

NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold a meeting on Thursday, May 21, 2015 in the Millville City Office, at 510 East 300 South, Millville, Utah, 84326, which meeting shall begin promptly at 8:00 p.m.

1. Roll call
2. Opening remarks/Pledge of Allegiance.
3. Review and approval of agenda
4. Review and approval of minutes from May 7, 2015.
5. Action Items:
 - A. Review and approval for zoning clearance for building permit by Sessions Construction, for residence to be located at 210 North 350 East, Millville Hill Subdivision, phase 2, lot #31.
 - B. Consideration for a conceptual review of a proposed subdivision from Roger Roundy. The subdivision is located north of 450 North between approx. 280 East and 380 East in Millville. Parcel 02-129-0014.
6. Discussion Items:
 - A. New ordinance regarding private streets
 - B. City Council Report – review minutes from May 14, 2015.
 - C. Agenda items for next meeting.
 - D. 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) 213-0787 at least three working days prior to the meeting.

Notice was posted on May 18, 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 May 18, 2015.


Adria Davis, Secretary
Millville City Planning Commission

4.

MILLVILLE PLANNING COMMISSION MEETING
City Hall - 510 East 300 South - Millville, Utah
May 7, 2015

1. Roll Call

Commissioners Lynette Dickey, Rachel Thompson, Larry Lewis (Alt.). Commissioner Bonnie Farmer, excused. (Chairman Jim Hart arrived after approval of the agenda.)

Others Present:

Mayor Michael Johnson, Development Coordinator Harry Meadows, Councilmember Michael Callahan, Treasurer Tara Hobbs, Ron Jenson, Robyn Jenson, Karla Anderson, Delmar Anderson. City Recorder Rose Mary Jones recorded the minutes.

2. Opening Remarks/Pledge of Allegiance

Commissioner Dickey opened the meeting at 8:02 p.m. and those present recited the Pledge of Allegiance led by Commissioner Thompson.

3. Review and Approval of agenda

The agenda for the Planning Commission Meeting of May 7, 2015 was reviewed. **A motion was made by Commissioner Lewis (Alt.) to approve the agenda for May 7, 2015.** Commissioner Thompson seconded. Commissioners Dickey, Thompson, and Lewis (alt.) voted yes. (Included with the minutes as attachment "A".)

Commissioner Jim Hart arrived at the meeting at this time.

4. Review and Approval of the Minutes of the Planning Commission Meeting

The minutes for the meeting of April 16, 2015 were reviewed. There was a correction noted on page 2 of the minutes changing 'council' to 'commission'; the minutes would read--The Commission wasn't happy with leaving roads unfinished. **A motion was made by Commissioner Dickey to approve the minutes for April 16, 2015 with the correction as noted.** Commissioner Thompson seconded. Commissioners Hart, Dickey, Thompson, and Lewis (alt.) voted yes. (Included with the minutes as Attachment "B".)

5.A. Consideration for a conceptual review of a proposed subdivision from Karla O. Anderson. The subdivision includes parcel 03-029-0121, located on the southeast corner of the 100 West and 100 North intersection, and parcel 03-029-0074, located on the northeast corner of the same intersection in Millville.

The Commission reviewed the Verla Olson Trust Property proposed to be a subdivision as submitted. The parcel and zoning viewer (included with the minutes as Attachment "C") was reviewed noting parcel 03-029-0041 had previously been sold and is not part of the proposed subdivision.

There were four lots proposed on parcel 03-029-0074 with two lots proposed on parcel 03-029-0121. There was discussion about 100 North becoming a busier road because of the high school; at least two of the homes would face that road and the third home could face the south or west. Lot #1, having no other access into the property except for the frontage on 100 West, had been proposed as a larger lot and would not be subdivided again.

There was discussion about the water shares required to be turned over to the City. Mr. Anderson indicated he did not want to turn over the shares because lots with an acre of property would need the water to irrigate. There is 3½ acres of property being divided so there would be 3½ shares of water required to be turned over to the City for the development. It was explained the irrigation water can be changed to culinary water with a process outlined through the state. The property is currently being irrigated with water owned by other individuals. The current City requirements were explained regarding the water transfer.

Development Coordinator Meadows explained the engineer has not yet reviewed this proposed subdivision; however, Mayor Johnson and Superintendent Larsen have reviewed the proposed plans.

Commissioner Hart recommended to go forward with this proposal. Commissioner Lewis (alt.) seconded. Commissioners Hart, Dickey, Thompson, and Lewis voted yes.

Development Coordinator Meadows outlined the procedure for the development. He indicated the filing fee is to be paid to Treasurer Hobbs. The preliminary plans are then to be drawn by an engineer and submitted to the Planning Commission for review; a public hearing will then be held. An outline of what is required for the preliminary plan approval will be provided by Development Coordinator Meadows.

6.A. City Council Report – review minutes from April 23, 2015.

There was discussion on the three choices for the new name of the High School. They are Riverside, Canyon River, and Canyon Cove. Also proposed mascots are falcons, badgers, and wolves.

6.B. Agenda items for next meeting.

There was discussion about the Mond-Aire Subdivision. The City is waiting for information from the developers to come back before any other action will be taken.

6.C. Other.

No other items were brought before the Commission for discussion.

