

MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
December 13, 2018

PRESENT: David Hair, Daniel Grange, Cindy Cummings, Mark Williams, Tara Hobbs, Harry Meadows, Chad Kendrick, Corey Twedt, Joe Cullumber, Quinn Dance, Josh Paulsen, DeDee Blanchard, Robert Blanchard, Ezra Eames, Michael Callahan

Call to Order/Roll Call

Mayor David Hair called the City Council Meeting to order for December 13, 2018 at 6 p.m. The roll call indicated Mayor Hair and Councilmembers Cindy Cummings, Mark Williams, Clay Wilker and Daniel Grange were in attendance with Councilmember Michael Callahan absent. Also Treasurer Tara Hobbs and Recorder Corey Twedt were present.

Opening Remarks/Pledge of Allegiance

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

Approval of agenda and time allocations

The agenda for the City Council Meeting of December 13, 2018 was reviewed.

Councilmember Williams moved to approve the agenda for December 13, 2018.

Councilmember Wilker seconded. Councilmembers Wilker, Cummings, Grange and Williams voted yes with 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 November 8, 2018.

Councilmember Wilker moved to approve the minutes for November 8, 2018.

Councilmember Grange seconded. Mayor Hair requested an edit at the end of paragraph 3 on page 7 to say, “...Celco to develop the road if they complete the annexation and move to Providence.” Also, on page 8, the minutes indicated that Councilmembers Cummings and Williams voted to adjourn the meeting, but they had been excused and were not present. Recorder Twedt made the changes as requested. Councilmembers Wilker, Cummings, Grange and Williams voted yes with Councilmember Callahan absent.

Public Comment Period

Mayor David Hair opened the floor for any public comments. Josh Paulsen signed up to speak to the Council. Mayor Hair prefaced his comments by giving a brief update on what

is happening with the proposed Life Cycle Zone on the south east end of Providence City. With the number of homes anticipated in this area, there are many Providence residents that are concerned with the expected density.

Josh Paulsen explained that he lives in the Providence Highlands and that he represents a large group of those being affected in the area that are very concerned with the proposed Life Cycle Zone. He said that the decisions being made are not backed by reliable data. The development being discussed right now is 79-acres in the Life Cycle Zone. Current estimates indicate there could be approximately 700 new dwelling units as part of this development. One of the biggest concerns from this group is that if the rezone happens, Providence City will no longer have control of the type of homes that are built since the ordinance gives great latitude to the developer. Josh said that the Providence Planning Commission has voted to recommend denial of the rezone request to the City Council. He isn't sure what will happen when the Council votes, but the decision will significantly impact the Providence neighborhoods in the area as well as Millville City. Traffic is a big concern and the only study done in Providence was conducted in 2006 and published in 2008. Josh believes this study is now invalid. He said that he would like to collaborate and work with Millville City as they figure out how to best deal with the situation. He said that he is requesting a letter from both Millville and River Heights with their thoughts on the Providence development projects.

Mayor Hair said that he thinks Josh is doing a great job and thanked Josh for his comments. Mayor Hair suggested the Councilmembers attend the Providence meetings and work with Josh to decide how Millville City should be involved.

Business License Request for Suspended in Time by DeDee at 390 S. 100 W.

DeAnn Blanchard has submitted a request for a business license for Suspended in Time by DeDee. She was present at the City Council Meeting and explained that she would be doing flower preservation and encasements. **Councilmember Cummings moved to approve the business license for Time by DeDee.** Councilmember Grange seconded. Councilmembers Wilker, Cummings, Grange and Williams voted yes with Councilmember Callahan absent. Recorder Twedt pointed out that customers would be visiting the business and that according to code, it would therefore not qualify for the home business fee exemption and the \$25 fee would be required. (A copy of the license application along with the referenced section from the City Code is included with the minutes as Attachment "B".)

Report on P & Z Meetings held November 15, 2018 and December 6, 2018

Development Coordinator Harry Meadows reviewed with the Council the Planning Commission's draft minutes for the meetings held November 15, 2018 and December 6, 2018. Councilmember Cummings said that she appreciated the clarification noted in item 5.A on the 11/15/18 minutes regarding setbacks to help to avoid the problems that have happened in the past. Councilmember Grange stressed the importance of clarifying the

setbacks and getting them done and inspected properly. (A copy of the draft minutes is included as Attachment “C”.)

Millville Canyon Road

Mayor David Hair reviewed a request from Todd Lundahl for the City to Purchase a small triangle parcel of land located at the mouth of Millville Canyon. This parcel is often used for parking by people accessing the canyon. He would like to sell this parcel to the City for approximately \$375.

