

NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold a meeting on Thursday, **April 7, 2016** in the Millville City Office, at 510 East 300 South, Millville, Utah, 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 Mar 17, 2016.
5. Action Items:
 - A. Consideration of zoning clearance for a building permit by Olaf Nervig, for an accessory building on the property located at 85 West 200 North in Millville.
 - B. Consideration of zoning clearance for a building permit by Adam and Megan Miller, for a residence to be located at 135 North 430 East, Mond-Aire Heights Subdivision lot #14, in Millville.
 - C. Consideration of change from Lot #8 to Lot #16 in the Mond-Aire Heights Subdivision for Todd and Jenny Condie on preapproved residence.
6. Discussion Items:
 - A. Ordinance change re: facilities for the elderly
 - B. City Council Report – review minutes from Mar 24, 2016 meeting.
 - 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 Apr 4, 2016 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 (<http://www.utah.gov/pmn/index.html>) on Apr 4, 2016.



Adria Davis, Secretary
Millville City Planning Commission

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

March 17, 2016

1. Roll Call:

Commissioners Lynette Dickey, Rachel Thompson, and Garrett Greenhalgh

Others Present:

Development Coordinator Harry Meadows, Treasurer Tara Hobbs, Councilman Michael Callahan, Councilman Ryan Zollinger, Jamie Zollinger, Lee Tibbitts, Brett Hadfield, Bodie Lyon, Kirk Lay, Kermit Price, Casey Owen, Susan Goldsberry, Patricia Ries, Susan Vail, Linda Crosby, Chris Crosby, Clair Mathews, Gail Mathews, Dan Dustin, Kevin Mohr, Harvey Mohr, Wendy Wilker, Scott Theurer, Richard Jex, Lana Jex, and Kerby McDonagh. Secretary Adria Davis recorded the minutes.

2. Opening Remarks/Pledge of Allegiance

Commissioner Dickey opened the meeting at 8:02 p.m. She led those present in the Pledge of Allegiance.

3. Review and Approval of agenda

The agenda for the Planning Commission meeting of Mar 17, 2016 was reviewed. A motion was made by Commissioner Thompson to approve the agenda as presented. Commissioner Greenhalgh seconded. Commissioners Dickey, Thompson, and Greenhalgh voted yes.

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

The minutes for the meeting of Mar 3, 2016 were reviewed. A motion was made by Commissioner Thompson to approve the minutes as outlined. Commissioner Greenhalgh seconded. Commissioners Dickey, Thompson, and Greenhalgh voted yes.

5.A. Consideration of zoning clearance for a building permit by Dan Dustin, for a residence to be located at 465 East 200 North, Lot #6 Mond-Aire Heights Subdivision in Millville.

Commissioner Thompson moved to approve the clearance. Commissioner Greenhalgh seconded. Commissioners Dickey, Thompson, and Greenhalgh voted yes.

5.B. Consideration of zoning clearance for a building permit by Casey Owen, for a residence to be located at 145 North 380 East, Millville Hill Subdivision in Millville.

Commissioner Greenhalgh made a motion to approve the clearance. Commissioner Thompson seconded. Commissioners Dickey, Thompson, and Greenhalgh voted yes.

5.C. Public Hearing regarding the Tibbitts Subdivision Preliminary Drawing

Commissioner Dickey opened the public hearing for comments.

Bodie Lyon- wanted clarification on what the subdivision would look like.

Patricia Ries- felt that the development of this subdivision will make it not 'country living' anymore. She likes seeing the chickens and the fields across the street, doesn't want the houses, the noise, or the change. She also questioned the water piped into this area.

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

Lee Tibbitts- responded to questions, that they had only divided out 3 lots, and only 3 houses were going in with full acre lot sizes. The city was making pressurized water available to this subdivision.

Wendy Wilker- They had been working with the city for over a year and no property had been transferred, or signed off from their end yet. Wanted to know if it was customary for the city to go ahead with a subdivision when the land hadn't been transferred yet.

Michael Callahan- The City Council has already approved the land transfers. He would follow up with the mayor to see where they were at in this process.

Patricia Ries- wanted to know what would happen with the house numbers on her street, as her house is 56 W and her mother's house is 65 W right next door. Both are on the north side of 550 North, showing odd and even numbers on the same side of the street.

Commissioner Dickey closed the public hearing.

D. Consideration for recommendation to the city council regarding the Tibbitts Subdivision.

Commissioner Dickey made a motion to recommend approval of the Tibbitts Subdivision Preliminary Drawings contingent on the signing and final transfer of properties. Commissioner Greenhalgh seconded. Commissioners Dickey, Thompson, Greenhalgh, and Lewis (Alt.) voted yes.

5.E. Public Hearing regarding The Views at CopperLeaf Subdivision Preliminary Drawing.

Commissioner Dickey opened the public hearing for comments.

Kerby McDonagh- Didn't think this land was buildable because of the steep slope. Had concerns about water runoff with new homes coming in.

Also was concerned about privacy issues with homes overlooking her property, and the possibility or regulations surrounding retention walls.

Brett Hadfield- Addressed concerns, this subdivision has 24 total parcels. Showed location of retention ponds and how runoff would funnel downhill being directed by the curb and gutter. New homes would actually result in less water running downhill to the neighbors below, as compared to the current situation where the entire hillside has unrestricted runoff.

Scott Theurer- Owner of the Providence property to the north of this subdivision. Wanted clarification of the road dead ending at the Providence boundary. He has no intention of connecting the road through. Homes planned for this area will face north with back yards touching the Millville boundary.

Clair Mathews- Had questions about how many roads would access this subdivision. Was concerned about the increase in traffic (24 homes = 48 cars).

Commissioner Dickey wanted to know if the city would have enough water for all the new homes.