7. Calendaring of future Planning Commission Meeting.

The next Planning Commission Meeting will be scheduled for May 21, 2015 and will be cancelled if there are no items. Commissioner Dickey indicated she will be out of town for that meeting and asked to be excused.

8. Assignment of Representative to next City Council Meeting.

There was no Commissioner selected to attend the Council Meeting.

Oath of Office

Commissioner Jim Hart had been reappointed by the City Council to serve another term of 2½ years as a Commissioner. He was given the Oath of Office by Recorder Rose Mary Jones.

9. Adjournment

Commissioner Hart moved to adjourn the meeting. Commissioner Thompson seconded. The meeting adjourned at 8:22 p.m.

5.A.

00686

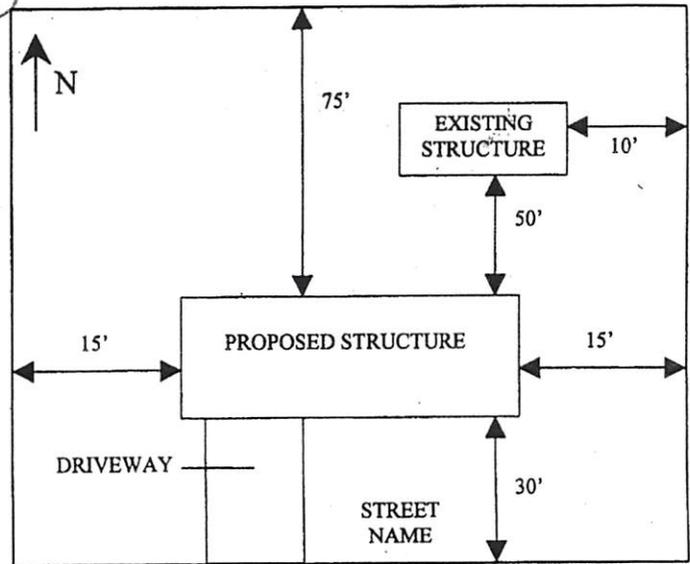


MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

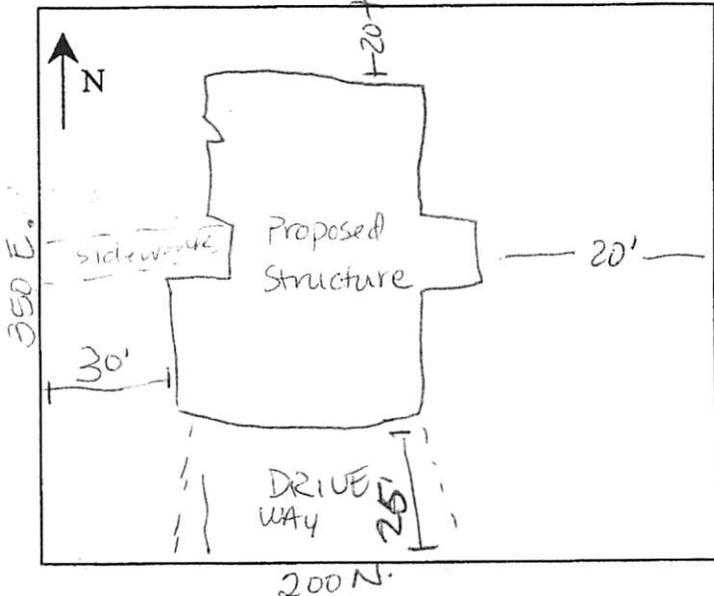
APPLICATION INFORMATION

1. Sessions Construction (Neil Sessions)
APPLICANT'S NAME
2. 789 E. 280 S.
MAILING ADDRESS
- Smithfield UT 84335
CITY STATE ZIP CODE
3. 435-563-0710 4. 435-512-1502
HOME TELEPHONE BUSINESS TELEPHONE
5. Robert and Christin Taylor
OWNER'S NAME (if different from applicant)
6. Residential (home)
TYPE OF STRUCTURE
7. _____ 8. Residential
SQUARE FOOTAGE ZONE
9. Millville Hill Sub. Phase 2 # 31
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 157 - 0031
TAX IDENTIFICATION NUMBER
11. 210 N. 350 E.
ADDRESS OF CONSTRUCTION
12. .37 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)

