

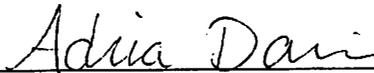
NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold a meeting on Thursday, **February 5, 2015** in the Millville City Office, at 510 East 300 South, Millville, Utah, which meeting shall begin promptly at **8:00 p.m.** All agenda times are approximate.

1. Roll call
2. Opening remarks/Pledge of Allegiance.
3. Review and approval of agenda
4. Review and approval of minutes from January 15, 2015.
5. Action Items:
 - A. PUBLIC HEARING regarding changes to Fencing Ordinance 17.40.050 D. **8:05 p.m.**
 - B. Consideration for recommendation to the City Council regarding Fencing Ordinance change.
 - C. PUBLIC HEARING to receive public input on the Millville General Plan Draft and the Parks & Trails Master Plan Draft. **8:10 p.m.**
 - D. Consideration for recommendation to the City Council regarding the General Plan and Parks & Trails.
6. Discussion Items:
 - A. City Council Report – review minutes from January 22, 2015.
 - B. Agenda items for next meeting.
 - C. Other.
7. Calendaring of future Planning Commission Meeting.
8. Assignment of Representative to next City Council Meeting.
9. Adjournment.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during public meetings should notify Adria Davis at (435) 881-5474 at least three working days prior to the meeting.

Notice was posted on February 2, 2015 a date not less than 24 hours prior to the date and time of the meeting and remained so posted until after said meeting. A copy of the agenda was sent electronically to the Utah Public Meeting Notice Website at (<http://www.utah.gov/pmn/index.html>) on February 2, 2015.



Adria Davis, Secretary
Millville City Planning & Zoning Commission

4.

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

January 15, 2015

PRESENT: Chairman Jim Hart, Commissioners Lynette Dickey, Bonnie Farmer, Rachel Thompson, and Garrett Greenhalgh, Development Coordinator Harry Meadows, Dr. Robert Oaks, Bob Bates, Dale Siler, RoseMary Jones, and Martha Balph. Secretary Adria Davis recorded the minutes.

Opening Remarks/Pledge of Allegiance

Chairman Hart opened the meeting at 8:03 p.m.
He led those present in the Pledge of Allegiance.

Review and Approval of agenda

The agenda for the Planning Commission meeting of January 15, 2015 was reviewed. A motion was made by Commissioner Dickey to approve the agenda as outlined. Commissioner Farmer seconded. Commissioners Hart, Dickey, Farmer, Thompson, and Greenhalgh voted yes.

Review and Approval of the Minutes

The minutes for the Planning Commission meeting of December 18, 2014 were reviewed. A motion was made by Commissioner Dickey recommending approving the minutes as outlined. Commissioner Thompson seconded. Commissioners Hart, Dickey, Farmer, Thompson and Greenhalgh voted yes.

Set a Public Hearing date for changes to Fencing Ordinance 17.40.050 D

Chairman Hart made a motion to set a public hearing for February 5, 2015 at 8:05 p.m. Commissioner Dickey seconded. Commissioners Hart, Dickey, Farmer, Thompson and Greenhalgh voted yes.

Set a Public Hearing date for the Millville General Plan Draft and the Parks & Trails Master Plan Draft.

Chairman Hart made a motion to set a Public Hearing for February 5, 2015 at 8:10 p.m. Commissioner Farmer seconded. Commissioners Hart, Dickey, Farmer, Thompson and Greenhalgh voted yes.

Consideration for recommendation to the City Council regarding the rezone request by Martha H. Balph.

Dr. Robert Oaks was present again to review his presentation for those commissioners who had missed it previously. He reviewed mud flows, debris flows, clear water flows, alluvial fans, channels, levees and reloading.

Commissioner Larry Lewis (Alt.) arrived at the meeting at this time.

Dr. Oaks walked through maps and layover slides, showing their relation to the property in question. He explained the canyons nearest these parcels were composed mostly of Dolomite which had only a 1/2% of producing mud. This area having the least amount of mud would be more likely to have water flows than mud or debris flows. He pointed out a southern fan which showed drainage to the south of that fan, and a northern fan which showed drainage to the north of that fan, explaining that each would probably drain in those same directions in the future directing flows away from the property in question.

Commissioner Greenhalgh was concerned about future homes being built on this property. Currently the vegetation provides a buffer for water erosion on this land; however construction in the area would remove this natural buffer leaving the homes in a danger zone.

This is the reason that newer homes are required to have curb and gutter, plus subdivisions must have a storm water system in place.