Harry Meadows- Each developer must provide water shares with each subdivision. Currently the city only uses Garr Spring's water in the winter. No wells are even used until summer.

Tara Hobbs- addressed a postal concern that was expressed. The post office would deal with the increase in homes by adding more PO Boxes or expanding the existing building toward the rear parking lot. No change in postal services would be made until the city was over 1,000 residences. We are currently at 585.

Richard Jex- Unhappy with the motorbikes during the summer on the sledding hill, believes the development will be an improvement. Doesn't like the roundabout planned for main street, most roundabouts are not wide enough for large/long trucks and trailers.

Commissioner Dickey closed the public hearing.

5.F. Consideration for recommendation to the city council regarding The Views at CopperLeaf Subdivision

Commissioner Thompson made a motion to recommend approval of The Views at CopperLeaf Subdivision Preliminary Drawings. Commissioner Lewis (Alt.) seconded. Commissioners Dickey, Greenhalgh, Thompson, and Lewis (Alt.) voted yes.

6.A. Ordinance change re: facilities for the elderly

Commissioner Greenhalgh presented changes to the phrasing of the whole ordinance. Suggested changes will be reviewed in following meetings where additional commissioners can give input.

6.D. City Council Reports – review minutes from Mar 10, 2016 meeting.

The commissioners were given copies of the minutes. Garrett Greenhalgh was renewed for another term as a Planning Commissioner even though he was absent for the council meeting. (He was re-sworn in at the beginning of tonight's meeting)

6.E. Agenda Items for Next Meeting

Discussion – Ordinance on Elderly facilities

7. Calendaring of future Planning and Zoning Meeting

The next meeting will be held Thursday, April 7, 2016.

8. Assignment of Representative for City Council Meeting

No representative was assigned.

9. Adjournment

Commissioner Lewis (Alt.) moved to adjourn the meeting at 9:17 p.m.
Commissioner Dickey seconded.

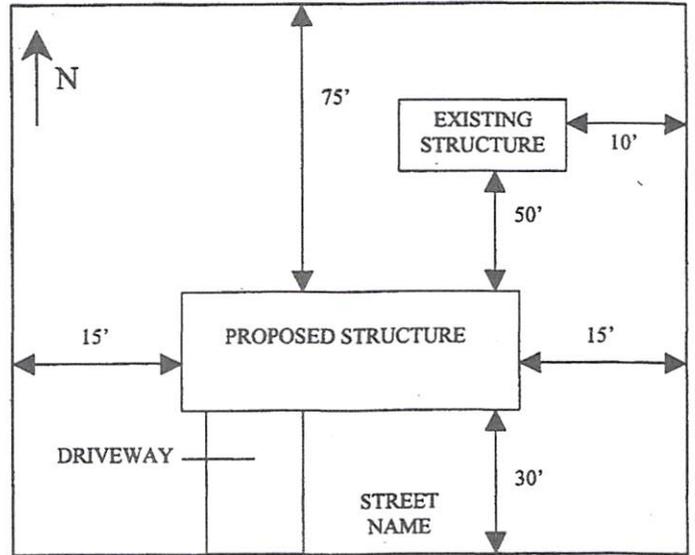


MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

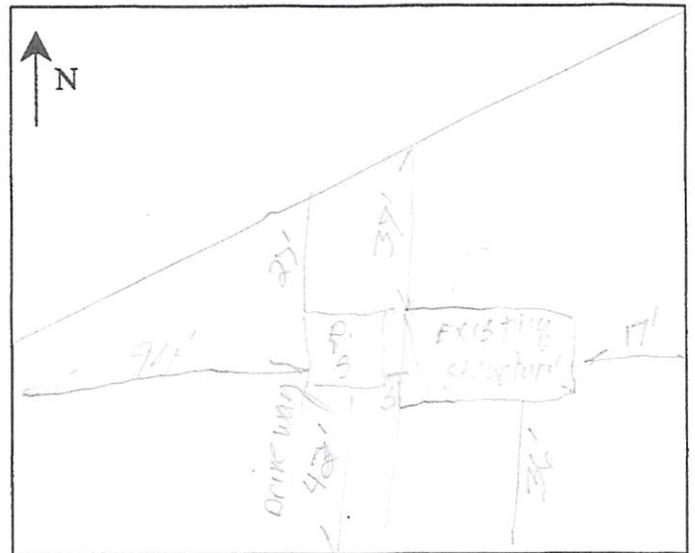
APPLICATION INFORMATION

1. Olaf Norvig
APPLICANT'S NAME
2. P.O. Box 678
MAILING ADDRESS
- Millville Utah 84324
CITY STATE ZIP CODE
3. 801-388 6198 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Metal Car Port
TYPE OF STRUCTURE
7. 200 SF 8. 12'
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. _____
TAX IDENTIFICATION NUMBER
11. 85 W. 200 N Millville Utah
ADDRESS OF CONSTRUCTION
12. 1/3 acre 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



200 N

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)

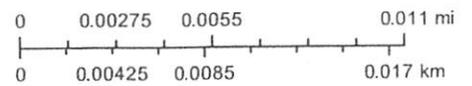
ArcGIS Web Map



April 1, 2016

1:335

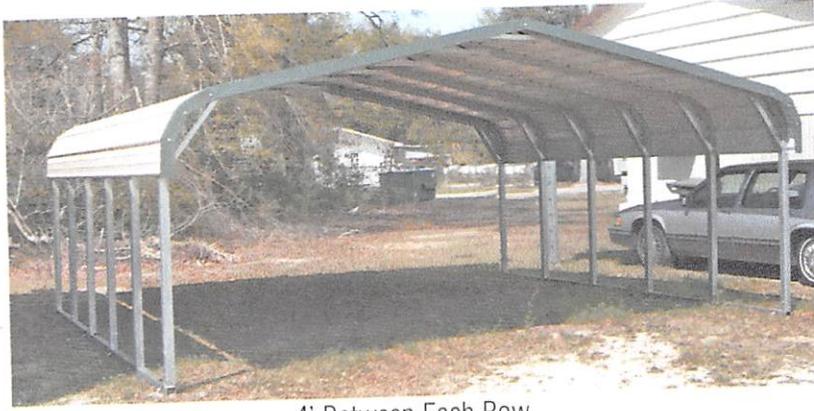
- County Boundary
- Municipal Boundary
- County Centerline
- Parcel Tax ID Labels
- Cache Parcels



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

THE STRONGEST CARPORTS

REGULAR STYLE



4' Between Each Bow

AS LOW AS
\$ 795.00
STANDARD 14 GAUGE, 5' LEGS

Prices are for top with open sides only.