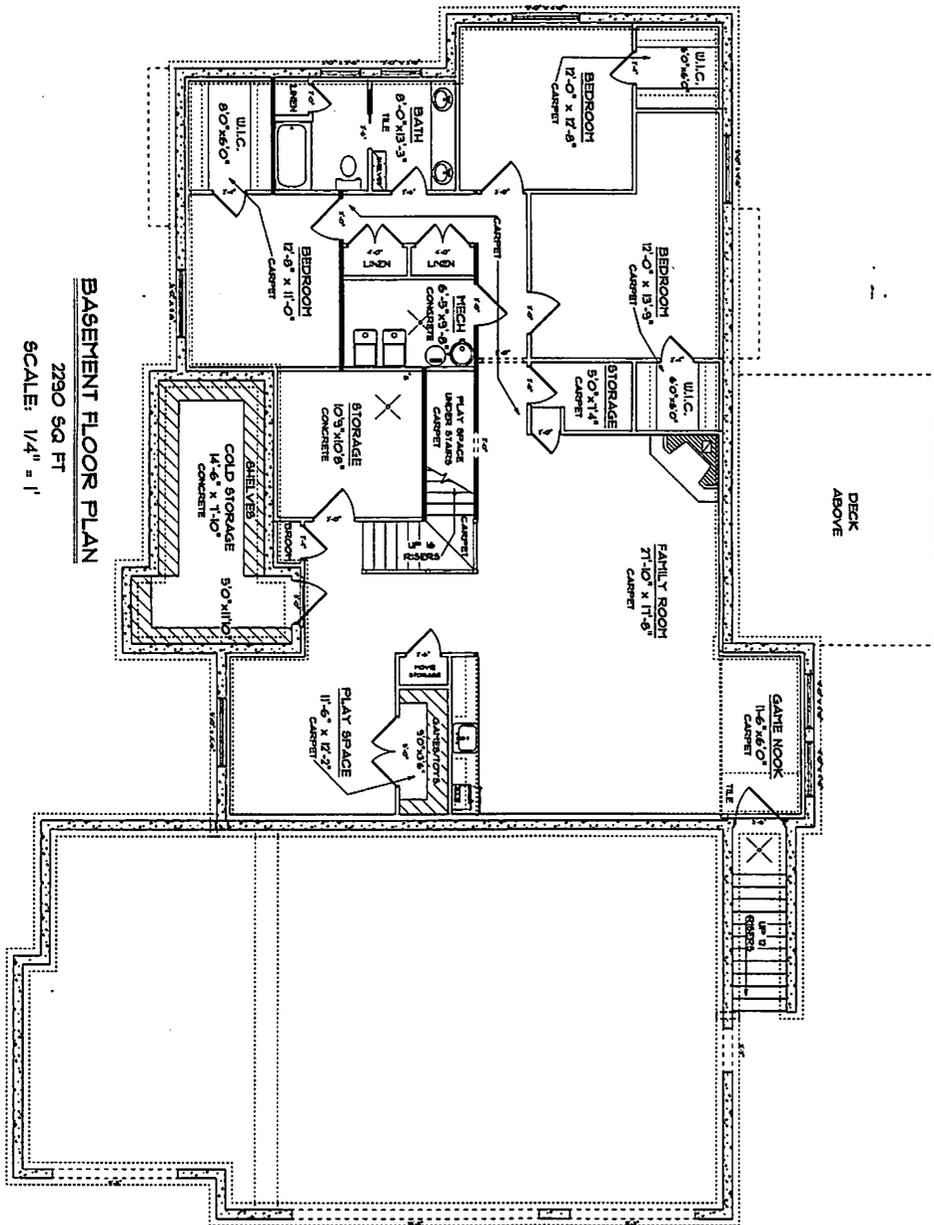


PLOT PLAN



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)



BASEMENT FLOOR PLAN

2290 SQ. FT.
SCALE: 1/4" = 1'

JAF DRAFTING
Joan A Findlay
(435) 710-3645

ROBERT & CHRISTIN TAYLOR
210 NORTH 350 EAST
MILLYVILLE, UTAH 84326

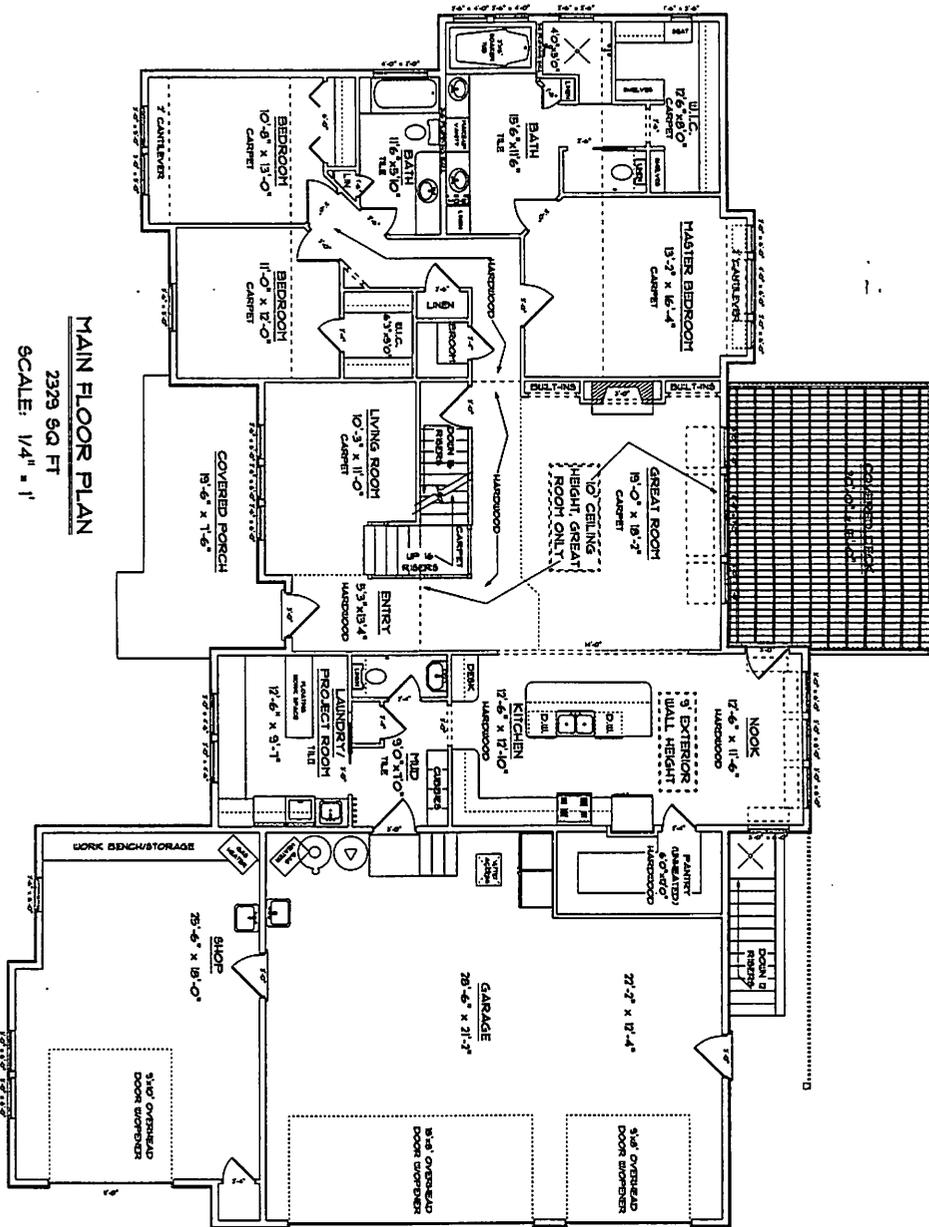
DATE: Friday, May 15, 2015
DRAWN BY: JAF

