

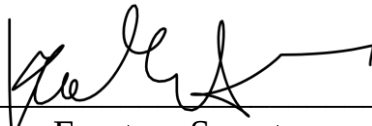
NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold a regularly scheduled meeting on Thursday, **September 5, 2024**, at the Millville City Offices, 510 East 300 South in Millville, Utah, which shall begin promptly at **8:00 p.m.**

1. Call to Order / Roll Call
2. Opening Remarks / Pledge of Allegiance
3. Approval of agenda
4. Approval of minutes from previous meeting held on August 1, 2024
5. Agenda Items
 - A. Zoning Clearance- Accessory Building- Ryan Zollinger- 96 East 700 North
 - B. Private Lane- Final Plat Review- Millcreek Lot 6- Galen Daniels- 161 West 265 South
 - C. Other
6. City Council Minutes- City Council Meeting August 8, 2024
7. Agenda items for next meeting
8. Calendaring for future Planning Commission Meeting- Thursday, September 19, 2024, at 8:00 PM
9. Adjournment

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

This agenda was posted on/before September 3, 2024 to the City posting locations, the City Website and the Utah Public Meeting Notices Website.



Kara Everton, Secretary
Millville City Planning Commission

MILLVILLE PLANNING COMMISSION MEETING
City Hall - 510 East 300 South - Millville, Utah
August 1, 2024

PRESENT: Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Matthew Anderson, Darcy Ripplinger, Larry Lewis, Kara Everton, Pam June, Corey Twedt, Chad Kendrick, Todd Lundahl, Mark Bishop

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for August 1, 2024, at 8:00 pm. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, Darcy Ripplinger and Matt Anderson were present. Development Coordinator Kara Everton was present and took the minutes.

Opening Remarks/Pledge of Allegiance

Commissioner Greenhalgh led all present in the Pledge of Allegiance.

Approval of Agenda

The agenda for the Planning Commission Meeting for August 1, 2024 was reviewed. **Commissioner Dickey moved to approve the agenda for August 1, 2024.** Commissioner Ripplinger seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, Darcy Ripplinger and Matt Anderson voted in favor.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the minutes for the Planning Commission Meeting for July 18, 2024. **Commissioner Anderson moved to approve the minutes for the meeting on July 18, 2024 with changes.** Commissioner Farmer seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, Darcy Ripplinger and Matt Anderson voted in favor.

5.A. Final Plat Review- Canyon Breeze Subdivision located at 587 South 550 East

The roadway will be installed from a combination between the county and the developer.

Commissioner Anderson moved to recommend the Final Plat for the Canyon Breeze subdivision to City Council. Commissioner Lewis seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, Darcy Ripplinger and Matt Anderson voted in favor.

5.B. Zoning Clearance- New Residence- Mark Bishop located at 325 East 100 North

The shop is not included in this zoning clearance. The engineers reviewed the plans regarding the slope before and after the shop is built. There will not need to be another hillside review for the shop.

Commissioner Anderson moved to approve the zoning clearance for Mark Bishop located at 325 East 100 North. Commissioner Lewis seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, Darcy Ripplinger and Matt Anderson voted in favor.

5.C. Other

- Gave updates on the town center.

6. City Council Review- July 11, 2024

7. Agenda Items/Notes for Next Meeting

8. Calendaring of future Planning Commission Meeting – August 15, 2024, at 8:00 pm

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at approximately 8:27 p.m.