STANDARD FEATURES

Welded center braces (18' wide or wider) for strength there will be a brace on every leg for added support

30 x 31 x 6 ^{1/4 ga}

Best Seller

Which can now be yours for only

\$3,795.00

14 GAUGE	12 x 21	\$795.00	18 x 21	\$995.00	20 x 21	\$1,195.00	22 x 21	\$1,295.00	24 x 21	\$1,495.00
	12 x 26	\$995.00	18 x 26	\$1,295.00	20 x 26	\$1,495.00	22 x 26	\$1,595.00	24 x 26	\$1,895.00
	12 x 31	\$1,295.00	18 x 31	\$1,595.00	20 x 31	\$1,895.00	22 x 31	\$1,995.00	24 x 31	\$2,395.00
	12 x 36	\$1,595.00	18 x 36	\$1,895.00	20 x 36	\$2,195.00	22 x 36	\$2,495.00	24 x 36	\$2,695.00
	12 x 41	\$1,695.00	18 x 41	\$2,095.00	20 x 41	\$2,495.00	22 x 41	\$2,695.00	24 x 41	\$3,095.00
	12 x 46	\$1,895.00	18 x 46	\$2,295.00	20 x 46	\$2,795.00	22 x 46	\$2,995.00	24 x 46	\$3,495.00
	12 x 51	\$2,095.00	18 x 51	\$2,495.00	20 x 51	\$3,095.00	22 x 51	\$3,295.00	24 x 51	\$3,895.00

12 GAUGE	12 x 21	\$995.00	18 x 21	\$1,195.00	20 x 21	\$1,295.00	22 x 21	\$1,495.00	24 x 21	\$1,795.00
	12 x 26	\$1,195.00	18 x 26	\$1,395.00	20 x 26	\$1,695.00	22 x 26	\$1,795.00	24 x 26	\$2,195.00
	12 x 31	\$1,395.00	18 x 31	\$1,695.00	20 x 31	\$2,095.00	22 x 31	\$2,295.00	24 x 31	\$2,695.00
	12 x 36	\$1,695.00	18 x 36	\$2,095.00	20 x 36	\$2,395.00	22 x 36	\$2,895.00	24 x 36	\$2,995.00
	12 x 41	\$2,095.00	18 x 41	\$2,395.00	20 x 41	\$2,695.00	22 x 41	\$3,095.00	24 x 41	\$3,495.00
	12 x 46	\$2,395.00	18 x 46	\$2,695.00	20 x 46	\$2,995.00	22 x 46	\$3,495.00	24 x 46	\$3,995.00
	12 x 51	\$2,695.00	18 x 51	\$2,995.00	20 x 51	\$3,295.00	22 x 51	\$3,895.00	24 x 51	\$4,495.00

A-FRAME STYLE



4' Between Each Bow

AS LOW AS
\$ 895.00
STANDARD 14 GAUGE, 6' LEGS

Prices are for top with open sides only.

NOTE: Vertical Buildings Are 1' Shorter Than Horizontal.

STANDARD FEATURES

Welded center braces (18' wide or wider) for strength there will be a brace on every leg for added support.

30 x 31 x 6 ^{1/4 ga}

Best Seller

Which can now be yours for only

\$3,995.00

We Offer 3 Styles

- *A-Frame Horizontal
- *A-Frame Vertical Roof Only
- *A-Frame Vertical Entire Bldg.

14 GAUGE	12 x 21	\$895.00	18 x 21	\$1,095.00	20 x 21	\$1,295.00	22 x 21	\$1,395.00	24 x 21	\$1,595.00
	12 x 26	\$1,195.00	18 x 26	\$1,395.00	20 x 26	\$1,695.00	22 x 26	\$1,795.00	24 x 26	\$2,095.00
	12 x 31	\$1,395.00	18 x 31	\$1,795.00	20 x 31	\$2,095.00	22 x 31	\$2,195.00	24 x 31	\$2,595.00
	12 x 36	\$1,795.00	18 x 36	\$2,095.00	20 x 36	\$2,395.00	22 x 36	\$2,695.00	24 x 36	\$2,895.00
	12 x 41	\$1,895.00	18 x 41	\$2,295.00	20 x 41	\$2,695.00	22 x 41	\$2,895.00	24 x 41	\$3,295.00
	12 x 46	\$2,195.00	18 x 46	\$2,595.00	20 x 46	\$2,995.00	22 x 46	\$3,195.00	24 x 46	\$3,695.00
	12 x 51	\$2,495.00	18 x 51	\$2,895.00	20 x 51	\$3,295.00	22 x 51	\$3,495.00	24 x 51	\$4,095.00

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	12 x 46	\$2,595.00	18 x 46	\$2,895.00	20 x 46	\$3,195.00	22 x 46	\$3,695.00	24 x 46	\$4,195.00
	12 x 51	\$2,895.00	18 x 51	\$3,195.00	20 x 51	\$3,495.00	22 x 51	\$4,095.00	24 x 51	\$4,695.00