3329 - MAIN
64 FT. 2290 - BASEMENT

SCALE: 1/4" = 1'-0"

DRAWING # 4

OR. 10



MAIN FLOOR PLAN
 2329 SQ FT
 SCALE: 1/4" = 1'

JAF DRAFTING
 Joan A Findlay
 (435) 710-3645

ROBERT & CHRISTIN TAYLOR
 210 NORTH 350 EAST
 MILLYVILLE, UTAH 84326

DATE: Friday, May 15, 2015
 DRAWN BY: JAF
 90 FT. 2329 - MAIN
 2290 - BASEMENT
 SCALE: 1/4" = 1'-0"
 DRAWING • 3
 OF 10

5. B.



02-129-0033

02-129-0034

02-179-0011

02-115-0034

02-129-0014

02-179-0012

02-131-0035

02-130-0032

E 450 N

E-1000 S
02-115-0030

02-131-0036

N 300 E

02-131-0040

02-129-0029

02-115-0029

02-131-0037

02-131-0041

6.A.

The Mayor and City Council would like for the Planning Commission to develop and recommend an ordinance to allow private streets in Millville City. This will be an exception to a public street not a normal option. Paved transition to a public street. Limited length and limiter number of homes, two at most.

FRONTAGE, MINIMUM: Every building lot must have frontage on a public highway, street, public right of way, or alley or private lane.

LOT: The contiguous land in the same ownership, as recorded in the County Recorder's office, which is not divided by any public highway or alley, including any part thereof subject to any easement for any purpose other than a public highway, street, public right of way or alley. Any land severed from another lot. If that severance makes the latter lot or structures on said latter lot nonconforming, such lot shall or may be occupied by a main building or group of buildings (main and accessory) together with such yards, open spaces, lot width and lot area as are required by this title, and having frontage upon a street or public right of way or private lane. Except for two-family dwellings and multiple-family dwellings, not more than one dwelling structure shall occupy any one lot.

PARKING LOT: An open area, other than a street, used for the parking of more than four (4) automobiles and available for public use, whether free, for compensation, or as an accommodation for clients or customers, designed so that access to the parking spaces in the lot is, where possible, by means of private interior roadways or alleys and not by direct access from a public street.

STREET, PRIVATE: A thoroughfare within a subdivision which has been reserved by dedication unto the sub divider or lot owners to be used as private access to serve the lots platted within the subdivision and complying with the adopted street cross section standards of the city of Nibley and maintained by the sub divider or other private agency.

PARKING AREAS: A type of private road for local access to one or a small group of structures, owned and maintained by an individual or group, and which is intended for access to trailheads, picnic areas and/or scenic lookouts.

In all zones, no obstruction to public or private street views in excess of two feet in height above road grade shall be placed on any corner lot within a triangular area formed by the streets at property line and a line connecting them at points 25 feet from the intersection of the street right-of-way lines, except a reasonable number of trees pruned appropriately to permit automobile drivers an unobstructed view.

gutter unwise. In such cases, the planning commission may require that the subdivider pay to the city a sum equal to the cost of the improvements not installed to allow sufficient funds to later complete the improvements. Any such proceeds shall be placed in the street capital improvement fund.