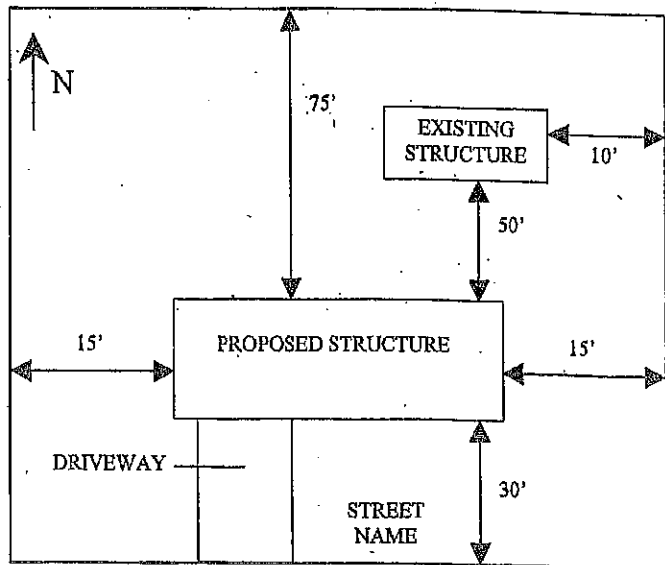


MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

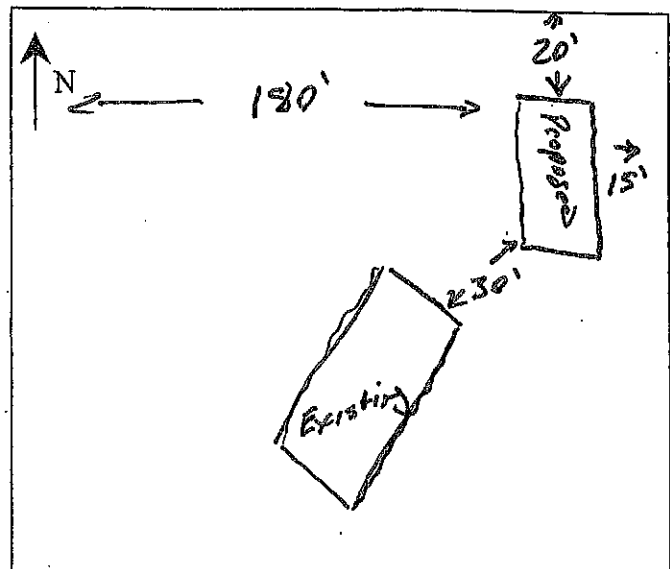
APPLICATION INFORMATION

1. Ryan Zollinger
APPLICANT'S NAME
2. P.O. Box 428
MAILING ADDRESS
3. Millville UT 84326
CITY STATE ZIP CODE
3. 435 770 1966 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Storage Building
TYPE OF STRUCTURE
7. 2400 8. R1
SQUARE FOOTAGE ZONE
9. 96 E 700 N
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 124 - 0019
TAX IDENTIFICATION NUMBER
11. 96 E 700 N, Millville
ADDRESS OF CONSTRUCTION
12. _____ 13. _____
LOT SIZE LOT ELEVATION
14. SEWER ☐ SEPTIC TANK ☐ N/A ☒
(choose one)
15. CITY WATER ☐ PRIVATE WELL ☐ N/A ☒
(choose one)
16. ELECTRICITY ☐ GAS ☐ OTHER UTILITY ☐
(specify in remarks)
17. _____
REMARKS

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



PLOT PLAN



APPROVED - PLANNING AND ZONING

DATE

FEES PAID - TREASURER

DATE

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

GENERAL NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION OF ALL UTILITY SERVICES AND SLOPE PRIOR TO BID/INSTALLATION.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING WORK AND REPORT ANY AND ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THESE PLANS TO THE ENGINEER/ARCHITECT IMMEDIATELY.
3. CONTRACTOR SHALL MAKE ALL NECESSARY MODIFICATIONS DURING THE CONSTRUCTION PROCESS TO COMPLY WITH I.R.C. (INTERNATIONAL RESIDENTIAL CODE), LATEST EDITION, OR APPLICABLE CODES AT SITE.
4. CONTRACTOR SHALL VERIFY ALL INTERIOR FINISHES, FLOOR COVERINGS, AND TRIM SIZES & CONFIGURATIONS WITH OWNER PRIOR TO CONSTRUCTION.
5. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY CLEARANCES OF THE ITEMS MENTIONED IN THE DRAWINGS PRIOR TO THE CONSTRUCTION.
6. EXTERIOR WALL AND ROOF FINISHES AS PER CUSTOMER'S CHOICE.
7. REFER TO MANUFACTURER'S SPECS FOR ROUGH OPENING DIMENSIONS, FOR DOOR AND WINDOWS.
8. ALL BEAMS SIZES TO BE VERIFIED BY THE STRUCTURAL ENGINEER.
9. THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC SECTION 4.410.1
10. VOC'S MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3 AND 4.504.5 FOR: ADHESIVES, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS. CGC SECTION 4.504.2.
11. CONCRETE SLABS WILL BE PROVIDED WITH A CAPILLARY BREAK. CGC SECTION 4.505.2.1
12. MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN CGC SECTION 4.505.3
13. LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. CGC 102.3.
14. (CEILINGS: R-22), EXTERIOR WALLS: 2 X 4 EXTERIOR WALLS: R-13, 2 X 6 EXTERIOR WALLS: R-19) AND RAISED FLOORS: R-19.
15. MINIMUM VALUES; ACTUAL REQUIREMENTS DEPEND UPON THE PROJECT SPECIFIC ENERGY DESIGN (PRESCRIPTIVE OR PERFORMANCE). ES 150.0(A-D)