Mayor Hair said that there may not be a huge benefit to the City now, but there could be in the future as we work on getting water out of the canyon or work on other things in that area. Public Works Director Chad Kendrick noted that people often dump things up there and the City will need to do a little work to keep it cleaned up.

Development Coordinator Meadows pointed out that if the City purchases the parcel, they will have ownership, but the parcel will still belong in the County.

Councilmember Grange suggested that with the purchase, it could be transferred to the City with a quitclaim.

Councilmember Wilker motioned to pursue the purchase of the parcel from Todd Lundahl. Councilmember Grange seconded. Councilmembers Wilker, Cummings, Grange and Williams voted yes with Councilmember Callahan absent. (A map of the parcel discussed is included with the minutes as Attachment “D”.)

Development Coordinator Meadows asked the Council if they felt the City should consider annexing the parcel discussed as well as another City-owned parcel west of the property owned by the power company into Millville from the County. The consensus of the Council was to not pursue annexation at this time.

Consideration of a Resolution Accepting the 2018 Impact Fee Report

Recorder Twedt reviewed the 2018 Impact Fee Report and the associated Resolution.

Councilmember Williams moved to adopt Resolution 2018-24, A Resolution accepting the 2018 Impact Fee Report. Councilmember Cummings seconded. Councilmembers Wilker, Cummings, Grange and Williams voted yes with Councilmember Callahan absent. (The approved resolution is included with the minutes as Attachment “E”.)

Requirements for Minor and Major Subdivisions

Mayor Hair said that there are some issues regarding subdivision requirements and that some direction and possible code changes are needed. He said that this is a large topic that will require significant time for discussion. Mayor Hair proposed a work meeting to discuss this and some other growth-related topics in January or February.

Councilmember Grange motioned to have a work meeting to discuss subdivision requirements in either January or February. Councilmember Wilker seconded.

Councilmembers Wilker, Cummings, Grange and Williams voted yes with Councilmember Callahan absent.

City Roads that are on Private Property

Mayor Hair said that City roads on private property is another issue that will need to be discussed during the work meeting. Councilmember Wilker proposed that a write up of the issues along with information be created so that the Council knows what they will be working on along with some potential options.

Development Coordinator Meadows explained that Planning and Zoning is working on the Mond-Aire Subdivision Phase 4. Parcel 03-036-0029 is not owned by anyone. Ezra Eames is planning on working with a title company to get that parcel and transfer it to the City. The other thing he will need is a small corner of the Celco parcel where the road turns so that the Mond-Aire Subdivision will have the required road access to meet the subdivision requirements. Development Coordinator Meadows is suggesting Ezra get an easement for this last piece of property. Councilmember Grange suggested that Ezra get Celco to deed over the property instead of doing an easement. Ezra said that he would be willing to pay for the property so that he can do his development.

Councilmember Wilker said that he does not want Ezra to get an easement. He should pay for the property. Mayor Hair agreed and recommended that Ezra go and buy the property from Celco.

Development Coordinator Meadows asked if Ezra should get an easement if he is not able to purchase the property. Councilmember Wilker said that he is not okay with an easement. Councilmember Grange agreed that the property should be purchased and that it should be handled privately without City involvement. (Maps of the information discussed are included with the minutes as Attachment "F".)

South Fields Development

Development Coordinator Meadows asked Mayor Hair to briefly discuss the two items related to the South Fields. Mayor Hair explained that there is a developer interested in building 7 homes on the 37 acres south of the subdivision currently being developed by Dan Hunsaker. They have been told to prepare a proposal for the City to review.

Mayor Hair also said that someone has purchased 2 acres west of the South Park for a single residence and they want access from a private road. It was discussed again that the interested parties should prepare a proposal for the City before it is discussed. It was clarified that these proposals should be reviewed initially by the Planning Commission before they come before the City Council. (Maps of the information discussed are included with the minutes as Attachment "G".)

Consideration for Cancelling City Council Meeting Scheduled for December 27, 2018

Mayor Hair said that the next City Council Meeting is scheduled for December 27, 2018. He asked the Council what they want to do. **Councilmember Williams motioned to cancel the City Council Meeting scheduled for December 27, 2018.** Councilmember Cummings seconded. Councilmembers Wilker, Cummings, Grange and Williams voted yes with Councilmember Callahan absent.