- F. Cul-De-Sacs:** Cul-de-sacs (dead end streets designed to be permanently closed to through traffic) shall not exceed one-eighth (1/8) mile in length, except in R-E zones where they shall not exceed one-fourth (1/4) mile in length. Each cul-de-sac must be terminated by a turnaround with a radius of at least sixty feet (60'). If surface water drainage runs into the turnaround due to the grade of the street, necessary catch basins and drainage easements shall be provided. Where a street is designed to remain only temporarily as a dead end street, an adequate temporary turning area shall be provided at the dead end street. It shall remain and be available to the public so long as the dead end exists.
- G. Alleys:** Alleys may be required in the rear of business lots, but will not be accepted in residential blocks except under unusual conditions where such alleys are considered necessary by the planning commission.
- H. Street Width Requirements For Small Acreage Parcels On Cul-De-Sacs:** The following shall serve as street width requirements for development of small acreage parcels using a cul-de-sac as the only access to the development:

- * 1. Private roads are allowed for areas of three (3) lots or less. The cross section of the road shall include: twenty feet (20') of asphalt, two feet (2') of shoulder on each side and four (4) to six feet (6') (each side) for stormwater swale. These roads shall be built to the standards of the Nibley City design standards and specifications and shall include five foot (5') sidewalks where required by city ordinance. Private roads in planned unit developments are exempt from this subsection.
- 2. Developments of four (4) to seven (7) lots shall have a publicly dedicated roadway with a fifty foot (50') cross section as follows: twenty five feet (25') of asphalt, and the following on each side of the road: 2.5 feet of curb and gutter, four feet (4') of planting strip, five foot (5') sidewalk and one foot (1') strip to property line. These roads shall be built to the standards of the Nibley City design standards and specifications.
- 3. All other developments shall have roadways that conform to this section.

I. Gravel Private Roads:

- * 1. A gravel private road may be approved for a single lot access, provided that the following conditions are met by the developer:
 - a. Demonstrate how the gravel private road is an important consideration in the area's streetscape or in the overall project design.
 - b. Demonstrate that the gravel private road will not cause extensive dust, erosion or sediment problems or demonstrate how those problems will be eliminated. Provide a stormwater pollution prevention plan that will be followed to eliminate these problems.
 - c. Maximum slope gradients shall not exceed those set forth in the Nibley City engineering design standards and specifications.
 - d. All driveways approved for gravel shall have a driving surface of twenty feet (20') with six inch (6") minimum thickness of crushed gravel base course material and a three foot (3') drainageway on one side.

- e. Provide a turnaround as per the international fire code standards.
- * f. Those driveways accessing off of any public road shall be paved for the first fifty feet (50') off said road, or to the house, whichever is less. In areas where the gravel private road accesses the property by crossing an adjoining property, the planning commission and city council may require that the entire portion of the driveway crossing the adjoining property be paved.
- * g. Those lots using a gravel private road to access their lot shall be exempted from the standard frontage requirement.
- * h. Gravel private roads shall be permitted only for infill development in the R-E zone and not in new subdivisions.

Adopted by Ord. No Source on 6/1/1992
Amended by Ord. 2002 Code on 1/1/2002
Amended by Ord. 03-04 on 3/6/2003
Amended by Ord. 06-08 on 8/3/2006
Amended by Ord. 07-13 on 9/6/2007

R-E ZONE
Rural Estate Zone

MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
May 14, 2015

PRESENT: Michael Johnson, Michael Callahan, Cindy Cummings, Julianne Duffin, Mark Williams, Ryan Zollinger, Tara Hobbs, Harry Meadows, Deb Harvey, Harry Meadows, Zan Murray, Bob Bates

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, and Ryan Zollinger were in attendance with Councilmembers Julianne Duffin and Mark Williams being tardy. Also Treasurer Tara Hobbs and Recorder Rose Mary Jones were present.

Opening Remarks/Pledge of Allegiance

Councilmember Callahan indicated he was appreciative for the moisture we have been receiving. He then led those present in the Pledge of Allegiance.

Approval of agenda and time allocations

The agenda for the City Council Meeting of May 14, 2015 was reviewed. **Councilmember Cummings moved to approve the agenda for May 14, 2015.** Councilmember Zollinger seconded. Councilmembers Callahan, Cummings, and Zollinger voted yes with Councilmembers Duffin and Williams absent. (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 held April 23, 2015.

Councilmember Cummings moved to approve the minutes for April 23, 2015.

Councilmember Zollinger seconded. Councilmembers Callahan, Cummings, and Zollinger voted yes with Councilmembers Duffin and Williams absent. (A copy of the draft minutes is included as Attachment "B".)

Report on Planning Commission Meeting held May 7, 2015

Development Coordinator Harry Meadows was in attendance at the Planning Commission Meeting. The procedure for a subdivision development was reviewed—it is approved by the Planning Commission, reviewed by the Engineer, and then presented to the City Council. Development Coordinator Meadows reported the Verla Olson Estate Subdivision (100 West 100 North) may be as revised from what had been proposed at the Planning Commission Meeting. Mr. Anderson had notified him that he had received an offer to purchase the property on the

southern parcel. (A copy of the draft Planning Commission minutes is included as Attachment "C".)

Commissioner Jim Hart had been given the Oath of Office at the meeting to serve another 2½ year term as a Commissioner.

Review of Questar Franchise Agreement

Mayor Johnson indicated the Council had received a copy of a renewal to the Questar Franchise Agreement. (A copy of this information is included with the minutes as Attachment "D".) The Council briefly reviewed the document and requested this be reviewed by our Attorney. There was discussion about the relocation section of the agreement; the Council felt this should be in the best interest of our residents. **Councilmember Zollinger moved to have Attorney Carlston look at the agreement between Millville City and Questar Gas.** Councilmember Cummings seconded. Councilmembers Callahan, Cummings, and Zollinger voted yes with Councilmembers Duffin and Williams absent.