MINIMUM INSULATION SPECIFICATION:-

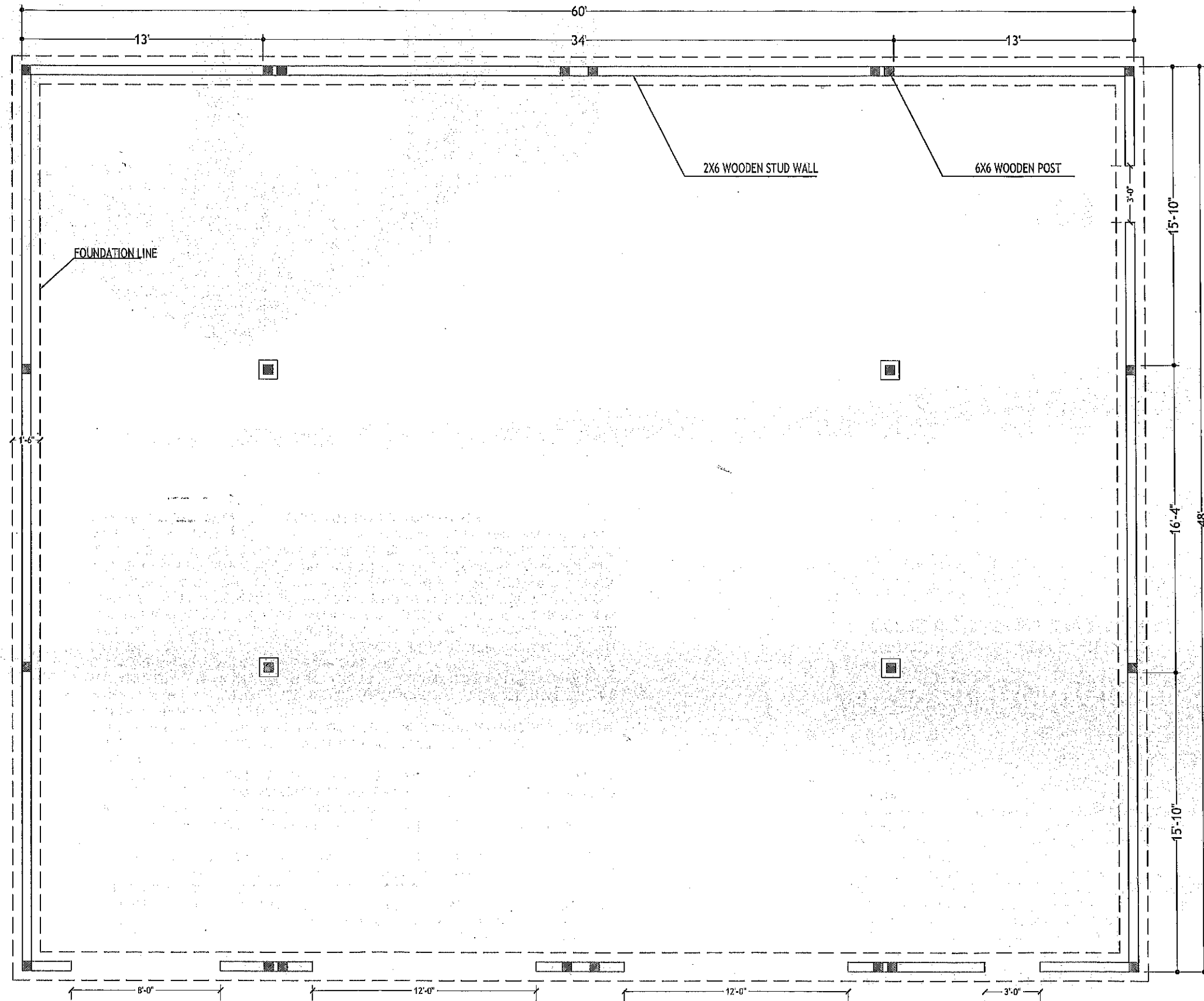
- 1- CEILINGS: R-22
- 2- INTERIOR WALLS 2 X 4: R-13
- 3- EXTERIOR WALLS 2 X 6: R-19
- 4- RAISED FLOORS: R-19

NOTE: THESE ARE MINIMUM VALUES; ACTUAL REQUIREMENTS DEPEND UPON THE PROJECT SPECIFIC ENERGY DESIGN (PRESCRIPTIVE OR PERFORMANCE). ES 150.0(A-D)

I.E.C.C NOTES:-

ALL MODIFICATION TO THE BUILDING ENVELOP MUST COMPLY WITH FOLLOWING:

FENESTRATION
U-FACTOR - .40
SHGC - .25 OR BETTER



1 FLOOR PLAN

SCALE: 3/8"=1'-0"

GREEN BUILDING CODE REQUIREMENTS:-

1. MINIMUM OF 65% OF CONSTRUCTION WASTE IS TO BE RECYCLED. CGC SECTION 4.408.1.
2. the contractor shall submit a Construction Waste Management Plan, per CGC Section 4.408.2
- 3.

SHEET NO.

