 02-115-0038 (9.52 acres)
- Parcel 02-115-0020 (12.81 acres)
- Parcel 02-115-0054 (5 acres)
- Parcel 02-115-0029 – part of the Church property (3.76 acres)
- Parcel 02-115-0012 (0.62 acres)



Alder Property (move from Millville to Providence) = 50.39 acres

- Parcel 03-002-0001 (20.39 acres)
- Parcel 03-002-0002 (10 acres)
- Parcel 03-002-0009 (20 acres)



Councilmember Assignments 2024

Councilmember Daniel Grange

- Car Show for City Celebration
- Parks

Councilmember Ryan Zollinger

- Sewer
- School District

Councilmember Clay Wilker

- Ordinance Enforcement
- Fire/EMS/Emergency Preparedness
- Law Enforcement/Animal Control

Councilmember Pamela June

- P&Z
- Youth Council
- Wildfire

Councilmember Jeremy Ward

- City Celebration/Parade
- Trails