Certified CARPORTS ON PAGE 13

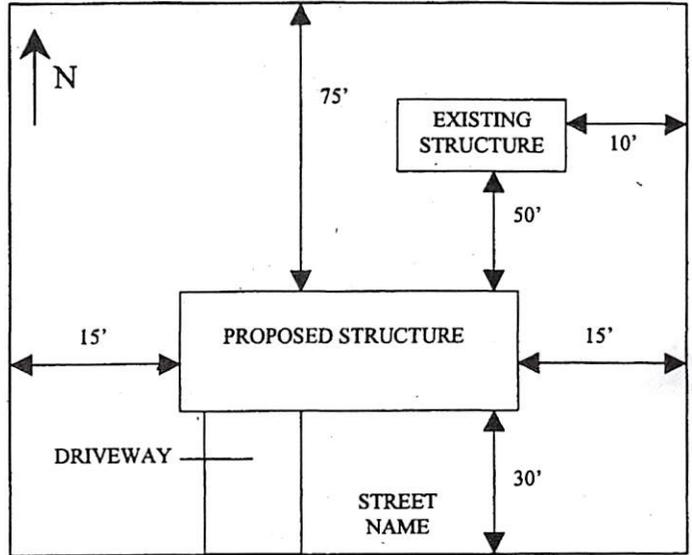


MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

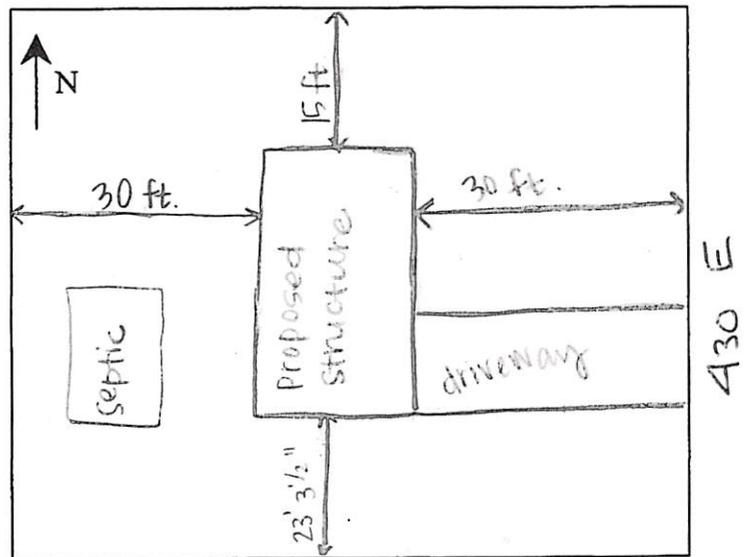
APPLICATION INFORMATION

1. Adam & Megan Miller
APPLICANT'S NAME
2. 6263 S. 600 W.
MAILING ADDRESS
- Hyrum Utah 84319
CITY STATE ZIP CODE
3. 435-760-5939
HOME TELEPHONE
4.
BUSINESS TELEPHONE
5. Mond-Aire Heights LLC
OWNER'S NAME (if different from applicant)
6. HOME
TYPE OF STRUCTURE
7. 3400 sq. ft.
SQUARE FOOTAGE
8. City
ZONE
9. Mondaire Heights Lot #14
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 194 - 0014
TAX IDENTIFICATION NUMBER
11. 135 N. 430 E.
ADDRESS OF CONSTRUCTION
12. .32 acres
LOT SIZE
13.
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)