Recorder Jones was asked to forward this to Attorney Carlston for his review.

Councilmember Mark Williams arrived at the meeting at this time.

2015-2016 Proposed Budget

Mayor Johnson and Recorder Jones reviewed with the Council the proposed budget for fiscal year 2016. (A copy of the information is included with the minutes as Attachment "E".) Recorder Jones explained there would be revisions on some of the line items within the next month and the Council would be able to review it before setting a public hearing. There will be revisions to the revenues and expenses for the CIB Grant, but the amount will be provided a little later in the month. The CCCOG funding has not been allocated to date, as well as the RAPZ Grant monies. Salary increases have been included in the budget with a 3% increase for employees, Councilmember salaries going from \$200 to \$300 per month, and the Mayor's salary from \$500 to \$700 per month.

Because of the legislative action taken during the past session regarding transportation funding, Millville is projected to receive an additional \$12,838 for Class C Road monies. If the potential local option tax is approved by the County and voters, the City would get an additional \$17,083. This projected revenue estimate will not be included until the FY 2017 budget.

The Stormwater fund was discussed. According to Engineer Zan Murray, the \$2 charge per household each month is one of the lower fees charged in the valley; most cities are between \$3 and \$5 per month. He explained there is an additional compliance permit which is required this next year and will need to be added into the budget.

There was discussion on the sewer costs. As the high school will be hooking onto the sewer system, the required meter will be installed and the cost for this has been included in the budget. It was discussed that possibly Nibley City would be willing to do the maintenance on the sewer line, as this is such a small area. This is being discussed with them and the cost will need to be negotiated.

In the water/sewer fund, it was proposed to install an electronic meter reading system as well as install waterlines to loop the water system with the high school. The funding for the waterlines are not included in the proposed figures at this time.

The budget will be reviewed again at the next meeting prior to setting the public hearing.

Proposed Revision on Policy for Utah Retirement Systems Tier 2 Retirement Resolution

Mayor Johnson and Recorder Jones reviewed the revised policy for the Utah Retirement Systems Tier 2 Retirement. (A copy of this Resolution is included with the minutes as Attachment "F".)

It was explained the City had just completed an audit with the URS. A resolution had been passed last year regarding Tier 2 retirement; however, it was recommended to be more specific with the policy regarding elected and appointed officials. It was explained the elected officials are ineligible because they do not meet the required threshold for the amount of money made per month. The appointed officials may be eligible or ineligible, depending on the policy set within the City.

Councilmember Callahan moved to adopt the Resolution Policy for Utah Retirement Systems (URS) Tier 2 Retirement (Revised). Councilmember Williams seconded. There was discussion about the benefit being required for part-time or full-time service. Councilmembers Callahan, Cummings, and Williams voted yes, Councilmember Zollinger voting no, and Councilmembers Duffin absent.

Bills to be paid

The bills were presented. They are as follows:

Stephanie Eggleston	4.03	General
Tara Hobbs	115.58	Water
Tara Hobbs	22.62	General
Rose Mary Jones	64.17	Water
Rose Mary Jones	774.40	General
Adria Davis	9.55	P&Z
Cindy Cummings	40.00	Youth Council
Ryan Zollinger	520.00	General
Chad Kendrick	607.45	Road
Becky Twedt	87.98	City Celebration
Mandi Green	27.74	City Celebration

BILLS (Continued)--

Jerilyn Nyman	22.83	City Celebration
Lindsay Zollinger	7.73	City Celebration
Rachael Thompson	15.00	City Celebration
D & B Equipment	300.00	Road
Rocky Mountain Power—		
North Park	31.98	Park
Street lights	1,157.57	Road
Shop	174.31	Building
Crossing Guard	17.02	Crossing Guard
Ball Park	8.85	Park
North Well	159.98	Water
Park Well	1,302.77	Water
Water Treatment	17.19	Water
Highline Reservoir	664.81	Water
Public Treasurers Investment Fund	7,667.00	Water
Cache County Service Area	10,665.94	Sanitation
Cache County Service Area	1,713.00	9-1-1
Cache County Service Area	653.71	Stormwater
Lowes	52.70	Water
Peterson Plumbing Supply	50.37	Water
Comcast	73.75	Water
South Fork Hardware	58.41	Water
Daines and Jenkins	510.00	Legal
Caselle	125.00	Water
Watkins Printing	134.62	General
On The Avenue	30.00	City Celebration/Youth Council
Millville City	1,159.95	Park
Utah League of Cities and Towns	445.00	General/Road
Utah League of Cities and Towns	888.60	General
Lewis Young Robertson Burningham	2,875.00	General Plan
CMPO	238.00	General
Safety Supply & Sign	176.13	Park
Richmond Irrigation Company	208.00	Water
Public Employee Health Program	1,212.98	Water
WestHost	12.50	Water
Century Equipment Company	324.98	Water
Monroe Jenson Estate	377.79	Water
Kurt Kotter	75.00	Water
USA Blue Book	92.74	Water
Bear River Health Department	100.00	Water
Garyn Perrett	2,000.00	Water
Glenn's Electric	190.00	Water
Maverik	305.03	Water

BILLS (Continued)--

Olson & Hoggan	45.00	Legal
Valley Implement	267.48	Park
Salary Register	11,541.75	

Councilmember Cummings moved to pay the bills. Councilmember Callahan seconded. There was discussion about bills: Millville City, annual payment of water for the north park; Lewis Young Robertson Burningham, impact fee study as part of the General Plan Grant with half of the funding being reimbursed; and Garyn Perrett, construction deposit. Councilmembers Callahan, Cummings, Williams, and Zollinger voted yes with Councilmember Duffin absent.