Councilmember Reports

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

Councilmember Grange said that he is aware of people having issues with their septic systems, because they aren't maintaining them the way they should. He suggested the City remind people that they are on septic and that periodic maintenance is needed. Recorder Twedt said that he and Public Works Director Kendrick have been discussing this and are working on a plan.

Councilmember Cummings said that she had not been at the previous meeting, but that she had concerns about changing the direction of the traffic signs at the intersection of 350 North 300 East. She said that this had been discussed in great detail in the past with the previous City Council along with the City engineer. She felt that changing the signs would create the same speeding problem that currently exists for people coming off the hill on the 100 North road. She also said that the goal was to keep the traffic moving, so they should not stop traffic going north and south. The traffic going west on 350 North will have to stop anyway as that road dead ends at 200 East. When the decision had been made previously to put the signs where they are, the Council had reviewed the entire traffic plan and the best ways to move people through the City. Mayor Hair said that the decision had been made at the last meeting because of the safety concern of stopping on the hill when there is snow and ice. He suggested the councilmembers go look at the intersection and said that it could be reviewed again at a future meeting.

Councilmember Cummings also said that she preferred meeting at 6 p.m. over the regular 7 p.m. meeting time.

Mayor Hair said that he had met with people from the University regarding the project of getting access to water from Millville Canyon. Letters are being sent to other entities concerning the water. Mayor Hair will continue to work on this, but it won't be a fast process and the City may need to be looking at another water source sooner.

Mayor Hair also met with Mayor Dustin from Nibley concerning the 300 South Road meeting up with Nibley 3200 South. Mayor Dustin said that CRS Engineering has done a lot of work on the roads in that area.

Mayor Dustin is looking at making some changes regarding Nibley's engineering needs. They are considering having a pool of engineers to pull from to separate labor needs between different engineering firms. Mayor Dustin is preparing to present his plan to his City Council and will share the plan with Millville for their consideration. Mayor Hair said that he feels this could benefit the City.

Councilmember Cummings said that the Cache Summit was very interesting. She said that she was not happy about the proposed growth above Millville in Providence, but that she thinks the Providence Life Cycle Zone makes a lot of sense as far as smart growth and providing affordable housing for new generations. Mayor Hair discussed a conversation he recently had with a developer who explained that a lot of crime comes from the cluster housing developments. Josh is looking at what the actual requirements are for low-income housing. Councilmember Cummings said that she felt the City needs to be careful, because there are good things that come out of this type of development. Councilmember Grange said that the restrictions for housing types are not clear in this zone. The main problem is that they are building high-density as far away from major roads as you can get. Mayor Hair agreed and said that this type of complex should be near shopping centers and schools.

Councilmember Callahan arrived at this time.

Councilmember Cummings asked what type of voice the City should have on this issue. Mayor Hair said that he had heard from two different Millville residents who said they would move if the proposed Providence plan goes through, because they do not want to be near the high-density housing.

Councilmember Cummings said that a major take away from the Cache Summit was that if we want to preserve open and green spaces in the Valley, there will need to be more high-density and low-cost housing options. She also said that she agreed that this was not the correct location and was not in favor of this area being rezoned as Life Cycle. Councilmember Grange suggested the Council write a letter indicating that the City is opposed to the Life Cycle Zone east of Millville because of traffic concerns that will affect Millville City.

Mayor Hair said that he was planning to meet with the Mayors from Nibley and Hyrum to discuss development of all of the remaining open space and how border lines might look.

Also, Mayor Hair discussed with Mayor Dustin the possibility of running a sewer line from Nibley to Millville on the south side of the City. Nibley is currently discussing their options for moving their sewer treatment from Logan to Hyrum.

Adjournment

Councilmember Cummings moved to adjourn the meeting. Councilmember Grange seconded. Councilmembers Callahan, Cummings, Grange, Wilker and Williams voted yes. The meeting adjourned at 7:13 p.m.

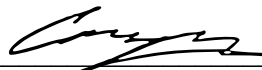
NOTICE AND AGENDA

Notice is hereby given that the Millville City Council will hold their regularly scheduled Council Meeting on Thursday, December 13, 2018, at the Millville City Office, 510 East 300 South in Millville, Utah, which meeting shall begin promptly at **6 p.m.** (Please note that all times listed are approximate.)