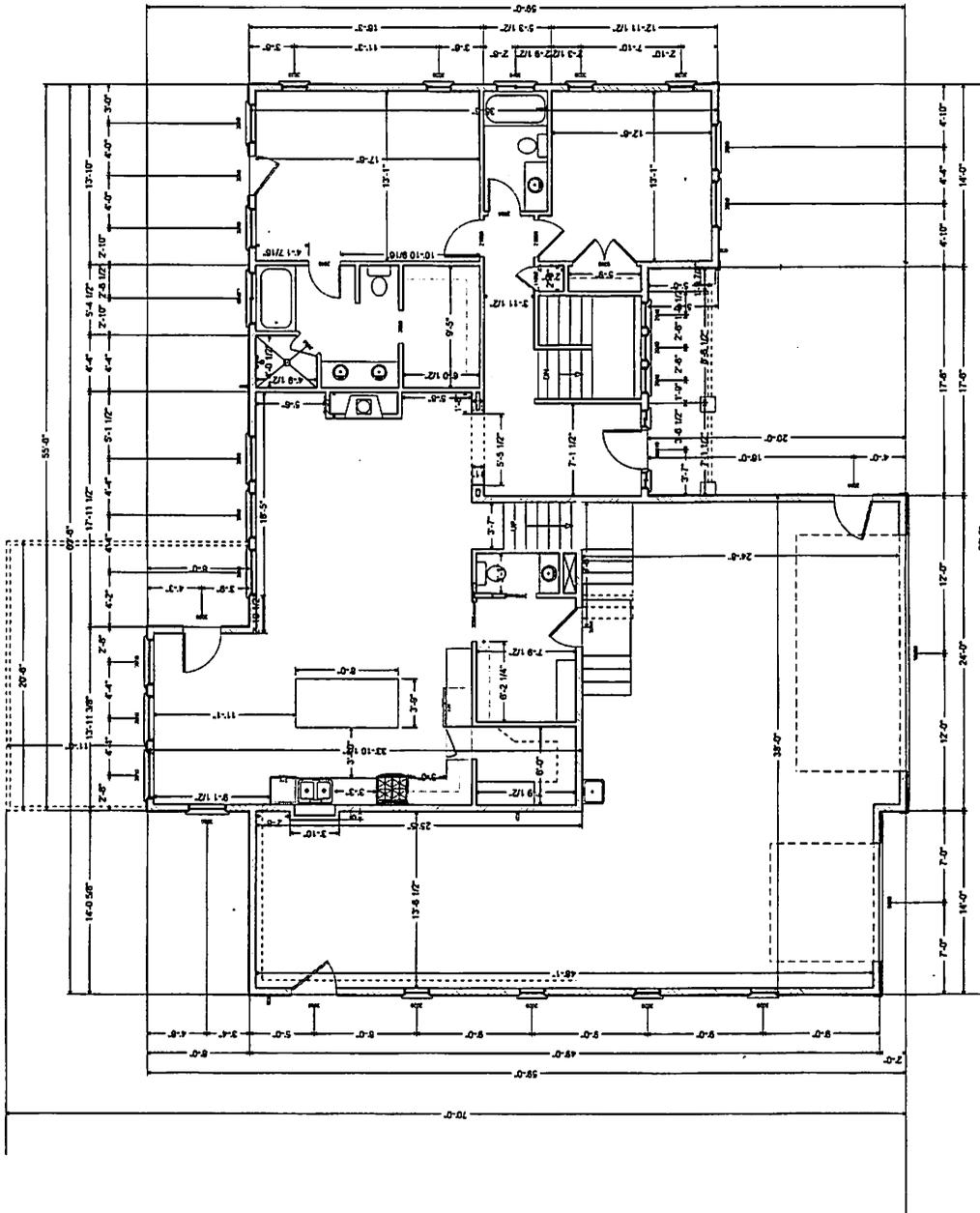
PLOT PLAN



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)



MAIN FLOOR WALL HEIGHT 7'
GARAGE WALL HEIGHT 10' BELOW MAIN FLOOR TOP OF WELL

MAIN FLOOR PLAN
SCALE 1/4" = 1'-0"



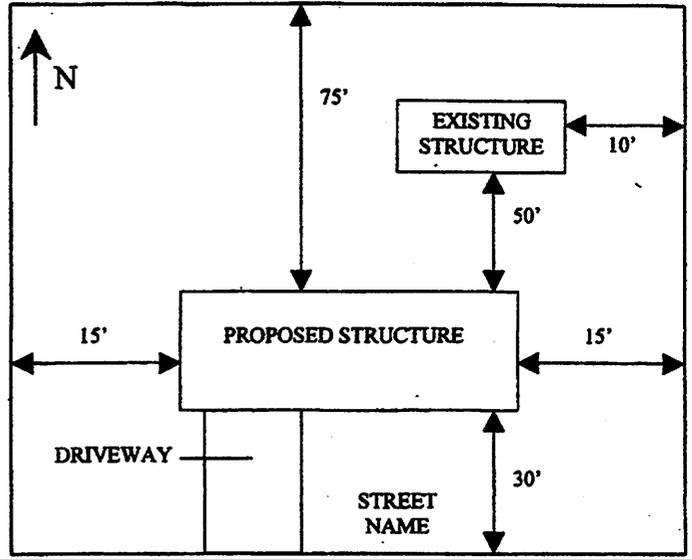
00709

MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
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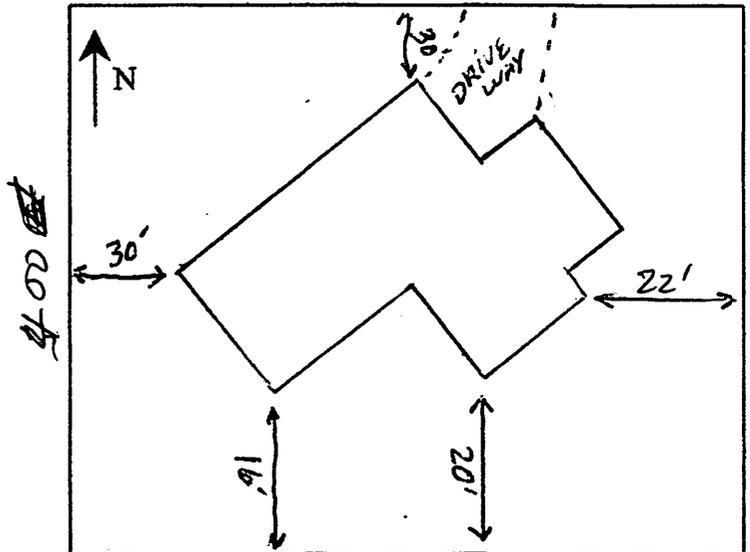
APPLICATION INFORMATION

1. Tom & Jenny Condie
APPLICANT'S NAME
2. P.O. Box 205
MAILING ADDRESS
- Millville VT 84326
CITY STATE ZIP CODE
3. 435-713-4192 4. 435-512-5250
HOME TELEPHONE BUSINESS TELEPHONE
5. Condie #1
OWNER'S NAME (if different from applicant)
6. Residence
TYPE OF STRUCTURE
7. 3500 ft 8. _____
SQUARE FOOTAGE ZONE
9. MON-DAINE HEIGHTS #16
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 194 - 0016
TAX IDENTIFICATION NUMBER
11. 94 N 400 E
ADDRESS OF CONSTRUCTION
12. 035 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)