Cache County Water Master Plan/Consideration to Create a Water Conservancy District

Mayor Johnson along with the Council discussed the presentation which was made at the last meeting dealing with the proposal to create a water conservancy district in Cache County. The benefit to Millville and cost for the project seemed to be high. Engineer Murray explained the intent for the presentation was to educate the Council so constituents could ask questions and receive answers about this proposed district. There are 220,000 acre feet of Bear River water to be developed in Utah through the creation of additional water storage. In comparison, Hyrum Dam has approximately 10,000 acre feet of water. Without a conservancy district, the water will be developed and it may be down south. It was proposed that over the next five years, we should conserve water, form a district, develop and protect our Bear River allocation through—aquifer storage and recovery projects, evaluation of the environmental water demands, evaluation of future storage sites, and by banking water rights.

The entire valley is part of the plan and should be looked at as a whole. A pipeline will be brought from the north end of the valley and will go along the east. The pipe may not come into Millville; however, it may go to Providence, which would then free up water from the Blacksmith Fork River that would benefit Millville.

There was no decision made by the Council regarding this item at the present time.

Councilmember Julianne Duffin arrived at the meeting at this time.

Proposal on Form-Based Code

Mayor Johnson along with the Council discussed the presentation made at the last meeting by Jake Young regarding a form-based code. The Council discussed the direction it wants to proceed with and whether this code would provide the needed guidelines desired for future development. The Council considered options for outlining development in a commercial zone. Currently the City does not have building requirements for retail and services. Engineer Murray indicated there is more information available by reviewing formbasedcodes.org to make sure this is what Millville City would like to pursue.

It was the consensus of the Council to review the information, and discuss this again at the next Council Meeting.

Concern for Expanding Businesses in a Residential Zone

Mayor Johnson discussed with the Council concerns that had been raised regarding expanding businesses in a residential zone. There was discussion identifying various businesses that have grown considerably since their inception.

Deb Harvey expressed concern for a small business in a garage which was repairing small engines, now has a large building, with a sign, now repairing snowmobiles and 4-wheelers and testing them out on the roadways at excessive speeds.

The Council reviewed the current ordinance of what is allowed in the residential zone. It appears there are commercial businesses in residential zones that have grown to be too large. There was discussion about when a home business becomes too large; it is a grey area.

There was also concerns expressed about junk that is piled and continues to increase behind a fence at the D & B Equipment business. This business has recently been sold. There was concern about the Artistic Metals business which has a lot of the equipment in the city right of way.

The nuisance ordinance was reviewed and various items could be enforced. Some businesses have outgrown the current use of a residential zone.

Guidelines need to be developed to help with the enforcement. Business license approval is the way to monitor and enforce conformance to the ordinances.

Councilmember Zollinger reported that the owner of Artistic Metals is aware of the need to move to a larger area and is striving to do this.

Mayor Johnson and Councilmember Cummings will discuss the plan of action, as to how to proceed with these concerns.

Review of Ordinance for Private Roads

Development Coordinator Meadows indicated that private roads and streets are referenced in our ordinances. However, there is no building allowed on private roads or lanes. The Council discussed pros and cons for having private roads or private long driveways. Information was provided about how Nibley City has written their ordinances to allow private roads and private gravel roads. (This information is included with the minutes as Attachment "G".)

After many varying opinions and scenarios of why a private road may or may not be useful, the consensus of the Council was to ask the Planning Commission to review this concept and make a recommendation to the Council regarding this.

Millville City Sewer Master Plan

Engineer Zan Murray presented to the Council the Northern Millville Sewer Master Plan. The Millville City Sewer Plan had originally been completed by Sunrise Engineering with the outlet on 100 South across the river to join the Nibley City system. Engineer Murray reviewed key points in the plan as follows:

- Millville City's estimated population in the year 2050 is 5,465
- Estimated usage is 100 gallons per capita of water per day with 3.6 people per house; pipes are projected to meet the peak factor of 2½ times the estimated discharge, projecting the needed capacity
- Slopes and depth of system is generally eight-feet deep for the sewer pipes
- Differing pipe sizes outlined in the plan to show how the system would need to be built to function
- The system should begin at the farthest northern point in the City
- In the area of 550 North 300 West, the projected depth would be approximately 5 feet; however, the depth would quickly go back to an 8-foot depth because of the slope in the property as it would go eastward
- The City needs to complete agreements with Nibley for the maintenance of this small area being developed
- There are 950 gallons a minute allowed in the upsizing portion of the pipe with Nibley City; however, this northern plan is set estimated to use 700 gallons a minute. Engineer Murray indicated this is just a projection and actual numbers would have to be determined as the system is in service
- There would be a lift station for one area required
- Engineer Murray proposed putting all infrastructure into the north of the City at this time
- The cost would be met by borrowing money or charging impact fees
- The infrastructure would encourage development of commercial properties as they come
- It is also required that the City meet with the agency developing an agreement for the sewage treatment

The Council discussed the section of a sewer line from the canal to 100 West on 200 North. The projected bid for this extension is \$24,638 and would be paid for by the City. The Council reviewed this expense; and at this time, it was proposed to not pursue this project for the one-half block.