A-2

DWG NO.: DWGNO

REVISION: 1

SCALE: 1/2"=1'-0"

DATE: DATE

CLIENT NAME: RYANZOLLINGER

PROJECT ADDRESS: USA

DRAWING TITLE: FLOOR PLAN

ALTHOUGH GREAT EFFORT AND CARE HAVE BEEN USED IN THE PREPARATION OF THIS DRAWING, THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

STAMP
ARCHITECTS & CONSULTANTS

DRAWINGS PROVIDED BY:

IA&C ARCHITECTS & CONSULTANTS

DOMINION ENERGY
Quesar Gas Company, DBA Dominion Energy Utah,
hereby approves this plat solely for the purpose of
confirming that the plat contains public utility
easements. Dominion Energy Utah may require
additional easements in order to serve this
development. This approval does not constitute
obligation or waiver of any other existing rights,
obligations, or liabilities including prescriptive rights
and other rights, obligations or liabilities provided by
law or equity. This approval does not constitute
acceptance, approval or acknowledgement of any terms
contained in the plat, including those set forth in the
owner's dedication or in the notes, and does not
constitute a guarantee of particular terms or conditions
of natural gas service. For further information please
contact Dominion Energy Utah's right-of-way
department at 800-366-8532

Approved by Dominion Energy, this _____ day
of _____, A.D., 20__.

Title:

ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann. § 54-3-27 this plat
conveys to the owner(s) or operators of utility
facilities a public utility easement along with the
rights and duties described therein.

2. Pursuant to Utah Code Ann. § 17-27a-603(4)(ii)
Rocky Mountain Power accepts delivery of the PUE
as described in this plat and approves this plat
solely for the purpose of confirming that the plat
contains public utility easements and approximates
the location of the Public Utility Easement, but
does not warrant their precise location. Rocky
Mountain Power may require other easements in
order to serve this development. This approval
does not affect any right the Rocky Mountain
Power has Under:

- (1) A recorded Easement or Right-of-Way
- (2) The law applicable to prescriptive rights
- (3) Title 54, Chapter 8a, damage to
underground utility facilities or
- (4) any other provision of the law.

NOTES & RESTRICTIONS:

- 1- All public & municipal utility easements (P.U.E.) are
10.0 feet wide around the frontage of All Lots.
- 2- No Structures may be built within any public utility
easement, except as approved by the City Engineer
- 3- All expenses involving the necessary improvements for
sanitary sewer, systems, gas service, electrical service, curbs
and gutters, fire hydrants, pavement, sidewalks, street
lighting and signing, and other improvements shall be
financed by subdivider.
- 4- The Subdivision does not contain identified wetlands, and
does not contain flood plain, or other notable sensitive
areas.
- 5- The subdivision's parcel number is 03-148-0003
- 6- Lot owner's will be required to connect to Public Sewer
System when installed and operational by City. All costs
associated with connection shall be the owner's expense.
- 7- Possible sewer main depths might be shallow whereas a
lift station may be required to connect to the city main.
All cost shall be the responsibility of the Lot owner at time
of operational.
- 8- There are no slopes greater than 20% within the
subdivision, less small ditch embankments.
- 9- Swale maintenance and infiltration pond maintenance is
the responsibility of the owner of Lot 2.
- 10- The Private Road shall also be an access easement to
the Swale Easement, for Millville City.

MILLVILLE IRRIGATION COMPANY

This Plat is Approved by:

Canal Company Rep. _____ Date _____

UTILITY COMPANY APPROVALS

The Utility Easements shown on this Plat are Approved:

CENTURY LINK COMM.

Century Link Rep. _____ Date _____

COMCAST COMM.

Comcast Rep. _____ Date _____

NARRATIVE

The purpose of this survey was to Amend the parcel as shown and described
hereon. The survey was ordered by Galen Daniels. The control used to
establish the property corners was the existing Survey monumentation found
within Mill Creek Subdivision located in Section 22, T11N, R1E, S1B&M. More
specifically two old iron pins were found at the Northeast Corner of Lot 1
and the East Corner of Lot 4. The North Pin was held and the survey was related
to the South pin. The base of bearing is the North line of the Northwest
quarter of Section 23, T11N, R1E, S1B&M which bears South 88°50'45" West,
Utah Coordinate System 1983 North Zone.



BEAR RIVER HEALTH DEPARTMENT APPROVAL

Bear River Health has reviewed this plat and has
determined that septic permits can be applied for on the
subdivided parcels.

CERTIFICATE OF REVIEW

Data on this plat reviewed this _____ day of _____, 20__
by the City
Engineer of Millville, Utah

PLANNING AND ZONING APPROVAL

This plat approved by the City of Millville
Planning and Zoning Commission this
day of _____, 20__

CITY COUNCIL ACCEPTANCE AND APPROVAL

Approved by the City Council of the City of Millville,
Utah, this _____ day of _____, 20__

CURVES

C1	C2	C3
$\Delta = 163^{\circ}47'15''$	$\Delta = 23^{\circ}34'41''$	$\Delta = 140^{\circ}12'33''$
$R = 50.00'$	$R = 50.00'$	$R = 50.00'$
$L = 142.93'$	$L = 20.58'$	$L = 122.36'$
$LC = 99.00'$	$LC = 20.43'$	$LC = 94.03'$
$S 81^{\circ}13'12'' W$	$N 11^{\circ}06'58'' E$	$N 86^{\circ}59'28'' W$

CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned, Galen J. Daniels
and Judy Pond Daniels, husband and wife as joint tenants, owner,
proprietors, or parties of interest in the land shown in this plat, do hereby
certify:

That the foregoing plat designated as **Mill Creek Lot 6 Subdivision**, is
located in the Southwest Quarter of Section 22, Township 11 North, Range 1
East, Salt Lake Base and Meridian, Millville City, Cache County, Utah and is
more particularly described as follows per Entry Number 1208330 (The
Basis of Bearings is the Utah Coordinate System 1983 North Zone):

SUBDIVISION BOUNDARY:

A Part of Lot 3, Mill Creek Subdivision, located in the Southwest Quarter of
Section 22, Township 11 North, Range 1 East of the Salt Lake Base and
Meridian and more particularly describes as follows:

Commencing at the Northeast Corner of said Section 22 and Thence South
55°36'19" West 4811.86 Feet to the Northerly Corner of Lot 1 Mill Creek
Subdivision as marked by an Old Iron Pin; Thence South 40°31'25" East
(South 39°51' East by Record) 162.72 Feet Along the East Line of said Lot 1;
Thence South 36°51'25" East (South 36°11' East by Record) 12.28 Feet
Along said East Line to the Northerly Corner of said Lot 3 and the True
Point of Beginning and RUNNING THENCE South 36°51'25" East (South
36°11' East by Record) Along the East Line of said Lot 3, 243.55 Feet to
the North Right-of-Way Line of 265 South Street; Thence Westerly Along
said Right-of-Way Line the Following Two (2) Courses: (1) South 89°19'35"
West (West by Record) 53.97 Feet; (2) Southwesterly Along the Arc of a
50.00 Foot Radius Curve to the Left on Arc Length of 142.93 Feet to the
Common Lot Corner of said Lot 3 and Lot 4, Long Chord Bears South
81°13'12" West 99.00 Feet; Thence South 89°19'35" West (West by Record)
Along the South Line of said Lot 3, 199.68 Feet; Thence North 18°22'36"
West (North 17°42'11" West by Record) Along the West Line of said Lot 3,
128.65 Feet; Thence North 69°43'13" East (North 70°23'38" East by Record)
Along the North Line of said Lot 3, 262.20 Feet to the Point of Beginning.
Containing 1.153 Acres, and two lots, and that this subdivision, as it is
described and as it appears on this plat, is made with the free consent
and in accordance with the desires of the undersigned owner(s) and
proprietor(s), and that this is a correct plat of the area as it is divided
into lots, blocks, streets and easements, and that the undersigned owner(s)
of the land shown and described on this plat does (do) hereby dedicate to
the City of Millville and its licensees for perpetual public use all streets,
alleys, easements for the purpose designated and other lands within the
boundary lines of the plat as indicated and not otherwise dedicated for
public use.

Executed this _____ day of _____, 20__.

Galen J. Daniels

Judy Pond Daniels

State of _____
County of _____

ACKNOWLEDGMENT

On this _____ day of _____, 20__, Galen J. Daniels
and Judy Pond Daniels, husband and wife as joint tenants, personally
appeared before me, the undersigned Notary Public in and for said State
and County, the signers of the Certification of Dedication, whom duly
acknowledged to me they signed it freely and voluntarily and for the
purpose therein mentioned.

Notary Public Signature _____

Commission Number - Expires _____

Notary Public Commissioned in Utah
(Print Name)

SURVEYOR'S CERTIFICATE

I, do hereby certify that I am a registered land surveyor licensed under the
laws of the State of Utah, that this plat is a true, correct, and complete
plat of **Mill Creek Lot 6 Subdivision** as laid out, plotted, dedicated, and
shown hereon, that such plat was made from an accurate survey of said
property by me or under my supervision and correctly shows the location
and dimensions of the lots, easements, and streets of said subdivision as
the same are staked upon the ground in compliance with the City of
Millville regulations governing the subdivision of land to an accuracy of one
part in ten thousand (10,000).

Date: 8/2/2024
Clinton G. Hansen

No. 7881387



NORTH



Scale: 1" = 20'
0 20' 40'
Scale in Feet

LEGEND

- Primary Boundary Line
- Lot Line
- Other property Line
- Existing Overhead Power
- Existing Asphalt Paving
- Water Line
- Public Utility Easement
- Municipal Utility Easement
- Setback Line
- Fence Line
- Section Corner
- Found Survey Point
- Set 5/8" by 24"
- Rebar With Cap

COUNTY RECORDER'S NO.