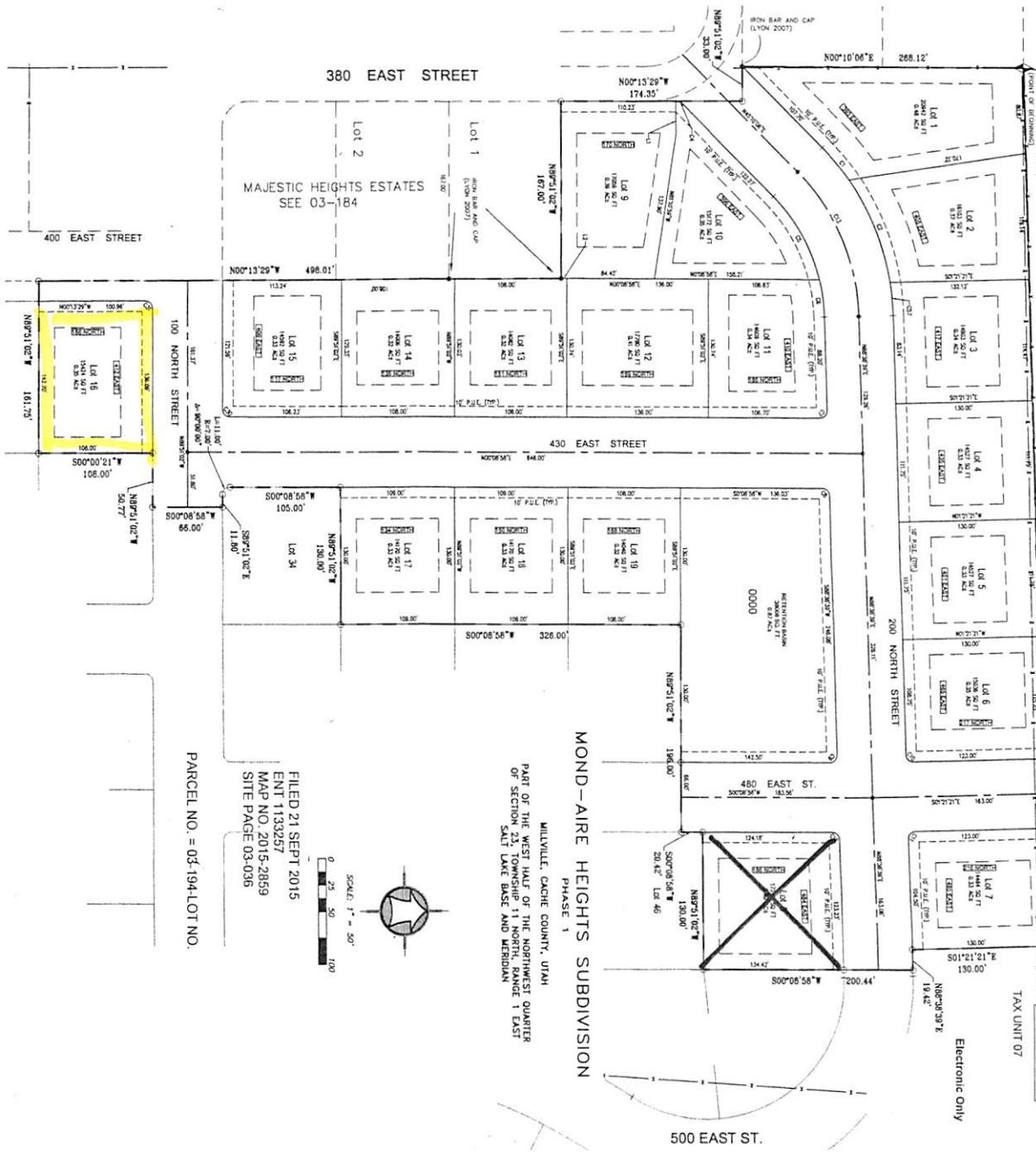
PLOT PLAN
 100 N



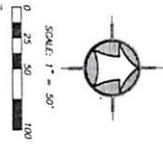
APPROVED - PLANNING AND ZONING _____ DATE _____

FEES PAID - TREASURER _____ DATE _____

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FILED 21 SEPT 2015
ENIT 1133257
MAP NO. 2015-2859
SITE PAGE 03-036
PARCEL NO. = 03-194-Lot No.



MOND-AIRE HEIGHTS SUBDIVISION
PHASE 1
MILLVILLE, CACHE COUNTY, UTAH
PART OF THE WEST HALF OF THE NORTHWEST QUARTER
OF SECTION 23, TOWNSHIP 11 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

Electronic Only

MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
March 24, 2016

PRESENT: Michael Johnson, Michael Callahan, Cindy Cummings, Mark Williams, Ryan Zollinger, Rose Mary Jones, Tara Hobbs, Harry Meadows, Gary Larsen, Brett Hadfield, Meagan Hadfield, Sam Hadfield, Jonah Hadfield, Viv Hadfield, Craig Nielson, Donna Nielson

Call to Order/Roll Call

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

Opening Remarks/Pledge of Allegiance

Mayor Johnson welcomed all to the Council Meeting. He then invited all to join him in reciting the pledge of allegiance.

Approval of agenda and time allocations

The agenda for the City Council Meeting of March 24, 2016 was reviewed.

Councilmember Williams moved to approve the agenda for March 24, 2016.

Councilmember Cummings seconded. Councilmembers Cummings, Williams, and Zollinger voted yes with Councilmember Duffin excused and Councilmember Callahan 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 for March 10, 2016.

Councilmember Williams moved to approve the minutes for March 10, 2016.

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

Report on P & Z Meeting held March 17, 2016

Development Coordinator Harry Meadows reported on the Planning Commission Meeting held March 17, 2016. There was discussion regarding the Tibbitts Subdivision that had not yet been recorded and property transferred to the City. Mayor Johnson explained that through the negotiations regarding the 450/550 North Road project, there are items which are still being worked through. This is in the process; however, not all of

the signatures have yet been received. This is being proactively addressed. (A copy of the draft minutes for this meeting are included as Attachment "C".)

Councilmember Michael Callahan arrived at the meeting at this time.

Interlocal Agreement with Providence City regarding Sewer

Brett Hadfield discussed with the Council the Providence City sewer lines which had been previously installed on property currently in the Views at Copper Leaf Subdivision. Because of the layout of the subdivision, it was requested that some of the sewer lines be relocated in proposed roadways. This proposal had been reviewed and accepted by the Providence City Planning Commission and the Providence City Council. An interlocal agreement had been prepared and Providence City Mayor Calderwood had signed it.

