# NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold a regularly scheduled meeting on Thursday, **August 1, 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 July 18, 2024
5. Agenda Items
   A. Final Plat Review- Canyon Breeze Subdivision located at 587 South 550 East
   B. Zoning Clearance- New Home Residence- Mark Bishop- 325 East 100 North
   C. Other
6. City Council Minutes- July 11, 2024
7. Agenda items for next meeting
8. Calendaring for future Planning Commission Meeting- Thursday, August 15, 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 July 31, 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**
**July 18, 2024**

**PRESENT:** Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Matthew Anderson, Larry Lewis, Kara Everton, Megan Dyer, Pam June, Mike Everton, Chad Kendrick,

**Call to Order/Roll Call:**
Commissioner Greenhalgh opened the meeting for July 18, 2024, at 8:00 pm. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, 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 was reviewed. **Commissioner Farmer moved to approve the agenda for July 18, 2024.** Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, 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 June 20, 2024. **Commissioner Anderson moved to approve the minutes for the meeting on June 20, 2024.** Commissioner Lewis seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, and Matt Anderson voted in favor.

**5.A. Zoning Clearance- Accessory Building- Cook Home for Roberts Family located at 593 E 100 S**
There are no bedrooms. Just a bathroom, outdoor kitchen. Will utilize gas, electricity, sewer/septic, or water. There is a water swale in the back and the setback from the back is 10'. Director of Public Works, Chad Kendrick, stated he was comfortable with that setback.

**Commissioner Dickey moved to approve the zoning clearance for an accessory building for Cook Home for Roberts Family located at 593 E 100 S.** Commissioner Lewis seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, and Matt Anderson voted in favor.

**5.B. Zoning Clearance- New Residence- Mondaire Heights Lot 4- Carsen Anderson- 435 E 200 N**
Carsen is present. Planning on septic tank unless sewer is done beforehand.

DRAFT

**Commissioner Anderson moved to approve the zoning clearance for a New Residence- Mondaire Heights Lot 4- Carsen Anderson- 435 E 200 N.** Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, and Matt Anderson voted in favor.

## 5.C. Zoning Clearance- Addition- Mike Everton- 115 South Main Street

Mike Everton is present. New addition on the front will enclose the front porch. Back addition will be within setbacks.

**Commissioner Anderson moved to approve the zoning clearance for a Addition- Mike Everton- 115 South Main Street.** Commissioner Farmer seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, and Matt Anderson voted in favor.

## 5.D. Review for Retaining Wall Code

Retaining walls over 4' need to be engineered and need to be reviewed. So do we need a zoning clearance application for retaining walls? We would want to look at setbacks. Building permit if it's concrete foundation. Every retaining wall needs to have a zoning clearance. It can be included in a building or accessory building zoning clearance.

## 5.E Review of Millville City Subdivision Code Audit

How does that apply to small cities like ours that don't have a full-time staff? If our planning and zoning members are appointed, does that make them administrative? Does P&Z still recommend this to the City Council. What is their involvement? Does CC get to review?