Development Coordinator Meadows had researched the minutes from the city meeting held Oct. 1, 1998 when the zoning map with these changes was approved. The minutes showed concern from the members regarding the homes that had already been built in these danger areas, and the motive behind the new zoning designations seemed to be a desire to prevent future building in this area.

Chairman Hart pointed out that what was a safety issue then, is still a safety issue now. The research done has satisfied his concerns for this area.

Commissioner Greenhalgh believes rezoning this land now will lead to future building/development of this area and feels that even if the mud flows are not an issue it will still have problems with flooding for those potential homeowners. He wanted no part in that liability.

Commissioner Lewis (Alt.) believes there should be some kind of safeguard built in to protect those who will eventually build there. This danger zone should be identified somehow.

Chairman Hart made a motion to recommend to the City Council to change the zoning on the south parcels only (03-037-0019, 03-037-0020, and 03-037-0055) from Open Space (OS) to Residential (R-1). Commissioner Farmer seconded. Commissioners Hart, Dickey, and Farmer voted in Favor, with Commissioners Greenhalgh and Thompson voting against.

City Council Report

The commissioners received a copy of the minutes from the December 8, 2014 City Council meeting. There were no comments.

Agenda Items for Next Meeting

Public Hearing on Fencing ordinance
Public Hearing on City Master Plan Draft
Minor Subdivision - Leishman

Other Discussion items

RSVP headcount for the Winter Social on February 7, 2015.

Calendaring of future P&Z meeting

The next Planning Commission meeting will be held Thursday, February 5, 2015 at 8:00 p.m.

Assignment of Representative for City Council Meeting.

Both Larry Lewis (Alt.) and Lynette Dickey will try to attend. Dr. Oaks will also be there to review his presentation for the council.

Adjournment

Commissioner Hart moved to adjourn the meeting at 9:25 p.m.

5. A.

17.40.050: FENCING:

D. Corner Lot Requirements:

1. On all corner lots, a fence, not to exceed six feet (6') in height, may be erected along the rear and interior side lot line, but not in the front yard setback area.
2. In all zones requiring a front yard setback, no obstruction to view in excess of thirty six inches (36") in height shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points thirty feet (30') from the intersection of the property line.
3. Notwithstanding any other provisions herein, a fence **which does not obstruct view (i.e., chain-link fence)** may be erected to a height of six feet (6') in any yard abutting a street within the setback area. **The fence shall in no way be closed in with adjacent plant materials or strips of material inserted into the fence so as to obstruct vision.**

NO Change

Delete

6.A.

MILLVILLE CITY COUNCIL MEETING
City Hall - 510 East 300 South - Millville, Utah
January 22, 2015

PRESENT: Michael Johnson, Michael Callahan, Cindy Cummings, Julianne Duffin, Ryan Zollinger, Rose Mary Jones, Tara Hobbs, Gary Larsen, Harry Meadows, Bob Bates, Martha Balph, Bob Oaks, Harvey Hustad, Parker Cummings, Joshua Blankenship, Lynette Dickey, Maya Simmons, Katelyn Whipple, Kennady Zollinger, Katie Berry, Melanie Nichols, Alicia Nyman, Victoria Nyman, Kaitlyn Woolley, Sadie Anderson, Jacey Davis, Emily Pehrson, Brock Norris, Bruce McConkie, Jose Castillo, Andrea Castillo, Brennan Duffin, Jackson Nichols, Jason Johnson, Heidi Checketts, Mikaeli Hill, Sherry Willden, Dale Willden

Call to Order/Roll Call

Mayor Michael Johnson welcomed everyone to the Council Meeting calling the meeting to order at 7 p.m. The roll call indicated Mayor Michael Johnson and Councilmembers Michael Callahan, Cindy Cummings, Julianne Duffin, and Ryan Zollinger were in attendance with Councilmember Mark Williams excused; also Treasurer Tara Hobbs and Recorder Rose Mary Jones were present.

Opening Remarks/Pledge of Allegiance

Councilmember Zollinger welcomed everyone to the meeting especially the Youth Council and then led all present in the pledge of allegiance.

Approval of agenda and time allocations

The agenda for the City Council Meeting of January 22, 2015 was reviewed. **Councilmember Cummings moved to approve the agenda for January 22, 2015.** Councilmember Duffin seconded. Councilmembers Callahan, Cummings, Duffin, and Zollinger voted yes with Councilmember Williams excused.

Reading and approval of minutes of the previous meeting

The minutes for the City Council Meeting held on January 8, 2015 were reviewed. **Councilmember Duffin moved to approve the minutes for January 8, 2015.** Councilmember Cummings seconded. Councilmembers Callahan, Cummings, Duffin, and Zollinger voted yes with Councilmember Williams excused.