Mr. Hadfield reviewed the plat of the subdivision showing the sewer line locations currently and proposed. There was also discussion about the lot lines being perpendicular with the roadways; the Council did not feel that there was a problem as to how this subdivision had been drawn.

The Council reviewed the Interlocal Agreement – Providence Sewer Lines in Millville City Limits. **Councilmember Williams moved to accept the Interlocal Agreement regarding Providence Sewer Lines in the Views at Copper Leaf Subdivision.** Councilmember Cummings seconded. Councilmembers Callahan, Cummings, Williams, and Zollinger voted yes with Councilmember Duffin excused. (A copy of the Interlocal Agreement is included with the minutes as Attachment "D".)

Consideration for a Business License for Stellar Collision Repair at 380 North 200 East

Craig Nielson requested a business license for Stellar Collision Repair at 380 North 200 East. He explained he had been in this service business for about 35 years. He has been willing to help with various projects but didn't feel that he could charge because he did not have a business license. He would like to continue doing as he has but would like to be able to be paid for his service. He has applied for the required state licensing for this business. He explained about paint pollutants and what the emission capacities are for various paints according to federal and state guidelines.

The Council questioned what the hours of operation for this home business would be; he indicated it would be after 5 p.m., as he is employed full time. He explained he would only have one vehicle at a time being worked on and it would be in his garage.

The Council also questioned the noise and the concern it may be for his neighbors. Mr. Nielson indicated it would be minimal. He indicated he liked his neighbors and wanted to keep them happy.

Mr. Nielson explained there would be no materials disposed into the septic system. He rarely has any materials left over, as this is not cost efficient. He did not propose any expansion for this business in the future.

Councilmember Callahan moved to approve a business license for Stellar Collision Repair. Councilmember Williams seconded. Councilmember Cummings reiterated that the repairs are to be in the garage with no storage of auto parts outside. Councilmembers Callahan, Cummings, Williams, and Zollinger voted yes, with Councilmember Duffin excused. (A copy of the license application is included with the minutes as Attachment "E".)

Review of Impact Fee Analysis Amounts for Road, Park, and Water Fees; Review of Proposed Ordinance / Consideration for Setting a Public Hearing

Mayor Johnson reviewed the Impact Fee Analysis which had been provided by Lewis Young Robertson & Burningham. A correction to the reference of the ¾" water line was removed from the Water Impact Fee Analysis. The water impact fee amount remained the same. (A copy of the Impact Fee Analysis is included with the minutes as Attachment "F".)

The Council reviewed the Impact Fee Ordinance that had been prepared by Attorney Jorgensen to consolidate all of the impact fees into one chapter of the code. (This is included with the minutes as Attachment "G".)

In Section 3.16.050 A (2) it states the ordinance should be made available at least fourteen days before the date of the hearing; however, it had been previously reviewed with the Council to be ten days. This needs to be identified making sure it is in compliance with the law.

There was discussion about Section 3.16.020 identifying the current impact fees to be repealed by having the current code numbers listed in this ordinance.

There was also discussion about the use of property purchased with impact fee monies. It was suggested that if land was purchased for stormwater retention or some other reason and was later changed to be used as a park, the impact fees would need to be returned. The discussion continued relating various scenarios of land use on private versus public property. There was no consensus to this discussion.

It was noted that the proposed impact fee amounts had been rounded to make the bookkeeping easier. Also, there was a concern expressed for the amount of the impact fees for parks versus what is being required for transportation or water.

This was continued to the next meeting for further clarification.

Projected Cost Increases in the Stormwater Budget for Fiscal Year 2016

Superintendent Gary Larsen reviewed with the Council information regarding the new stormwater requirements that are to be implemented by July 1. J-U-B Engineers has suggested to address these new requirements with a stormwater coalition of several communities in Cache County. The cost to participate in this would be \$3,600. This will include training for as many participants as desired and would also provide templates to be used to complete the new requirements. (A copy of the information provided is included with the minutes as Attachment "H".)

Superintendent Larsen explained there are several facets to maintain compliance with the stormwater guidelines. The first training class will be held on April 4, 2016 from 1–4 p.m. He reported he would like to have Chad take over the stormwater inspections as his responsibility. Chad has completed training to be a stormwater inspector, but he must do so many inspections to remain certified. Treasurer Hobbs will also be involved in helping with this program.

Councilmember Williams moved to approve \$3,600 to participate in the stormwater classes. Councilmember Zollinger seconded. Councilmembers Callahan, Cummings, Williams, and Zollinger voted yes with Councilmember Duffin excused.

Proposal regarding Automated Water Meter Reading System

Superintendent Larsen reviewed information provided by MeterWorks for an Auto Water Meter system. He explained he currently has one meter left in stock to use. He explained with the growth spurt that is happening, now is the time to make the transition to the automatic system. He proposed ordering 100 meters which would supply the new construction as well as doing some retrofitting. The cost for the meters was bid to be \$37,655. This does not include the needed software and training to upgrade Caselle. Treasurer Hobbs indicated she would be able to find out a cost for doing this at her upcoming conference. He would then propose to order 300 additional meters in fiscal year 2017; the cost would be approximately \$90,000. (A copy of the information presented is included with the minutes as Attachment "I".)

Councilmember Cummings moved to approve \$37,655 for Neptune MeterWorks for the Automated Meter Reading project from the water account. Councilmember Zollinger seconded. Councilmembers Callahan, Cummings, Williams, and Zollinger voted yes with Councilmember Duffin excused.