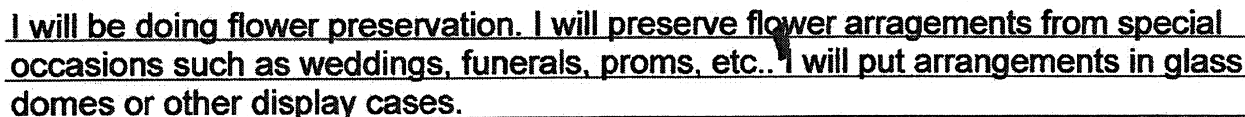
1. Call to Order / Roll Call – Mayor David Hair.
2. Opening Remarks / Pledge of Allegiance – Councilmember Mark Williams.
3. Approval of agenda and time allocation.
4. Approval of minutes of the previous meeting – November 8, 2018.
5. Agenda Items—
 - A. Public Comment Period (2 min/person; sign-up sheet available at door prior to meeting) – Mayor David Hair – 6:03 p.m.
 - B. Business License Request for Suspended in Time by DeDee at 390 S. 100 W. – DeAnn Blanchard – 6:15 p.m.
 - C. Report on P&Z Meetings held November 15, 2018 and December 6, 2018 – Dev. Coordinator Harry Meadows – 6:20 p.m.
 - D. Millville Canyon Road – Mayor David Hair – 6:25 p.m.
 - E. Consideration of Resolution Adopting 2018 Impact Fee Report – Recorder Corey Twedt – 6:30 p.m.
 - F. Requirements for Minor and Major Subdivisions – Dev. Coordinator Harry Meadows – 6:35 p.m.
 - G. City Roads that are on Private Property – Dev. Coordinator Harry Meadows – 6:45 p.m.
 - H. South Fields Development – Dev. Coordinator Harry Meadows – 6:55 p.m.
 - I. Consideration for cancelling City Council Meeting scheduled on December 27, 2018 – Mayor David Hair – 7:05 p.m.
 - J. Councilmember Reports – 7:07 p.m.
 - K. Other items for Future Agendas – 7:17 p.m.
6. Adjournment.

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during public meetings should notify Corey Twedt at (435) 881-2669 at least three days prior to the meeting.

This agenda was posted on December 10, 2018 to the City posting locations, the City Website and the Utah Public Meeting Notices Website.



Corey Twedt, Recorder



SECTION IV: Additional Information

E. Utah State Tax Commission — Sales Tax Number: 10716396-003-STC ☐ Not applicable

F. State & federal regulatory agency licensing info: _____ ☒ Not applicable
(Not referring to an EIN or entity number)

G. Did you use "One-Stop Online Business Registration" to Register your business with state and federal agencies?
☐ Completely ☒ Partially ☐ Not at all ☐ I do not know — someone else did it

H. Previous Business Name: _____ ☒ Not applicable

I. Previous Business Location: _____ ☒ Not applicable

SECTION V: Ownership (Parent business entity and business officer information)**Parent Entity**

Parent Business Name: _____ ☒ same as "A. Business Name DBA"

State Entity Type: ☒ Sole Proprietorship ☐ Partnership ☐ LLC ☐ Corporation ☐ Non-Profit Corporation (w/501 c3 letter)

Officers (1)

Officer Name: DeAnn Blanchard Contact Ph. 435-881-6671 ^{- 10673}
Home Address: 390 South 100 West Millville Ut. 84326
Street (include unit #) / PO Box Address City, State, ZIP

☒ This person can be contacted in the event of an after-hours police or fire emergency.

Sole Prop./Partnership ☒ Owner ☐ Local Manager
LLC ☐ Member ☐ Manager ☐ Local Manager
Corporation ☐ President ☐ Director ☐ Officer ☐ Local Manager

Officers (2)

Officer Name: _____ Contact Ph. _____
Home Address: _____
Street (include unit #) / PO Box Address City, State, ZIP

☐ This person can be contacted in the event of an after-hours police or fire emergency.

Sole Prop./Partnership ☐ Owner ☐ Local Manager
LLC ☐ Member ☐ Manager ☐ Local Manager
Corporation ☐ President ☐ Director ☐ Officer ☐ Local Manager

SECTION VI: Notification and Verification of Authority

- 1) **Mandatory review process** — this application does not constitute a business license. All applications are subject to the review process mandated by Title 5 of the Municipal Code. Incomplete applications will not be processed. Decisions on applications will take 15 days (minimum), and are made based on:
(i) the information provided on the application, and
(ii) review of the Mayor and City Council
- 2) **Additional Requirements** — Under the Municipal Code, additional Business License application requirements are necessitated for some business types.
- 3) **Denial of License** — Application denial or subsequent license suspension or revocation are most often the result of:
(i) an inaccurate or incomplete application, or failure to update information with the City and/or
(ii) non-compliance with the Municipal Code, Land Use Code, and/or applicable building, fire, and environmental codes.
- 4) **Other regulatory bodies** — It is the applicant's responsibility to determine and comply with any requirements from other regulatory agencies.
- 5) **Signage** — Permanent signage requires a separate Sign Permit Application, which is located on the city web site, Millvillecity.org.
- 6) **Building alterations** — All alterations to buildings or spaces, including electrical, plumbing, and mechanical alterations, require a separate building application.