## 5. F. Other

## 6. City Council Report – June 13, 2024

## 7. Agenda Items for Next Meeting

## 8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, July 18, 2024, at 8:00 pm.

## 9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 9:31 p.m.

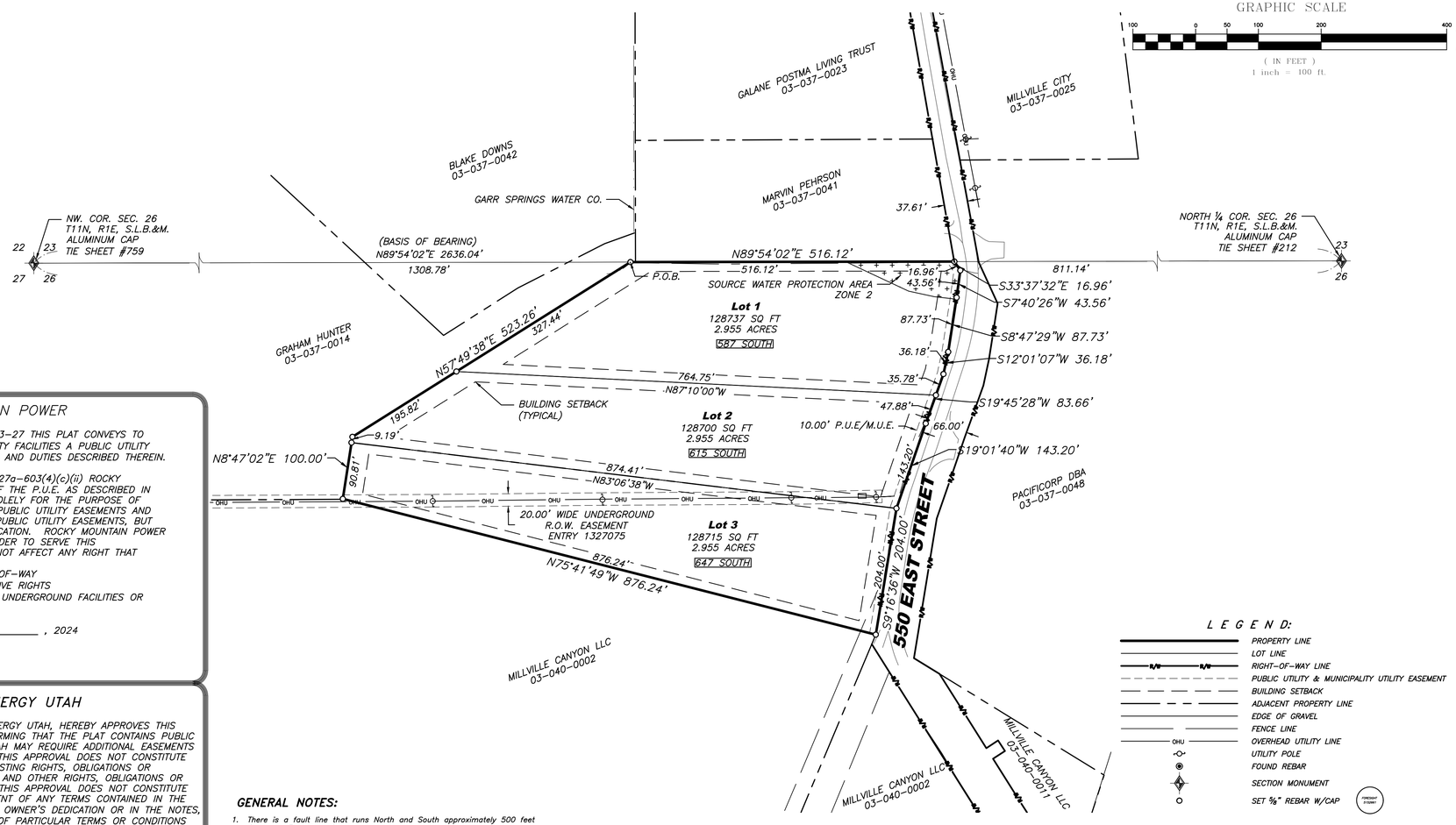
DRAFT

FINAL PLAT

# Canyon Breeze Estates Subdivision

A PART OF THE NORTHWEST QUARTER OF SECTION 26,
TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE S.L.B. & M.
MILLVILLE, CACHE COUNTY, UTAH
CONTAINING 8.86 ACRES IN 3 RESIDENTIAL LOTS

July 1, 2024




L E G E N D:

- PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- PUBLIC UTILITY & MUNICIPALITY UTILITY EASEMENT
- BUILDING SETBACK
- ADJACENT PROPERTY LINE
- EDGE OF GRAVEL
- FENCE LINE
- OVERHEAD UTILITY LINE
- UTILITY POLE
- FOUND REBAR
- SECTION MONUMENT
- SET ⅝" REBAR W/CAP

**GENERAL NOTES:**

1. There is a fault line that runs North and South approximately 500 feet from the East line of the subdivision.
2. Building setback lines are for reference only. Setbacks shall meet the requirements of Millville City Code at the time building permit(s) are issued.
3. Storm water storage facilities and berms on each lot shall remain in place and will be maintained by the lot owners.

Record Owner(s): Lundahl Cold Storage LLC.
2005 North 600 West Suite C
Logan, Utah 84321

**SHEET 1 of 1**

## 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 Canyon Breeze Estates Subdivision as laid out, platted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me and 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).

Jeff C. Nielsen, No. 5152661 Date:_____

REGISTERED LAND SURVEYOR
5152661
JEFF C.
NIELSEN
7/10/2024
STATE OF UTAH

## CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED TODD LUNDAHL, BEING THE REGISTERED AGENT, OWNER, PROPRIETOR, OR PARTIES OF INTEREST IN THE LAND SHOWN IN THIS PLAT, DO HEREBY CERTIFY: THAT THE FOREGOING PLAT DESIGNATED AS CANYON BREEZE ESTATES SUBDIVISION, IS LOCATED IN SECTION 26, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MILLVILLE, CACHE COUNTY, UTAH AND IS DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26 LOCATED NORTH 89°54'02" EAST, A DISTANCE OF 1,308.78 FEET FROM THE ALUMINUM CAP MONUMENTING THE NORTHWEST CORNER OF SAID SECTION 26 FROM WHICH THE ALUMINUM CAP MONUMENTING THE NORTH QUARTER CORNER OF SAID SECTION 26 BEARS NORTH 89°54'02" EAST, A DISTANCE OF 2636.04 FEET; THENCE RUNNING ALONG SAID NORTH LINE NORTH 89°54'02" EAST, A DISTANCE OF 516.12 FEET TO THE WEST RIGHT-OF-WAY LINE OF 550 EAST; THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES:
(1) SOUTH 33°37'32" EAST, A DISTANCE OF 16.96 FEET;
(2) SOUTH 07°40'26" WEST, A DISTANCE OF 43.56 FEET;
(3) SOUTH 08°47'29" WEST, A DISTANCE OF 87.73 FEET;
(4) SOUTH 12°01'07" WEST, A DISTANCE OF 36.18 FEET;
(5) SOUTH 19°45'28" WEST, A DISTANCE OF 83.66 FEET;
(6) SOUTH 19°01'40" WEST, A DISTANCE OF 143.20 FEET;
(7) SOUTH 09°16'36" WEST, A DISTANCE OF 204.00 FEET;
THENCE NORTH 75°41'49" WEST, A DISTANCE OF 876.24 FEET THENCE; NORTH 08°47'02" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 57°49'38" EAST, A DISTANCE OF 523.26 FEET TO THE POINT OF BEGINNING. AND CONTAINS AN AREA OF 8.86 ACRES, MORE OR LESS, IN 3 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 PURPOSES DESIGNATED AND OTHER LANDS WITHIN THE BOUNDARY LINES OF THE PLAT AS INDICATED AND NOT OTHERWISE DEDICATED FOR PUBLIC USE.