Report on P & Z Meeting held January 15, 2015

Commissioner Lynette Dickey reported on the Planning Commission Meeting held January 15, 2015. There were no comments

Recommendation from Planning Commission regarding a Petition to Rezone Properties Identified as 03-037-0019, 03-037-0020, 03-037-0055 from Open Space to Residential-1 requested by Martha Balph

Commissioner Lynette Dickey discussed with the Council the Planning Commission's recommendation for a rezone of property parcels 03-037-0019, 03-037-0020, 03-037-0055 from Open Space to Residential-1 requested by Martha Balph. She indicated the Commission had voted on it and was in favor of this rezone. She explained there had been an extensive study completed by Dr. Bob Oaks who is an Emeritus Professor of Geology from Utah State University. He had studied this specific area and felt if excessive rain or water was to come from the canyon, there was not sufficient debris that would cause damage on these parcels. She indicated some of the Commissioners had concerns with future water flow but she felt these could be addressed at the time of development.

The Council reviewed a map of the area and located the city-owned 300,000 gallon reservoir and chlorination building. There was no concern for contaminants from septic systems at this location, as no water is being pumped from the ground. It was noted the Garr Spring protection area is above the deer fence.

There was also discussion on why this area was zoned open space in 1999 when the zoning map was adopted. Development Coordinator Harry Meadows explained he had talked with three of the Councilmembers who were on the Council at that time and clarified that their feeling was to just have open space in that area.

There was also discussion about development for this property. Part of the property is on a hillside and would need to conform to the hillside overlay and other ordinances that are in place for development. Dr. Oaks indicated these parcels being discussed had a 6% to 20% slope on them.

It was also noted that our current culinary water system will only service to an elevation of 4,855 feet; building above that elevation would not be serviceable for culinary water.

Mayor Johnson and also Dr. Oaks had reviewed the proposal with Engineer Murray; both indicated that Engineer Murray felt the change in zoning would be acceptable.

Mayor Johnson reviewed the procedure for rezoning property. The planning commission has held their public hearing and has made their recommendation. The Council is to have a written ordinance to adopt for the rezone. This ordinance will be prepared and reviewed by the Council at the next meeting. The Council may take action at that meeting on the petition.

Councilmember Zollinger moved to go forward with the Rezone for Parcels 03-037-0019, 03-037-0020, and 03-037-0055 as presented from the Planning Commission. Councilmember Cummings seconded. There was clarification that an ordinance would be drafted for the Council's consideration. Councilmembers Callahan, Cummings, Duffin, and Zollinger voted yes with Councilmember Williams excused.

Consideration of Rezone Request on Parcels 03-037-0019, 03-037-0020, 03-037-0055 from Open Space to Residential-1 / Optional Public Hearing may be Set

Mayor Johnson explained this had been already discussed with the previous item. There was no public hearing set at this time.

Consideration of a Business License request for Rey’s Repair at 285 North 100 East

Jose R. Castillo requested a business license for Rey’s Repair at 285 North 100 East for the purpose of repairing washers and dryers at the client’s home. There were conditions stipulated that no used or new appliances are to be stored outside on the premises; also, any shed over 200 square feet would require a building permit.

Councilmember Cummings moved to approve a business license for Rey’s Repair.

Councilmember Callahan seconded. Councilmembers Callahan, Cummings, Duffin, and Zollinger voted yes with Councilmember Williams excused. (A copy of the application is included with the minutes.)

Proposed Revision to City Budget / Set Public Hearing

Mayor Johnson and Recorder Jones presented to the Council for their consideration revisions regarding the 2015 budget. (A copy of the budget is included with the minutes.)

Councilmember Duffin moved to set a public hearing for the Revised Budget on February 12, 2015 at 7:15 p.m. Councilmember Cummings seconded. Councilmembers Callahan, Cummings, Duffin, and Zollinger voted yes with Councilmember Williams excused.

Quarterly Financial Reports

Treasurer Hobbs and Recorder Jones reported to the Council the 2nd Quarter Financial Report for 2015. Information regarding the report is included with the minutes.

Water Shares for Lease

Recorder Jones reviewed with the Council the water shares that have been leased which the City owns. There are two shares remaining with the Millville Irrigation Company, four shares with the Providence Blacksmith Fork Irrigation Company, and one share with the Smithfield Irrigation Company. The shares were advertised for lease until January 15, 2015. The consensus of the Council was to take no further action for this year, but to advertise them for lease the next year.