I/We hereby agree to conduct said business strictly in accordance with the business license regulations as set forth in the Millville City Code, and swear under penalty of law the information contained herein is true.

DeAnn Blanchard (Owner) DeAnn Blanchard (Owner) 12-4-2018
Signature of Owner/Authorized Agent Printed Name Date

SECTION VII: For administration use only

Classification: ☐ Conforming ☐ Non-Conforming ☐ Child Care ☐ Home Business ☐ Low Impact ☐ Medium Impact

Conditional Use: (If box is checked see conditions)

☐ Agree ☐ Do not agree Signature: _____ Date: _____

☐ Yes ☐ No City Council grants permission Signature: _____ Date: _____

FEES ☐ \$25.00 ☐ EXEMPT **PAYMENT TYPE** ☐ RECEIPT

HOME-BASED BUSINESS FEE EXEMPTION CERTIFICATION

Business Name Suspenden in Time® By DeDee

Owner Name DeAnn Blanchard (DeDee)

Business Address 390 S 100 W Millville, UT

I hereby attest that the business operations I run from my home do not create any additional offsite impacts in my neighborhood. I see no clients or customers and require no off or on street parking, no large equipment is stored at my home and my business operations will not impact the neighbors through loud noise, odors, traffic or other unusual activity. Other reasons as to why I believe that my business qualifies for a fee exemption from the Millville City business license requirements (Millville Code 5.04.140) are as follows:

My Business will not be seen from the road.
My neighbors won't hear or see any noise or
extra traffic. I will be doing flower preservation
inside my home, so nothing will be seen from
the outside

For all of the foregoing reasons, I hereby request that my home-based business be granted exempt status from the business license fee.

DeAnn Blanchard (DeDee)
Signature

12-5-18
Date

5.04.140: EXEMPTIONS TO LICENSE

- A. No license fee shall be imposed on any person engaged in business for solely religious, charitable, eleemosynary or other types of strictly nonprofit purpose which is tax exempt in such activities under the laws of the United States and the state of Utah, nor shall any license fee be imposed on any person engaged in a business specifically exempted from municipal taxation and fees by the laws of the United States or the state of Utah; nor shall any license fee be imposed upon any person not maintaining a place of business within this municipality who has paid alike or similar license tax or fee to some other taxing unit within the state of Utah and which taxing unit exempts from its license tax or fee, by reciprocal agreement or otherwise, businesses domiciled in the city and doing business in such taxing unit.
- B. The license assessor and collector may, with approval of the governing body, enter into reciprocal agreements with the proper officials of other taxing units, as may be deemed equitable and proper in effecting the exemption provided for in subsection A of this section.
- C. No license fee shall be imposed for a home-based business unless the combined offsite impact of the home-based business and the primary residential use materially exceeds the offsite impact of the primary residential use alone. To be eligible for fee exemption, the home-based business must meet the following requirements:
 - 1. No customers or clients will go to the home.
 - 2. No large equipment, including trailers, will be stored at the home.
 - 3. Business operations will not impact the neighbors through loud noise, odors, traffic or other unusual activity.

Exempt home-based businesses are required to complete the business license application and renewal processes and are required to have an active business license certificate. Late fees equal to the amounts required of non-exempt businesses to cover clerical costs shall be applied to exempt home-based businesses following the schedule and amounts from section 5.04.050 of this chapter. (Ord. 2018-4)

- D. A business license shall not be required for a business that is operated only occasionally and by an individual who is under eighteen (18) years of age. The City Council will evaluate the size, frequency, duration, visibility and seasonality of the proposed business to determine whether the proposed business is considered occasional. (Ord. 2017-7, 2017; Prior code § 9-124)

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

Nov 15, 2018

1. Roll Call:

Chairman Garrett Greenhalgh, Commissioners Larry Lewis, Bonnie Farmer, and Lynette Dickey.

Others Present:

Development Coordinator Harry Meadows, Treasurer Tara Hobbs, Mayor David Hair, Councilman Daniel Grange, Chad Kendrick, Zan Murray, Kennady Grange, Denton Grange, and Lance Zollinger. Secretary Adria Davis recorded the minutes.