EXECUTED THIS _____ DAY OF _____, A.D., 2024 BY:

_____
Todd Lundahl

STATE OF UTAH )SS.
COUNTY OF CACHE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2024, BY: _____ AS A FREE AND VOLUNTARY ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL.

_____
SIGNATURE

_____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(PRINT NAME)

_____
COMMISSION NUMBER – EXPIRES

## ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OF OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. 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 EASEMENTS, 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 THAT ROCKY MOUNTAIN POWER HAS UNDER:
(I) A RECORDED EASEMENT OR RIGHT-OF-WAY
(II) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(III) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(IV) ANY OTHER PROVISION OF LAW.

APPROVED THIS _____ DAY OF _____ , 2024
BY _____

TITLE _____

## DOMINION ENERGY UTAH

QUESTAR 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 ABROGATION 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 ACKNOWLEDGMENT 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.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____ , 2024

BY _____

TITLE _____

## CANAL COMPANY APPROVAL

ACCEPTED BY THE GARR SPRINGS WATER COMPANY THIS___DAY OF _____, 2024

BY:_____ TITLE:_____

## COUNCIL APPROVAL AND ACCEPTANCE

APPROVED BY THE CITY COUNCIL OF THE CITY OF MILLVILLE, UTAH THIS _____ DAY OF_____, A.D., 2024.

_____ ATTEST:_____
MAYOR CITY RECORDER

## COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF _____, RECORDED AND FILED
AT THE REQUEST OF: _____
DATE: _____ TIME:_____ FEE:_____
ABSTRACTED_____
INDEX_____
FILED IN: FILE OF PLATS COUNTY RECORDER

FORESIGHT
LAND SURVEYING
2005 North 600 West, Logan, Utah
435-753-1910
Project No. 23-053
Prepared by JH, 7/1/24

## PLANNING AND ZONING COMMISSION

THIS PLAT APPROVED BY THE CITY OF MILLVILLE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, A.D., 2024.

_____ ATTEST:_____
CHAIRPERSON SECRETARY

## BEAR RIVER HEALTH DEPT. APPROVAL

THE SUBDIVISION DESCRIBED IN THIS PLAT HAS BEEN APPROVED BY THE BEAR RIVER HEALTH DEPARTMENT THIS _____DAY OF _____, 2024.

BY:_____ TITLE:_____

## CITY ENGINEER

DATA ON THIS PLAT REVIEWED THIS _____ DAY OF _____, A.D., 2024 BY THE CITY ENGINEER OF MILLVILLE, UTAH.