State of Utah, County Cache, Recorded and Filed at the
Request of _____

Date _____ Time _____ Fee _____

Abstracted _____

Index _____

Filed In: File of Plats _____

County Recorder

MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
August 8, 2024

PRESENT: David Hair, Daniel Grange, Pamela June, Ryan Zollinger, Jeremy Ward, Corey Twedt, Megan Dyer, Kara Everton, Dennis Webster, Aaron Young, Elise Wright, Joseph Johnson, Makenna Peterson, Hope Spaulding, Isaac Eastmond, Gabriel Murray, Kristin Howell, Chris Howell, Joe Fuhriman, Melia Richards, Eric Richards, Bonnie Farmer, Jacob Ames, Darcy Riplinger, Alex Bearnson

Call to Order/Roll Call

Mayor David Hair called the City Council Meeting to order for August 8, 2024, at 7:00 p.m. The roll call indicated Mayor David Hair and Councilmembers Pamela June, Jeremy Ward, Ryan Zollinger, and Daniel Grange were in attendance with Councilmember Clay Wilker excused.

Opening remarks/Pledge of Allegiance

Councilmember June welcomed everyone to the Council Meeting and led all present in the pledge of allegiance. She then offered a word of prayer.

Approval of agenda

The agenda for the City Council Meeting of August 8, 2024, was reviewed.

Councilmember Zollinger motioned to approve the agenda for August 8, 2024.

Councilmember June seconded. Councilmembers Ward, June, Grange, and Zollinger voted yes with Councilmember Wilker excused. (A copy of the agenda is included as Attachment "A".)

Approval of minutes of the previous meeting

The Council reviewed the minutes of the City Council Meeting on July 11, 2024.

Councilmember June moved to approve the minutes for July 11, 2024.

Councilmember Grange seconded. Mayor Hair added a few words to clear up the context regarding complaints received about the baseball field lights. He also made a grammatical correction. Councilmembers Ward, June, Grange, and Zollinger voted yes with Councilmember Wilker excused.

Public comment period

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

Consideration of appointing and swearing in Megan Dyer as the Millville City Treasurer

Mayor Hair introduced Megan Dyer to the members of the City Council who didn't know her. He said that Megan had trained with Tara Hobbs for over a month and has now been doing the Treasurer job for the past couple of weeks. Recorder Twedt said that both Megan and Kara had been doing a great job at getting everything figured out.

Councilmember Grange motioned to appoint Megan Dyer as the Millville City Treasurer. Councilmember Zollinger seconded. Councilmembers Ward, June, Grange, and Zollinger voted yes with Councilmember Wilker excused.

Recorder Twedt then swore in Megan Dyer as the Millville City Treasurer.

Ridgeline High School student representatives

Representatives from the Ridgeline High School Student Body Presidency presented their homecoming plans to the City Council. Homecoming will be the week of September 23rd this year. It was also discussed that the Alumni Association would like to put flags in the roundabout near the school. The consensus from the Council was that all of this would be fine. Mayor Hair thanked the students for coming.

Request for installation of "little libraries"

Melia Richards said that she and a friend would like to build and install some mini-libraries at a few locations in Millville. Melia said that she thought the post office would be a good location for one of the libraries. The Council said that they thought this was a good idea, but that it would need to be located on the City right-of-way. The North Park was discussed as another possible location for a mini library. Recorder Twedt said that it would be best to check in with the public works department before finalizing locations. Recorder Twedt said that Roxie Hancey had dropped off a library box that was sitting upstairs that Melia could use if she was interested.

Councilmember Ward motioned to allow the installation of library boxes on City property. Councilmember Grange seconded. Councilmembers Ward, June, Grange, and Zollinger voted yes with Councilmember Wilker excused.

Consideration of ordinance updating City Code Section 13.20 – Sewer Policy

Recorder Twedt reviewed the ordinance including the proposed code updates. There was some brief discussion on the timeline requirements for connection to the sewer system.

Councilmember Ward motioned to adopt Ordinance 2024-4. Councilmember Grange seconded. Councilmembers Ward, June, Grange, and Zollinger voted yes with

Councilmember Wilker excused. (A copy of the adopted ordinance is included with the minutes as Attachment "B".)

Consideration of ordinance to add City Code Section 5.18 for Microschools

Recorder Twedt reviewed the ordinance including the new proposed code. He said that in addition to the microschool group that was looking to purchase a home in Millville, Hyrum and Providence have received similar requests. There are some new things in State Code that limit the controls a City has over a microschool in a residential or any other zone within a City. Providence City adopted some code recently to at least have some regulations in place. The code before the Council tonight was only slightly modified from what Providence adopted.

Recorder Twedt said that Development Coordinator Everton attended the meeting in Hyrum when it was discussed and both he and Coordinator Everton watched the results from the Providence meeting as well. Development Coordinator Everton called and spoke with the sponsoring State Senator to get a better understanding of the legislation. Although this code being proposed in Millville may not have everything we might eventually want to cover and it will likely change with future legislation from the State, the staff thinks that it would be good for Millville to have something in place so that we can make sure we can manage what we are able to manage and limit the negative impacts to existing residents in Millville if a microschool decides to come here.