2. Opening Remarks/Pledge of Allegiance

Chairman Greenhalgh opened the meeting at 8:00 p.m.
He led those present in the Pledge of Allegiance.

3. Review and Approval of agenda

The agenda for the Planning Commission meeting of Nov 15, 2018 was reviewed. Chairman Greenhalgh noted that item 5.B. Zollinger Industrial Subdivision had 4 lots so it wasn't a minor subdivision, and this should be changed to a review of the conceptual drawings. A motion was made by Commissioner Dickey to approve the agenda as amended. Commissioner Farmer seconded. Commissioners Farmer, Greenhalgh, Lewis and Dickey voted in Favor with Commissioners Thompson and Anderson (Alt.) absent.

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

The minutes for the meeting of Nov 1, 2018 were reviewed. A motion was made by Commissioner Farmer to approve the minutes as outlined. Commissioner Dickey seconded. Commissioners Farmer, Greenhalgh, Lewis and Dickey voted in Favor with Commissioners Thompson and Anderson (Alt.) absent.

Commissioners Rachel Thompson and Matt Anderson (Alt.) arrived at the meeting at this time.

5.A. Zoning Clearance – Denton & Kennady Grange, residence at 8 E 400 N, Park Meadows, Lot 1.

The setbacks were reviewed with the homeowners. The property begins one foot inside of the sidewalk.

Commissioner Lewis made a motion to approve the zoning clearance. Commissioner Thompson seconded. All voted in favor.

5.B. Zollinger Industrial Subdivision Conceptual

City Engineer Zan Murray had reviewed the drawings and was present to review his suggestions which he passed out to all the commissioners. See Attached.

Each of the items on his list was discussed and verified with Mr. Zollinger as many of them had already been resolved with the construction of his 2 existing buildings on this site.

The 800 West road currently is owned by the county with Logan city on one side and Millville city on the other side. It is believed that Logan will be taking over ownership of this road. Also the address was in question since the property is in Millville but currently it is showing the Logan grid numbering for the street (1940 South) between the Zollinger buildings. It was determined that Millville will take ownership of the 1940 South Street but the numbering would be based off the Logan grid.

It was also determined that an additional turnaround /hammerhead would not be required at the end of this street because this parcel is in a commercial zone and there is already an existing parking lot entrance at the end of the street to provide sufficient access for emergency vehicles. Mr. Zollinger has agreed to provide his own snow removal for this subdivision since he already has equipment onsite. Millville will be maintaining the rest of the road.

The following items will need to be verified or provided with the preliminary drawings:

Provisions for water

Septic tank clearances

Storm water plan

Street lighting plan

Ownership of 800 West/traffic study to handle traffic flow in this area

5.C. Other

Reminder of the Millville Winter Social on Friday Nov 16, 2018 at Maddox.

Commissioner Thompson questioned if the Elementary was held to our Millville sign ordinances. Engineer Murray gave an example of the High School having to comply with our standards when they included signs for their school.

Yes, the Elementary should comply with the ordinance as well.

6. City Council Report – review minutes from the Nov 8, 2018 meeting.

No comments were made.

7. Agenda Items for Next Meeting

Nothing pending

8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, Dec 6, 2018.

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 8:59 p.m.

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

Dec 6, 2018

1. Roll Call:

Chairman Garrett Greenhalgh, Commissioners Larry Lewis, Lynette Dickey and Matt Anderson (Alt.).

Others Present:

Development Coordinator Harry Meadows, Treasurer Tara Hobbs, Mayor David Hair, Jessie Williamson, and Chad Kendrick. Secretary Adria Davis recorded the minutes.

2. Opening Remarks/Pledge of Allegiance

Chairman Greenhalgh opened the meeting at 8:00 p.m.
He led those present in the Pledge of Allegiance.

3. Review and Approval of agenda

The agenda for the Planning Commission meeting of Dec 6, 2018 was reviewed. A motion was made by Commissioner Dickey to approve the agenda as presented. Commissioner Lewis seconded. Commissioners Greenhalgh, Lewis, Dickey and Anderson (Alt.) voted in Favor with Commissioner Farmer excused and Commissioner Thompson absent.

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

The minutes for the meeting of Nov 15, 2018 were reviewed. A motion was made by Commissioner Dickey to approve the minutes as outlined. Commissioner Anderson (Alt.) seconded. Commissioners Greenhalgh, Lewis, Dickey and Anderson (Alt.) voted in Favor with Commissioner Farmer excused and Commissioner Thompson absent.