_____
CITY ENGINEER

## UTILITY COMPANY APPROVAL

_____ _____
COMCAST DATE

_____ _____
CENTURY LINK DATE

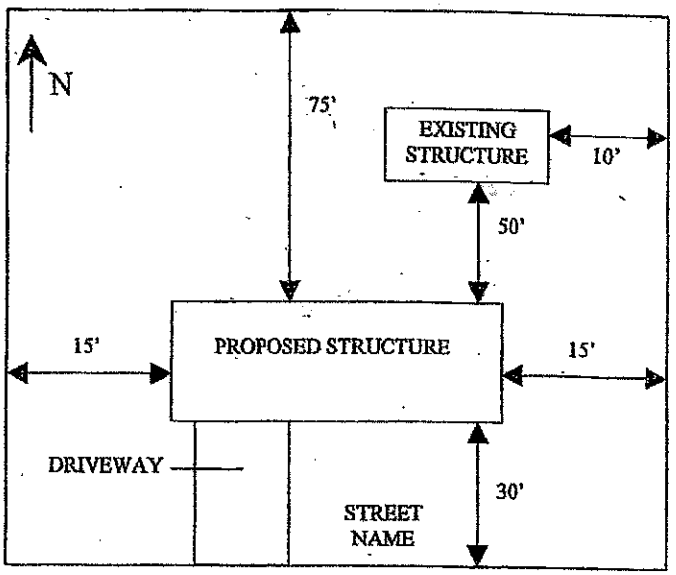
# MILLVILLE CITY
## ZONING CLEARANCE FOR BUILDING PERMIT

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

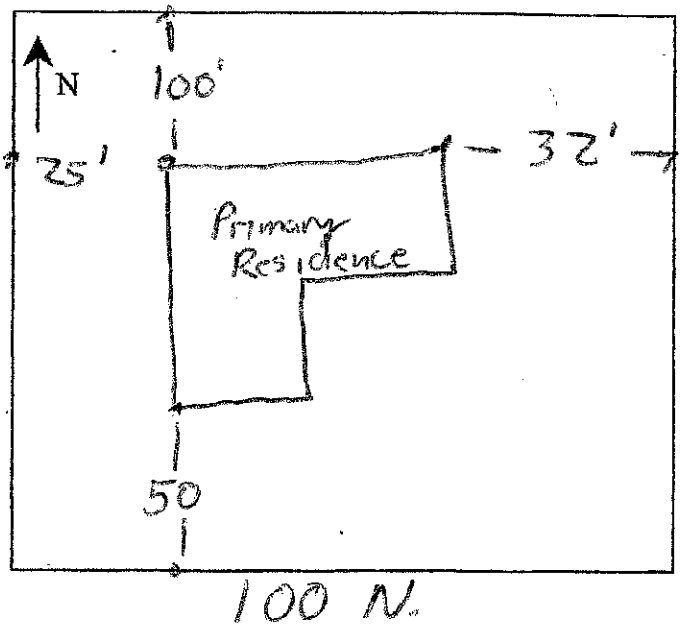
### APPLICATION INFORMATION

1. Mark Bishop — APPLICANT'S NAME
2. 707 E 400 S — MAILING ADDRESS
   River Heights — CITY — UT — STATE — 84321 — ZIP CODE
3. 801-819-6978 — HOME TELEPHONE — 4. ____ — BUSINESS TELEPHONE
5. ____ — OWNER'S NAME (if different from applicant)
6. Primary Residence — TYPE OF STRUCTURE
7. 1796 — SQUARE FOOTAGE — 8. R-1 — ZONE
9. Millville Hill Subd. #27 — SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. ____ — TAX IDENTIFICATION NUMBER
11. 325 E 100 N — ADDRESS OF CONSTRUCTION
12. 1.52 — LOT SIZE — 13. 4714-4750 — LOT ELEVATION
14. SEWER ☒ (choose one) SEPTIC TANK ☒ N/A ☐
15. CITY WATER ☒ (choose one) PRIVATE WELL ☐ N/A ☐
16. ELECTRICITY ☒ GAS ☒ OTHER UTILITY ☐ (specify in remarks)
17. REMARKS

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




### PLOT PLAN




APPROVED – PLANNING AND ZONING ____ DATE ____ FEES PAID – TREASURER ____ DATE ____

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

4' RETAINING WALL

4' RETAINING WALL

4' RETAINING WALL

4' RETAINING WALL

33'-0"

THE FINAL GRADE OF THIS AREA WILL BE LESS THAN A 2:1 SLOPE.

116'-0"

UNTIL SHOP IS UNDER CONSTRUCTION, THE FINAL GRADE OF THIS AREA WILL BE ON A 2:1 SLOPE.

35'-3"

40'-0"

FUTURE SHOP
25' X 40'

25'-0"

PRIMARY RESIDENCE

50'-7"

25'-0"

SEPTIC TANK AND LEACH FIELD

25'-0"

SEWER STUB ELEVATION 4712.00'

SEWER STUB ELEVATION 4712.00'

SEPTIC TANK INLET ELEVATION 4711.00'

3" POWER CONDUIT

RMP TRANSFORMER

PROPERTY CORNER

*8' TALL RETAINING WALL 6' MAX. RETAINED SOIL*S501

BOTTOM OF FOOTING ELEVATION 4711.66'

PROPERTY CORNER

BOTTOM OF FOOTING ELEVATION 4711.66'

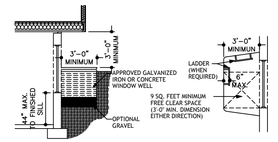
221'-9"

## SLOPE TOPOGROPHY & UTILITY PLAN

SCALE 1/4" = 1'-0"

### WINDOW WELL REQUIREDMENTS

1. ALL BASEMENT WINDOW NOT FULLY ABOVE GRADE BY 6' SHALL BE PROTECTED BY GALVANIZED IRON OR CONCRETE WINDOW WELLS. WINDOW WELLS SHALL BE DUG TO A DEPTH BELOW THE WINDOW SILL TO ALLOW 16" OF 3/4" AGGREGATE GRAVEL TO BE 6" BELOW WINDOW SILL.
2. EGRESS WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 44" SHALL BE EQUIPPED WITH AN APPROVED PERMANENTLY LADDER OR STEPS THAT SHALL NOT ENCROACH THE WINDOW FULLY OPENED. DO NOT POSITION LADDERS SUCH THAT LATCHES OR HINGES INTERFERE WITH FULL OPERATION OF THE WINDOW. THE LADDER OR STAIRS SHALL NOT ENCROACH INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL BY MORE THAN 6".
3. EGRESS AND RESCUE WINDOWS ARE REQUIRED TO BE 5.7 SQ. FT. CLEAR OPENING WITH A MIN. CLEAR OPENING WIDTH OF 20" AND A MIN. CLEAR OPENING HEIGHT OF 24" WITH A FINISHED SILL HEIGHT NOT TO EXCEED 44" ABOVE THE FLOOR.
4. EGRESS AND RESCUE WINDOWS ARE REQUIRED TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS OR TOOLS. WINDOWS OR DOORS OR WINDOW WELLS PROVIDED THAT THEY ARE EQUIPPED WITH APPROVED RELEASE MECHANISMS WHICH ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL EFFORT.