Mayor Johnson indicated there may be grant funds that come available in the next few years to help with this infrastructure.

All of the other sewer lines that are proposed will be paid as per the negotiations with the school district.

There was discussion about the Millville City Sewer Master Plan. The City has customers with the high school and seminary; however, there is no revenue, no rate plan in place, etc. These will be drawn up in the near future.

Engineer Murray indicated he will get this draft proposal into the hands of the state either tomorrow or Monday indicating he had reviewed it with the Council.

There was a discussion on whether a public hearing should be required on this plan. It was the consensus of the Council to make sure this is the final draft of what is being proposed. The Council felt the need for the residents to be educated about this plan. It was suggested to clarify the portion of the plan that is required at this time for the high school development by making an overlay on the map of what is currently needed.

Mayor Johnson explained that there was a need for having this plan developed in some detail. In order to have the correct sizing of the pipes for the high school with any possible use for bringing the entire City on line in the future, the calculation for this needed to be completed. This was completed for only the northern portion of the City, as the rest of the City would use the trunk line which would connect with Nibley City at 100 South by the river. This had been previously designed several years ago when the Council made the decision to go in with Nibley City and upgrade their system to meet our needs.

Bob Bates suggested the public would be in favor of this as long as they were educated that this is what is required for the high school to hook onto the sewer system.

This plan will be reviewed at the next meeting again to determine the final plan. At the Council's suggestion, this will be renamed to the Northern Millville Conceptual Sewer Plan.

Update on the New Millville High School

Councilmember Duffin indicated she had photos for the new high school development. She reported at this time, the high school is just two weeks behind schedule; however, with the rain, it has caused some delays. The pavement of 200 North is scheduled to be put down on June 3. The bridge is to be completed by the end of summer, early fall.

The name of the school will be: Ridgeline, mascot is the RiverHawks, with colors being action green and midnight blue with silver and white as accent colors.

She also reported that the Millville students will be bussed to South Cache for 8th and 9th grades.

City Council Meeting attendance for May 28, 2015

Councilmember Duffin and Councilmember Cummings asked to be excused from the Council Meeting on May 28, 2015, as their daughters are graduating. The other Councilmembers indicated they would be able to attend the meeting.

Councilmember Reports

The list of Councilmember Reports is included with the minutes as Attachment "H".

Councilmember Duffin reported on Millville Days which will be on June 27. She had a parent consent form for the rodeo which will be required of all participants. The Mayor reviewed this form. She asked for suggestions for the Grand Marshall of the day; it was suggested to have Jacky Hancey and Iva Lou Ropelato. Councilmember Zollinger would be able to provide cars for them to ride in. Also the Mayor and Council was asked to support the parade if they were available.

Councilmember Williams asked for the Council to consider water conservation, possibly restricting the splash pad usage. The consensus was to watch the water situation, possibly reducing hours of operation. The City will encourage water conservation. Councilmember Zollinger suggested that we should not waste water; homes should be taken care of before recreational areas.

Other items for Future Agendas

Councilmember Duffin requested any information on criminal activity within the City. There were three Sheriff's cars patrolling in the early hours on Wednesday morning. Mayor Johnson will contact the Sheriff to have the Council receive the report on the Sheriff activity within the City.

Councilmember Zollinger asked about our ability to communicate to our residents in the case of an emergency. During the Nibley City water contamination, the school system was used to notify households of what was going on. It was also suggested that the 9-1-1 reverse system may be available in an emergency.

Councilmember Zollinger discussed participating in the parades for the summer. As there were no girls who participated in the Miss Millville Pageant, the Mini Miss Millville girls selected will be asked to ride on the float. It was suggested they just do the Millville City and the Hyrum parades. There was also discussion about having the Youth Council participate in the other parades in the valley. Councilmember Duffin will check with the Youth Council to find out their desires.

Recorder Jones noted the dates for Declaring Candidacy for the three City Councilmember positions up for election are from June 1 through June 8 at 5 p.m.

Treasurer Hobbs reported, the last debris was removed for the Spring Cleanup yesterday. The cost should be very close to the \$1,200 which was budgeted. The dumpsters were available for almost one month.

Recorder Jones asked for further information on the progress of the drain line that had been proposed for 100 North from 100 West to the river. This had been previously discussed and approved. There has been no agreements made to date. Engineer Murray will see if he can find out if this is still being considered.

Development Coordinator Meadows reported he had been talking to several individuals about minor and major subdivision proposals.

Adjournment

Councilmember Cummings moved to adjourn the meeting. Councilmember Callahan seconded. Councilmembers Callahan, Cummings, Duffin, Williams, and Zollinger voted yes. The meeting adjourned at 10 p.m.