5.A. Zoning Clearance – Visionary Homes, Warnes residence at 3 N 500 E, Mond Aire, Lot 42.

Chairman Greenhalgh commented that the drawings showed the Top of Foundation at 6 inches above Curb. He thought that couldn't be right. The representative for Visionary Homes (Jessie Williamson) wasn't clear on how to read the drawings.

Commissioner Lewis made a motion to approve the zoning clearance. Commissioner Dickey seconded. Commissioners Greenhalgh, Lewis, Dickey and Anderson (Alt.) voted in Favor with Commissioner Farmer excused and Commissioner Thompson absent.

5.B. Zoning Clearance – Visionary Homes, Reese residence at 56 N 400 E, Mond Aire, Lot 57.

Commissioner Dickey made a motion to approve the zoning clearance. Commissioner Lewis seconded. Commissioners Greenhalgh, Lewis, Dickey and Anderson (Alt.) voted in Favor with Commissioner Farmer excused and Commissioner Thompson absent.

Commissioner Thompson arrived at the meeting at this time.

5.C. Other

Chairman Greenhalgh mentioned an email that he had received from engineer Murray that recommended the city should update their ordinances regarding turnarounds.

A brief discussion was held about those who would be impacted by the current situations. The Hunsaker subdivision may be resolved in the near future as potential builders are already inquiring about the land in the south fields.

The cost to change an ordinance would be \$6,000 to the city. The commissioners felt that although it was inconvenient to the 2 homeowners to have a turnaround encroaching on their lots, it was better to just keep the ordinance as it is. So the rest of Millville's citizens don't have to pay the cost of changing ordinances.

Also reviewed was the requirement for curb and gutter on the south end of town. Grassy swales are better suited to retain more water. If a subdivision has curb and gutter it should also have retention ponds sufficient enough to handle all of its own water without allowing overflow to other areas.

Commissioner Thompson mentioned that she has received multiple phone calls regarding a petition going around collecting signatures regarding the high density housing that Providence is proposing for the upper east bench. This area is zoned as their Lifestyle Housing Zone and would allow condos, complexes and multiple smaller housing units. Currently it is in a protected water area which will not allow septic tanks so it would require connection to Providence's sewer system.

The notices circulating said the Mayor, Councilmembers, and Commissioners were already decided on the matter, however it did not list which city. The Millville citizens are upset and calling to complain to our Commissioners believing that Millville is the city promoting this development.

6. Agenda Items for Next Meeting

Possible 1-2 building permits

7. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, Dec 20, 2018.

8. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 8:40 p.m.



(3 of 3)

Parcel Tax ID: 03-040-0009

Parcel ID 03-040-0009

Owner CACHE COUNTY CORP
Name

Owner 179 N MAIN ST
Address

Owner City LOGAN, UT 84321-4527
State Zip

Property Address

Property City

Zone Primary

Zone Primary Description

[Zoom to](#)

...

03-042-0005

03-040-0010

03-040-0009

S 550 E

Parcel Tax ID: 03-040-0002

Parcel ID 03-040-0002
Owner Name MILLVILLE CANYON LLC
Owner Address 2005 N 600 W STE C
Owner City State Zip LOGAN, UT 84321-1716
Property Address 573 S 0500 E
Property City MILLVILLE
Zone Primary A10
Zone Primary Description A10 - Agricultural 10 acres

[Zoom to](#)

03-044-0006

**MILLVILLE CITY
RESOLUTION 2018-24**

IMPACT FEE CERTIFICATION

WHEREAS, the Utah State Code in section 11-36-301 requires an annual report to be submitted to the Utah State Auditor with regard to Impact Fees collected, budgeted, and expended; and

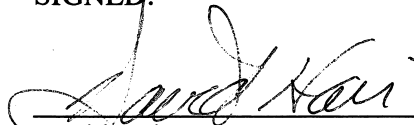
WHEREAS, the Millville City Council has evaluated the capital projects and monies received and reviewed the documentation presented;

NOW THEREFORE, be it resolved by the Millville City Council that the attached report be adopted as the 2018 Millville City Impact Fee Report.

Passed and approved by the Millville City Council this 13th day of December 2018.