WINDOW WELL DETAIL

SCALE 1/2" = 1'-0"


CONTRACTOR INFORMATION:

MARK BISHOP CONSTRUCTION, INC
707 E 400 S RIVER HEIGHTS, UT 84321
Phone: (801) 819-6978
Email: thembc@yahoo.com

MUX, LLC DRAFTING SERVICES
400 S 707 E RIVER HEIGHTS, UT 84321
Phone: (801) 819-6978 Email: utmuxllc@gmail.com



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VERSION INFORMATION:

MARK BISHOP & KAMI RYAN
LOT# 27 MILLVILLE HILL
325 E 100 N

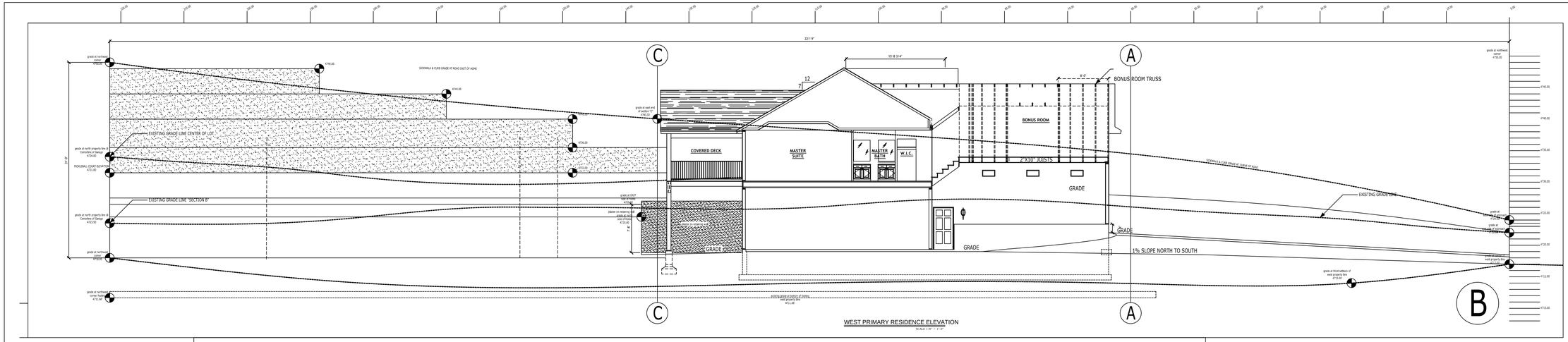
2024
PRIMARY RESIDENCE
& FUTURE SHOP

| | |
|---|---|
| LOT SIZE: (.52 ACRE) | 22562 |
| AREA FOR PRIMARY RESIDENCE AFFECTED: | 4150 |
| FUTURE SHOP: | 1000 |
| | |

EXCAVATION, DRAINAGE & UTILITY PLAN

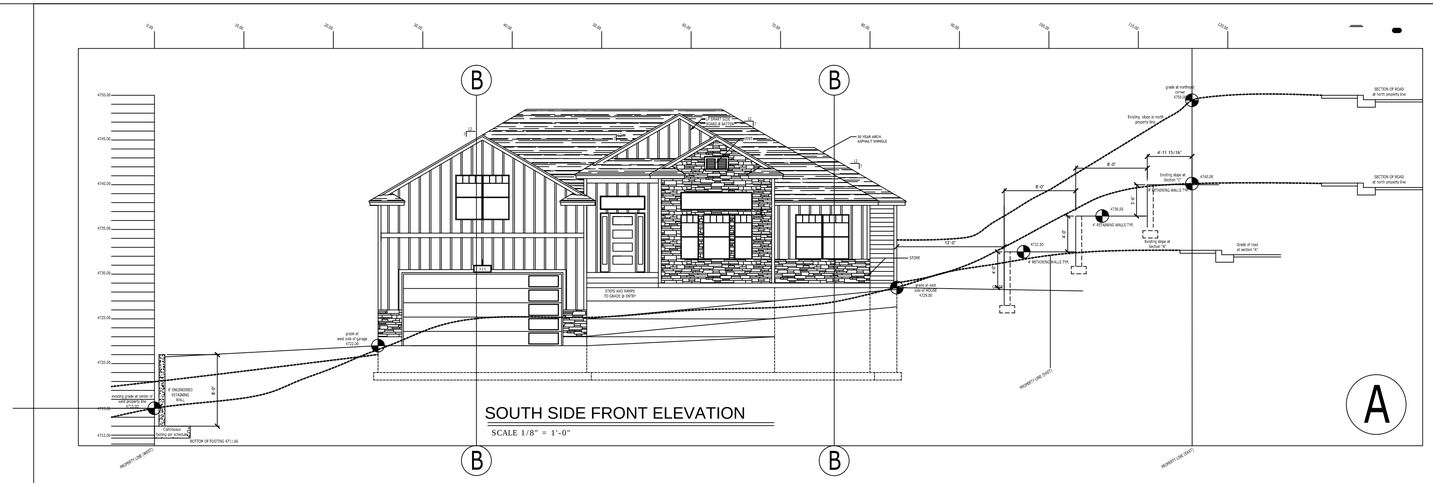
| | |
|---|---|
| APPLICABLE CODES/STAMP: 2015 IBC, 2015 IPC, 2015 IMC, 2014 NEC | VERSION: V5.0 |
| | DATE: 7-25-24 |
| COMMUNITY: MILLVILLE HILL | LOT#: 27 |