Councilmember Zollinger motioned to adopt Ordinance 2024-5. Councilmember Grange seconded. Councilmembers Ward, June, Grange, and Zollinger voted yes with Councilmember Wilker excused. (A copy of the adopted ordinance is included with the minutes as Attachment "C".)

Consideration of resolution accepting the Canyon Breeze Subdivision (approx. 587 S. 550 E.)

Mayor Hair reviewed the resolution for acceptance of the Canyon Breeze Subdivision. Development Coordinator Everton clarified that Planning and Zoning had recommended approval. She said that all fees had been paid and the City Engineer had given final approval.

Councilmember Grange motioned to adopt Resolution 2024-14. Councilmember June seconded. Councilmembers Ward, June, Grange, and Zollinger voted yes with Councilmember Wilker excused. (A copy of the adopted resolution is included with the minutes as Attachment "D".)

Consideration of resolution accepting the Millville City Background Check Policy

Recorder Twedt explained that new State Code required background checks for employees and volunteers who deal with youth and vulnerable adults. For Millville City, that applies to the Youth Council advisors. Recorder Twedt said that he has been working through the

process to get the City certified to be able to do those background checks at the Utah Bureau of Criminal Identification (BCI). This is now in place. The City should have a policy indicating who needs to receive a background check.

Councilmember Zollinger motioned to adopt Resolution 2024-13. Councilmember Grange seconded. Councilmembers Ward, June, Grange, and Zollinger voted yes with Councilmember Wilker excused. (A copy of the adopted resolution is included with the minutes as Attachment “E”.)

Consideration of resolution accepting the FY24 Fraud Risk Assessment

Recorder Twedt reviewed with the Council the fraud risk assessment for fiscal year 2024.

Councilmember June motioned to adopt Resolution 2024-15. Councilmember Ward seconded. Councilmembers Ward, June, Grange, and Zollinger voted yes with Councilmember Wilker excused. (A copy of the adopted resolution is included with the minutes as Attachment “F”.)

Consideration of Boundary Line Adjustment to move three parcels owned by Seth Alder Farm LLC from Millville City into Providence City

Mayor Hair said that the City Council and the Planning Commission had spent a lot of time working on this and talking it through. He said that it is a tough decision, but the Council needs to now decide on the boundary line adjustment (BLA) request.

Councilmember Ward said that he was against the boundary line adjustment. He briefly discussed SB 174 and the limitations it puts on city council control over development. He said that he feels Millville will hit the 5,000 population benchmark regardless and he wants the development to take place in Millville.

Councilmember June discussed some research she had done on Public Infrastructure Districts (PIDs). She said that she doesn't think PIDs are constitutional. She said that if they were to keep the parcels in Millville, they could at least stop the PID from happening. Councilmember June said that she feels that if they were to allow the parcels to move into Providence for a PID there, Millville would be complicit. She said that her vote would be to deny the BLA and not make changes to Millville zoning for high-density.

Councilmember Zollinger said that today they just need to decide if they should allow the BLA. He said that he agrees and is not a fan of a PID.

Councilmember Ward motioned to deny the Boundary Line Adjustment request. Councilmember Zollinger seconded. Councilmembers Ward, June, and Zollinger voted yes. Councilmember Grange voted no. Councilmember Wilker was excused. (A copy of the related staff report is included with the minutes as Attachment “G”.)

Consideration for providing a letter of support for the Elkhorn Ranch Phase 2 Conservation Easement Project

Mayor Hair turned the time over to Gabriel Murray from the Bear River Land Conservancy group. Gabriel explained that the mission of their organization is to preserve land, open space, and wildlife habitat. He said that this is generally done through a conservation easement. They are working with the Fuhrman family to place a conservation easement on the remainder of their property.

It was clarified that City approval was not needed for the County to provide money from the open-space bond. They were here to request a letter of support for additional funding from the Leroy McAllister Working Farm and Ranch Fund which does require the entity wherein the property was located to provide a letter of acknowledgment and support.

Councilmember Ward motioned to approve a Millville City letter of support for the Elkhorn Ranch Phase 2 Conservation Easement Project for the Leroy McAllister Organization. Councilmember Grange seconded. Councilmembers Ward, June, and Grange voted yes. Councilmember Zollinger voted no. Councilmember Wilker was excused.

Traffic issues on 550 North Road (west of Main Street)

Recorder Twedt said that the Sheriff's Department had been able to put their speed tracking sensor in place and monitor traffic on 550 North from July 13th – July 21st. The front page of that report was provided in the agenda packet. There was some speeding on that road with a top speed of 45 mph one morning at 9 a.m. The average speed was 26.79 mph, but that probably isn't very telling, because you have residents that live there that are going in and out of their driveways at hopefully slower speeds which would bring down that average. The 85th percentile number shows a speed of 31 mph. This is more representative of the majority of traffic on that road. What that means is that 85% of the traffic was traveling at 31 mph or slower.