Bills to be paid

The bills were presented. They are as follows:

Mike Johnson	50.00	General
Staples	212.16	General
Cache Valley Publishing	39.87	General

BILLS (Continued)--

Questar	456.99	Park/Building
Daines & Jenkins	130.00	Legal
CenturyLink	176.65	Building
Rocky Mountain Power	1,155.60	Street lights
Maverik	384.04	Park
Bear River Health Department	40.00	Water
South Fork Hardware	21.98	Park
Maceys	97.12	General
Bennetts	556.21	Building
Sterling Codifiers	500.00	General
Watkins Printing	108.76	Christmas/P&Z/General
IIMC	155.00	General
Utah Geological Survey	2,001.48	Water
Blue Stakes	152.41	Water
LeGrand Johnson Construction Co.	99.25	Water
Ecosystems Research	25.00	Water
Utah State Division of Finance	92,015.79	Water
Utah State Division of Finance	13,152.00	Sewer
Jones Simkins	3,103.29	General/Water
Utah Local Government Trust	1,121.62	General-Water Insurance
Riverside Carwash	9.59	Stormwater
YRE Trust	1,000.00	CCCOG
American Water Works Association	2.00	Water
Carousel Carpets	3,300.00	Building
Salary Register	8,514.54	

Councilmember Duffin moved to pay the bills. Councilmember Cummings seconded. Councilmembers Callahan, Cummings, Duffin, and Zollinger voted yes with Councilmember Williams excused.

City Reports:

Roads/Sidewalks:

Superintendent Gary Larsen reported he had signed an agreement to purchase oil from the County for the chip and seal project this spring. The project is usually to cover eight to ten blocks.

City Parks:

Superintendent Larsen reported six green picnic tables have been ordered and should arrive in about two weeks. After these are received, the request for reimbursement from the RAPZ grant could be compiled.

Culinary Water System:

Superintendent Larsen reported the Utah Geological Survey had pulled additional samples from the Glen Ridge Well. To date, approximately 19 million gallons of water have been fed into the well. He estimated there would be about 30 million gallons stored during this project. Everything seems to be going as planned.

Superintendent Larsen informed the Council of a meeting tomorrow with Garr Spring representatives to file the change application for the water rights with the State Water Engineer.

The Council discussed the remodeling of the City Office. The carpet has been ordered and will be available to be installed in about three weeks. They also decided on a color for the baseboard molding. They expressed appreciation to Chad Kendrick and Superintendent Larsen for their hard work.

RAPZ Project Proposal for 2015

Mayor Johnson reviewed with the Council possible projects that could be considered for the RAPZ Application this year. It was the consensus to have the application reflect the remainder of the Splash Pad project – getting the restrooms and septic tank installed. Development Coordinator Harry Meadows will prepare the application.

RSVP for Winter Social

Mayor Johnson requested the Council RSVP for the Winter Social which is to be held on February 7, 2015.

Councilmember Reports

Councilmember Zollinger reported Brittany Wall will be spearheading the Miss Millville activities for the next couple of years. It was also verified that the Youth Council will be doing the Community Fair Booth at the Cache County Fair this year.

Councilmember Cummings reported the seller disclosure on the property to be acquired had been received and everything was in good order; the closing is scheduled for February 2 with Hickman Land Title Company.

Councilmember Duffin requested being excused from the City Council Meeting on February 26, as she will be attending the Rural Water Conference.

Other items for Future Agendas

Councilmember Duffin requested the Youth Council report at the City Council Meeting on March 26.

Development Coordinator Meadows suggested the Master Plan identify the property fronting Highway 165 as commercial property and do some type of planning for this area. Mayor Johnson felt he would be able to secure someone to offer ideas on how this might be developed. There was discussion regarding the appearance for development that may take place.

The current draft of the Master Plan has this property identified as commercial, light manufacturing; it was suggested this may want to be changed to commercial retail. If so, there would need to be a revision made in the ordinance with this type of a zone established. Development Coordinator Meadows was asked to work with the Planning Commission to consider this.

Development Coordinator Meadows indicated the Emergency Preparedness group in the City has created maps to be used in case of a disaster. The group is in the process of obtaining their HAMM Radio licenses. They will be trained on February 7 at USU to receive their licenses. They will be working to set up a HAMM radio station and a repeater station. Superintendent Larsen reported the City has a box, antenna, and wiring for the system.

Adjournment

Councilmember Cummings moved to adjourn the meeting. Councilmember Duffin seconded. Councilmembers Callahan, Cummings, Duffin, and Zollinger voted yes with Councilmember Williams excused. The meeting adjourned at 8:22 p.m.