PAGE# 1D of 3



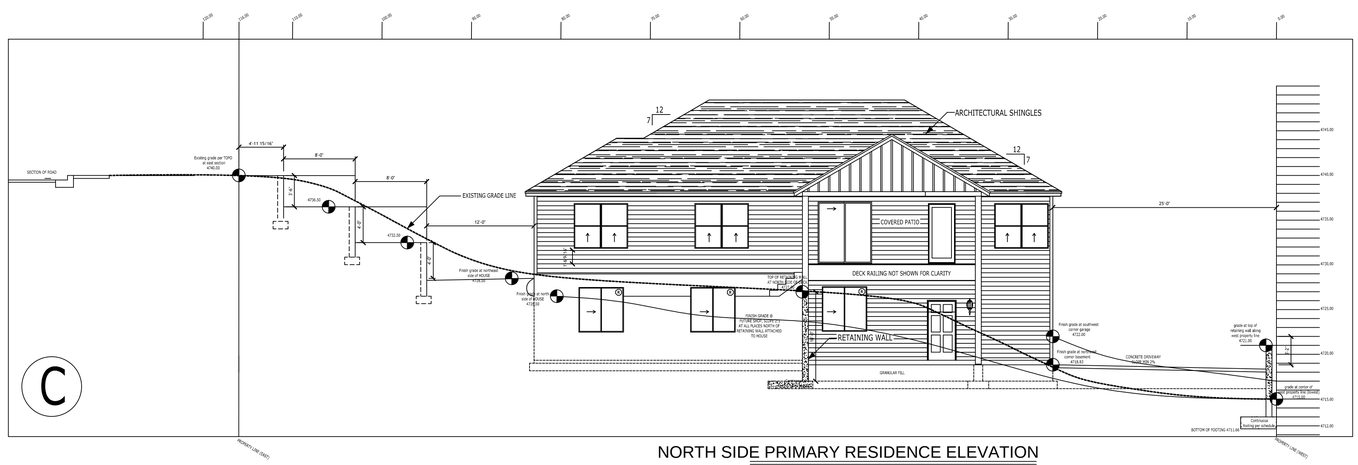

WEST PRIMARY RESIDENCE ELEVATION

SCALE 1/8" = 1'-0"




SOUTH SIDE FRONT ELEVATION

SCALE 1/8" = 1'-0"




NORTH SIDE PRIMARY RESIDENCE ELEVATION

SCALE 1/8" = 1'-0"


CONTRACTOR INFORMATION:

MARK BISHOP CONSTRUCTION, INC
707 E 400 S RIVER HEIGHTS, UT 84321
Phone: (801) 819-6978
Email: thembc@yahoo.com

MUX, LLC DRAFTING SERVICES
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VERSION INFORMATION:

MARK BISHOP & KAMI RYAN
LOT#27 MILLVILLE HILL
325 E 100 N

2024
PRIMARY RESIDENCE
& FUTURE SHOP

| | |
|---|---|
| LOT SIZE: (.52 ACRE) | 22562 |
| PRIMARY RESIDENCE: | 4150 |
| FUTURE SHOP: | 1000 |
| | |

SECTIONS FOR RETAINING & DRAINAGE

APPLICABLE CODES/STAMP:
2015 IBC
2015 IPC
2015 IMC
2014 NEC

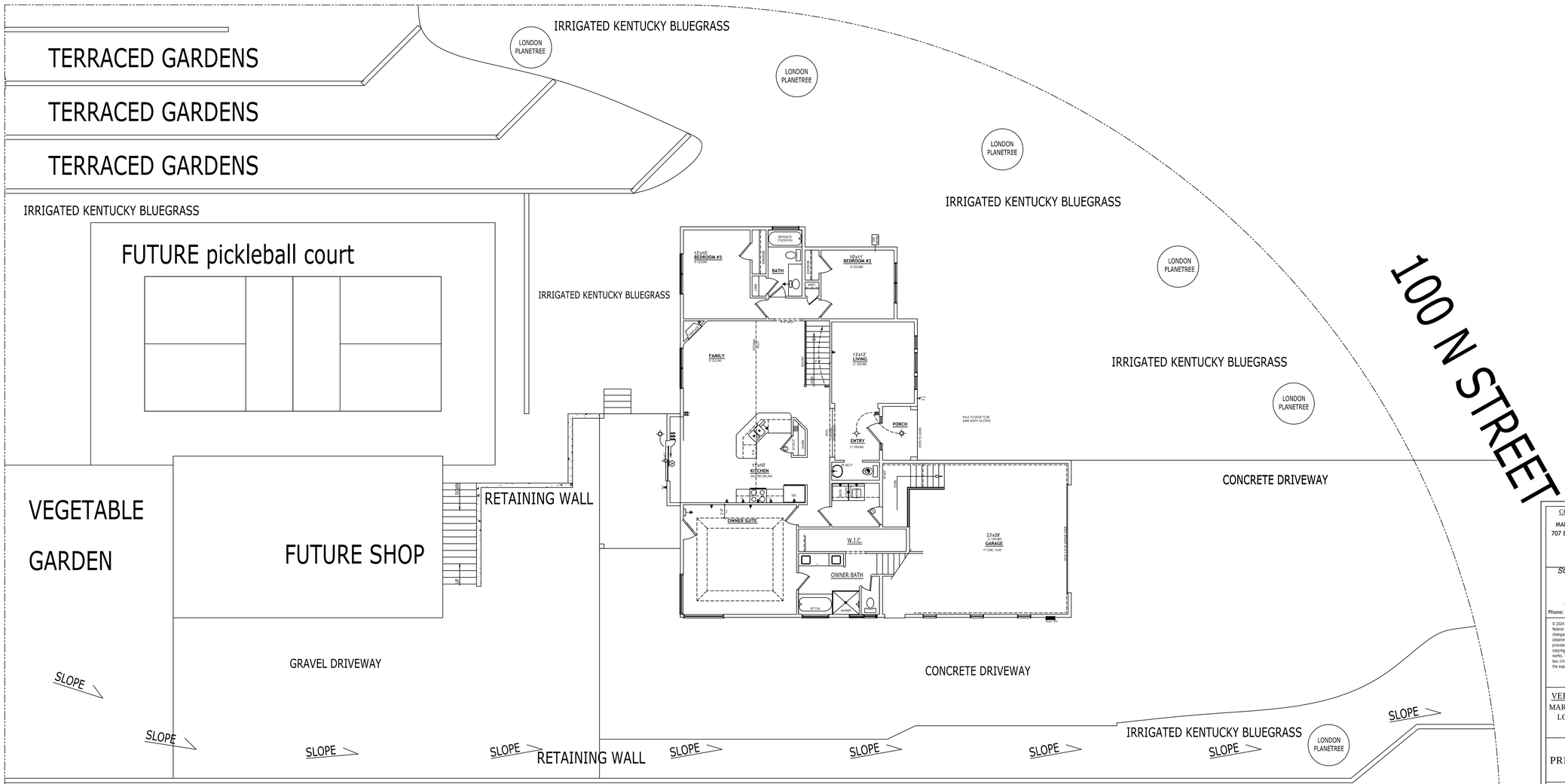
VERSION: V5.0

DATE: 7-25-24

COMMUNITY: MILLVILLE HILL

LOT#: 27

PAGE# 2D of 3




# LANDSCAPE PLAN

SCALE 1/8" = 1'-0"

CONTRACTOR INFORMATION:

MARK BISHOP CONSTRUCTION, INC
707 E 400 S RIVER HEIGHTS, UT 84321
Phone: (801) 819-6978
Email: thembc@yahoo.com

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

MUX, LLC DRAFTING SERVICES
400 S 707 E RIVER HEIGHTS, UT 84321
Phone: (801) 819-6978 Email: utmuxllc@gmail.com

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VERSION INFORMATION:

MARK BISHOP & KAMI RYAN
LOT#27 MILLVILLE HILL
325 E 100 N

2024
PRIMARY RESIDENCE
& FUTURE SHOP

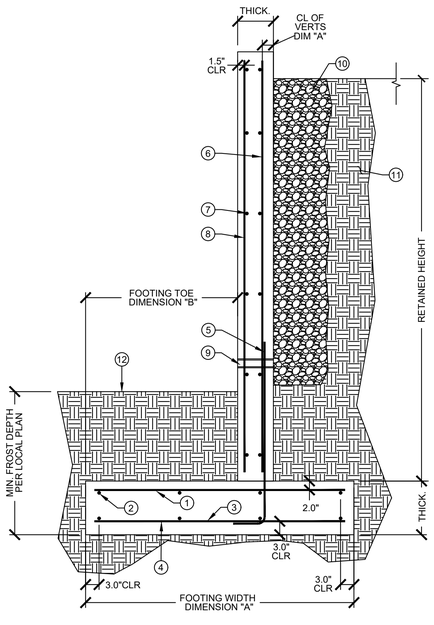
| TOTAL SQUARE FOOTAGE: | 3560 |
|---|---|
| MAIN LEVEL: | 1796 |
| UNFINISHED BASEMENT: | 1764 |
| | |

LANDSCAPE PLAN

APPLICABLE CODES/STAMP:
2015 IBC
2015 IPC
2015 IMC
2014 NEC

VERSION: V5.0
DATE: 7-25-24
COMMUNITY: MILLVILLE HILL
LOT#: 27

| REINFORCING SPLICE LENGTH TABLE - TYPICAL U.N.O. | | | | | | | |
|---|---|---|---|---|---|---|---|
| BAR SIZE | | CONCRETE | | | | | |
| IN-LB | AREA (IN^2) | FOOTING | GRADE BEAM | | WALL | | SLAB |
| | | | BOTTOM | TOP | VERTICAL | HORIZ | |
| #3 | 0.11 | 1'-4" | 1'-4" | 1'-9" | 1'-4" | 1'-4" | 1'-4" |
| #4 | 0.20 | 1'-10" | 1'-10" | 2'-5" | 1'-7" | 1'-7" | 1'-7" |
| #5 | 0.31 | 2'-3" | 2'-3" | 3'-0" | 2'-7" | 2'-7" | 2'-7" |
| #6 | 0.44 | 2'-9" | 2'-9" | 3'-6" | 3'-1" | 3'-1" | 3'-1" |
| #7 | 0.60 | 4'-0" | 4'-0" | 5'-2" | 4'-6" | 4'-6" | 4'-6" |
| #8 | 0.79 | 4'-7" | 4'-7" | 6'-0" | 5'-2" | 5'-2" | 5'-2" |
| #9 | 1.00 | 5'-2" | 5'-2" | 6'-8" | --- | --- | --- |
| #10 | 1.27 | 5'-9" | 5'-9" | 7'-5" | --- | --- | --- |
| #11 | 1.56 | 6'-3" | 6'-3" | 8'-2" | --- | --- | --- |
| #14 | 2.25 | --- | --- | --- | --- | --- | --- |
| #18 | 4.00 | --- | --- | --- | --- | --- | --- |




**DESIGN CRITERIA & ASSUMPTIONS:**
f'c = 2,500 PSI
Fy = 60 KSI

BEARING CAPACITY: 1,500 PSF
SOIL DENSITY: 125 PCF
FRICTION ANGLE: 34 DEG.
BACKFILL ANGLE: HORIZONTAL
EXTERNAL WALL LOADS: NONE
EQUIP. & ROAD SURCHARGE: 125 PSF
EXPANSIVE SOILS: NONE
COLLAPSIBLE SOILS: NONE

BACKFILL TO BE PLACED IN 8 INCH MAX. LIFTS AND COMPACTED TO 90% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557

DRAIN GRAVEL TO HAVE A MAXIMUM SIZE OF ¾" AND A MAXIMUM OF 10% PASSING THE #4 SIEVE.