After the last meeting, Councilmember Wilker and Recorder Twedt met with Sheriff Jensen and Lieutenant Ramirez from the Sheriff's Department. Then, Recorder Twedt had a phone call with Sergeant Batt and met with Deputy Gerke. In all of these meetings, Millville City has discussed the concerns with speeding on 550 North as well as some other areas in the City and asked for tickets to be written for speed violations. The Sheriff's Department has assured staff that they will increase their efforts in these key areas in Millville.

Recorder Twedt said that he is still looking into grants where the City could get some traffic sensors that display how fast drivers are going that could be used in this and other areas of the City.

The consensus of the Council was that they would prefer not to close the road.

Councilmember Grange motioned to not close the road and to enforce traffic violations with law enforcement. Councilmember Zollinger seconded. Councilmembers Ward, June, Grange, and Zollinger voted yes with Councilmember Wilker excused. (A copy of the related staff report is included with the minutes as Attachment "H".)

Consideration for the appointment of Lynette Dickey to another term on the Planning Commission

Councilmember June said that she thinks Lynette continues to do a great job in Planning and Zoning. She has spoken with Lynette who is interested in serving one more term.

Councilmember June motioned to appoint Lynette Dickey to serve another term on the Planning Commission. Councilmember Grange seconded. Councilmembers Ward, June, Grange, and Zollinger voted yes with Councilmember Wilker excused.

Recorder Twedt said he would attend a future Planning and Zoning meeting to swear in Commissioner Dickey.

Parking enforcement on the street southwest of Ridgeline High School

Recorder Twedt said that the Council had previously denied the request from the school district for additional parking on that narrow road because of safety issues and that it would be on top of an already crowded bike lane. The Council had requested that it be back on the agenda tonight to discuss parking enforcement for that road. Recorder Twedt had created a map showing the existing signs.

The Council clarified that they would like to restrict street parking on that entire road because of safety concerns and complaints from the nearby residents. Recorder Twedt said that he had spoken with Public Works Director Kendrick and they will be looking into painting the curb red in the future, but for now, the quickest way to enforce the no parking restriction would likely be to put up signs. (A copy of the related staff report is included with the minutes as Attachment "I".)

Cemetery Water

Councilmember Grange requested that this agenda item be pushed to the next City Council meeting to allow more time for conversations with the Cemetery Board and so that Director Kendrick could be involved. Mayor Hair said that they would move this to the next City Council meeting.

Councilmember Grange left at this time.

Report on P&Z Meetings held July 18, 2024 and August 1, 2024

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

Councilmember Reports and Items for Future Agendas

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

Councilmember Ward said that he hadn't been able to attend the last Food Truck Friday, but he was told that it went well and residents had enjoyed the karaoke singing. He said that the next event would be a week from tomorrow. There would be live music, food trucks, and star gazing.

Councilmember June said that following the work session last week wherein the Alder development was discussed, she had been involved in a discussion about conflicts of interest more generally. Recorder Twedt had provided her with some of the background and the ordinance adopted by Nibley restricting elected officials from developing property in the City while they were serving in their positions. Councilmember June said that she wanted to discuss this and get the thoughts from the rest of the Council. The consensus of the Council was to put this on the agenda for a future meeting to discuss possible changes to the Millville Conflict of Interest Policy.

Councilmember Zollinger discussed a recent accident and expressed his concerns about the number of kids on side-by-sides and dirt bikes driving on City streets in Millville. He said that there is a general lack of respect and accountability and he is worried there are going to be injuries. He asked that this be a discussion item at the next City Council meeting so they could talk through things. Mayor Hair said that he would add it to his message in the newsletter and invite residents to join the discussion.

Recorder Twedt said that he had completed the grant application for COG funding for the intersection project and that it had been submitted yesterday.

Recorder Twedt said that because of some changes with the mailing company the City uses for the monthly utility bills, the bills had gone out later than usual last month. This means that customers would have about 16 days after receiving the bills until the due date on August 10th. He asked the Council if they thought that was enough time or if an extension should be provided. Treasurer Dyer said that with the 10th falling on a weekend, they could wait until after the 12th before payments were considered late. The Council agreed that this would be fine.

Mayor Hair said that he wanted to say that he feels that Millville has the best Planning Commission, City Council, and staff in Cache Valley and that he appreciates all that they do. Councilmember Zollinger expressed his gratitude for Mayor Hair and what he does for the City.

Adjournment

Councilmember Zollinger motioned to adjourn the meeting. Councilmember June seconded. Councilmembers Ward, June, Grange, and Zollinger voted yes with Councilmember Wilker excused. The meeting adjourned at 8:39 p.m.

DRAFT