Bills to be paid

The bills were presented. They are as follows:

Mike Johnson	50.00	Water
Tara Hobbs	43.20	Water
Ryan Zollinger	627.84	Water
Rose Mary Jones	51.60	General
Melanie Nichols	187.51	Easter
Julianne Duffin	6.37	Youth Council
Cache Valley Publishing	69.94	P&Z
Questar	256.98	NorthPark/Building
CenturyLink	181.30	General
Semi-Service	788.57	Road
Wells Fargo Bank	500.00	Water
Kylie Hatch	75.00	Water
Crystal Marie Jensen	75.00	Water
South Fork Hardware	17.98	Water
Watkins Printing	863.00	Safety
Staples	69.98	General
IPACO	16.94	Road
Rocky Mountain Power	1,175.74	Street lights
ACN Communications	17.58	Building
Comcast	49.95	Building
Maverik	237.65	Park
Olson & Hoggan	855.00	Legal
J-U-B	20,708.98	General/Water/Stormwater
Salary Register	9,321.60	

Councilmember Cummings moved to pay the bills for March 24, 2016.

Councilmember Williams seconded. Councilmembers Callahan, Cummings, Williams, and Zollinger voted yes with Councilmember Duffin excused.

City Reports**Roads/Sidewalks:**

Superintendent Larsen reported on a Flood Scoping Meeting with FEMA he attended. FEMA representatives are gathering information to update and define flood plains in the area. A study completed by TERRACON during one of our water projects was given to the representatives to provide information on the alluvial fan in the eastern part of our community. They are searching for changes or recommendations to be used as they update the information. They will be doing a fly over and looking at the lower part of the Blacksmith Fork River as well as the Logan River to document changes to the flood plain.

Superintendent Larsen indicated the ULC&T Road School is April 19-22 in St. George. He is planning to have Chad participate in this.

He reported on a meeting to be held with the Mond-Aire developers tomorrow. The signs are to be identified and ordered. He showed a plat of this subdivision and is only planning to place one stop sign at approximately 380 East 200 North. The other street signs will also be ordered. The cost for the signs will be approximately \$3,000. They will be installed nearing the end of the construction phase in the area.

The 450/550 North project is in progress. The storm drain being installed from the canal on 450 North toward the west has been started. Several of the trees along the roadway have been removed. The agreement with the Mathews property has been reached and there is a Right of Occupancy Agreement which has been signed. There were concerns expressed for relocation of the utilities at 450 North and Main; CenturyLink has the most infrastructure to relocate.

There has been fiber-optic cable installed on 200 North from Main Street to the high school. This project has just been completed.

There was information provided for the Council's consideration on two proposed roads. As projects are considered and reviewed to construct roads in the areas of Center Street to 100 North on 200 East and also 400 North from Main Street eastward, the information may prove helpful. (A copy of this information is included with the minutes as Attachment "J".)

City Parks:

Superintendent Larsen reported the restrooms are now open for the season.

Culinary Water System:

Superintendent Larsen reported there is a Water Rights Certificate Training on April 14-15 in Salt Lake City. The cost is \$335 or \$195 without the exam. This is sponsored by the Division of Water Rights and also Rural Water Association of Utah.

Superintendent Larsen has tried to follow up with Michael Grange on a request sent to the Drinking Water Board. The City proposed using funds from our Capital Replacement Fund. So far, he has not been able to make contact to verify the request had been reviewed.

The Garr Spring winter water ends on March 31, with the City going back on the wells as of April 1.

Superintendent Larsen proposed hiring someone for summer part-time work to help with parks. The person may also be used to help with the installation of water meters. It was proposed to have this employment opportunity posted at the posting boards.

Review of Non-Standard Lots

Development Coordinator Meadows reviewed from our Code information in Title 16 and Title 17 regarding non-standard lots. A discussion ensued about variances and the guidelines for them. This item was to be again discussed at the next Council Meeting. There was also a discussion about the Board of Adjustment which has now been identified to be the Appeal Authority.

Proposals for FY 2017 Department Budgets

Mayor Johnson requested the Council's input regarding department budgets. Several items were submitted to be considered for the Fiscal Year 2017 budget process.

Councilmember Reports

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

Councilmember Cummings reported she is working on getting a committee for the City Celebration. She is proposing some changes and is trying to determine the costs for having a movie on Friday night or perhaps fireworks. There was discussion about the dinner which has been free, but the cost is proposed to increase; most of the other communities charge for the meal. This will be discussed again at a future meeting,

Councilmember Williams indicated he would not be able to attend the Utah League of Cities and Towns Training in St. George as planned.

Other items for Future Agendas

Councilmember Callahan discussed the Community Fair Booth. He will prepare a flyer to go on the Post Office Posting Board asking for volunteers to work on this project. He will also request volunteers in the City Newsletter.

Councilmember Cummings indicated she had been approached by Meagan Hadfield for Silicone Plastics to do something for the community in behalf of their company. The Council may want to think about this and offer suggestions.

Councilmember Williams had been approached about a stop sign on 100 West to encourage safety for the school. There was discussion about the differing times between the elementary and high school; however, it was also suggested that with a high school, there is a steady traffic flow. It was determined to wait until the school gets started to see what the traffic and other concerns really are.

Development Coordinator Meadows questioned a plat prepared by J-U-B for the Mond-Aire Subdivision. This now has a signature box for Bear River Health Department, which is not identified in our code to be included.

There was also discussion about the original subdivision proposal to have five phases; however, they are now considering combining the rest of the lots that have not been approved into one phase. If this happens, there was concern about ingress and egress for the subdivision. The Center Street road was identified to be connected to the lower part of the road during the final phase. There is a meeting tomorrow with Mond-Aire developers; this may provide more insight on what is planned.

Adjournment

Councilmember Cummings moved to adjourn the meeting. Councilmember Williams seconded. Councilmembers Callahan, Cummings, Williams, and Zollinger voted yes with Councilmember Duffin excused. The meeting adjourned at 9:20 p.m.