GRAVEL TO BE PLACED IN 8 INCH MAX. LIFTS AND DENSIFIED USING A VIBRATORY PLATE

IF CONDITIONS OTHER THAN THOSE LISTED ABOVE ARE ENCOUNTERED, ENGINEER SHOULD BE NOTIFIED.

**KEYNOTES**
1. TOP CROSSWISE REBAR
2. TOP LONGITUDINAL REBAR
3. BOTTOM CROSSWISE REBAR
4. BOTTOM LONGITUDINAL REBAR
5. VERTICAL FOOTING DOWELS TO MATCH VERTICAL WALL REBAR w/ CLASS "B" LAP SPLICE & 12" MIN. HOOK
6. VERTICAL WALL REINFORCING PER SCHEDULE
7. HORIZONTAL WALL REINFORCING PER SCHEDULE
8. 2ND MAT REBAR ON EXPOSED SIDE PER SCHEDULE NOTES
9. 2"Ø PVC WEEP HOLES AT 8'-0" OC
10. 12" FREE DRAINING GRAVEL w/FILTER FABRIC
11. NATIVE BACKFILL OR MATERIAL PER PROJECT SPECIFICATIONS
12. FINISH GRADE PER PLAN

| RETAINING WALL SCHEDULE | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| MAX RETAINED HEIGHT | WALL THICKNESS & REINFORCING | | | | FOOTING THICKNESS & REINFORCING | | | | | | |
| | WALL THICK. | REINFORCING | | | FTNG WIDTH DIM. "A" | FTNG THICK. | FTNG TOE DIM. "B" | TOP REINFORCING | | BOTTOM REINFORCING | |
| | | VERTICAL BARS | | HORIZONTAL | | | | LONG. | CROSSWISE | LONG. | CROSSWISE |
| | | SIZE @ SPACING | DIM "A" TO CL | SIZE @ SPACING | | | | (#) SIZE | SIZE @ SPACING | (#) SIZE | SIZE @ SPACING |
| 4'-0" | 8" | #4 @ 18" OC | 2-1/2" | #4 @ 12" OC | 3'-0" | 10" | 1'-0" | #4 @ 18" OC | #5 @ 18" OC | #4 @ 18" O.C. | #5 @ 18" OC |
| 6'-0" | 8" | #4 @ 14" OC | 2-1/2" | #4 @ 12" OC | 4'-0" | 12" | 1'-0" | #4 @ 18" OC | #5 @ 14" OC | #4 @ 18" O.C. | #5 @ 14" OC |
| 8'-0" | 8" | #5 @ 12" OC | 2-1/2" | #4 @ 12" OC | 6'-0" | 12" | 1'-6" | #4 @ 18" OC | #5 @ 14" OC | #4 @ 18" O.C. | #5 @ 14" OC |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |

NOTES:
1. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR STRUCTURAL FILL WITH MINIMUM OF 1,500 PSF ALLOWABLE BEARING PRESSURE
2. 3,000 PSI CONCRETE AT 28 DAYS
3. GRADE 60 REBAR
4. WALLS THICKER THAN 8" REQUIRE #4 BARS AT 18" OC EACH WAY ON EXPOSED FACE w/ 2" CLEAR COVER
5. NO STACKED or PIGGYBACK WALLS or ADJACENT STRUCTURES ALLOWED WITHIN 2x RETAINED HEIGHT

A S501 RETAINING WALL DETAIL
SCALE:NTS

NOTE:
ALL OF THESE DETAILS MAY OR MAY NOT BE USED FOR THIS SPECIFIC PROJECT.


TIMBERLINE Engineering & Land Surveying
209 North 300 West • Vernal, Utah
(435) 789-1365
UTAH • COLORADO • WYOMING


CLIENT INFO:
MARK BISHOP CONSTRUCTION
707 EAST 400 SOUTH
RIVER HEIGHTS, UTAH 84321

MARK BISHOP
PHONE: 801-819-6978

DRAWN BY: MKH
PROJECT MANAGER: CMM
CHECKED BY: CMM

# LOT 27 MILLVILLE HILL SUBD.

325 EAST 100 NORTH
MILLVILLE, UTAH 84326

REGISTERED STRUCTURAL ENGINEER
07/12/24
No. 362054
CABLE M. MURRAY
STATE OF UTAH
STRUCTURAL ONLY

| NO. | DATE | REVISION | BY |
|---|---|---|---|
| 1 | | FOR REVIEW | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |

TYPICAL STRUCTURAL DETAILS

S501

Friday, July 12, 2024 8:24:25 PM S:\ENGINEERING PROJECTS\24-017\2 LOT 27 MILLVILLE HILL SUBD\VISION\ENGINEERING\RETAINING WALL\STANDARD RESIDENTIAL DETAILS.DWG

**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

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**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.

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**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 all the time from residents who live near the school.

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.

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**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.

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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.

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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.

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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 to 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.

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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

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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.

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**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

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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.

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