SIGNED:


David Hair, Mayor

ATTEST:


Corey Twedt, City Recorder

COUNCILMEMBER	YES	NO	ABSENT	ABSTAIN
Michael Callahan			X	
Cindy Cummings	X			
Mark Williams	X			
Clay G. Wilker	X			
Daniel Grange	X			

**Millville City
Impact Fee Schedule
Fiscal Year Ended June 30, 2018**

Projects From Which Funds Were Collected	<u>Parks</u>	<u>Roads</u>	<u>Water</u>	<u>TOTAL</u>
FY2011 - Impact Fees Collected and Interest Income	\$ 7,687	\$ -	\$ -	\$ 7,687
FY2012 - Impact Fees Collected and Interest Income	\$ 12,000	\$ -	\$ -	\$ 12,000
FY2013 - Impact Fees Collected and Interest Income	\$ 6,399	\$ -	\$ -	\$ 6,399
FY2014 - Impact Fees Collected and Interest Income	\$ 14,326	\$ 6,737	\$ -	\$ 21,063
FY2015 - Impact Fees Collected and Interest Income	\$ 10,000	\$ 23,015	\$ -	\$ 33,015
FY2016 - Impact Fees Collected and Interest Income	\$ 32,500	\$ 77,253	\$ -	\$ 109,753
FY2017 - Impact Fees Collected and Interest Income	\$ 65,258	\$ 87,201	\$ -	\$ 152,459
FY2018 - Impact Fees Collected (see detail spreadsheet)	\$ 130,585	\$ 43,120	\$ 74,725	\$ 248,430
FY2018 - Interest Income	\$ 3,681	\$ 2,058	\$ -	\$ 5,739
	<u>\$ 282,436</u>	<u>\$ 239,384</u>	<u>\$ 74,725</u>	<u>\$ 596,545</u>
Park impact fees spent - none during current year	\$ (49,613)	\$ -	\$ -	\$ (49,613)
Road impact fees spent - none during current year	\$ -	\$ (83,590)	\$ -	\$ (83,590)
Water impact fees spent on principal and interest payments for the bonds for 1997 Reservoir and 2006 Reservoir Projects	\$ -	\$ -	\$ (74,725)	\$ (74,725)
Total Impact Fees and Interest on Hand at June 30, 2018	<u>\$ 232,823</u>	<u>\$ 155,794</u>	<u>\$ -</u>	<u>\$ 388,617</u>

Future Expected Expenditures of Impact Fees on Hand by Project by Fee Type	<u>FY2019</u>	<u>FY2020</u>	<u>FY2021</u>	<u>TOTAL</u>
Park Expenditures				
South Park Sprinkler System	\$ 130,000	\$ -	\$ -	\$ 130,000
Parking addition at North Park	\$ 52,000	\$ -	\$ -	\$ 52,000
	<u>\$ 182,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 182,000</u>
Road Expenditures				
550 E Bench Road - New Asphalt Road	\$ 60,000	\$ -	\$ -	\$ 60,000
	<u>\$ 60,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 60,000</u>
Water Expenditures				
Bond payments for 1997 Reservoir and 2006 Reservoir Projects	\$ -	\$ -	\$ -	\$ -
Impact Fees Projected for Expenditures	<u>\$ 242,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 242,000</u>

IMPACT FEES COLLECTED

Date	Memo	Water	Park	Roads
07/06/2017	ROBERT RIPPLINGER	3,050.00	5,330.00	1,760.00
07/27/2017	DAVE WAKEFIELD - TREVON VANVALKENBURG	3,050.00	5,330.00	1,760.00
09/05/2017	BRADLEY MONSON	3,050.00	5,330.00	1,760.00
10/31/2017	BURBANK BUILDERS LOT 8 MONDAIRE	3,050.00	5,330.00	1,760.00
11/16/2017	SHERWIN SEAMONS	3,050.00	5,330.00	1,760.00
11/28/2017	CASEY OWEN	3,050.00	5,330.00	1,760.00
12/13/2017	SIERRA HOMES	3,050.00	5,330.00	1,760.00
02/21/2018	MATT ANDERSON	3,050.00	5,330.00	1,760.00
04/06/2018	ADAM CROWSHAW	3,050.00	5,330.00	1,760.00
04/06/2018	BRADLEY GIBBONS	3,050.00	5,330.00	1,760.00
04/06/2018	TOMMY ROSE MURPHY	3,050.00	5,330.00	1,760.00
04/06/2018	LOGAN BAKER	3,050.00	5,330.00	1,760.00
04/06/2018	DAVID ANDERSON	3,050.00	5,330.00	1,760.00
04/12/2018	JOSHUA PREECE	3,050.00	5,330.00	1,760.00
04/12/2018	BALLESTEADT BUILDERS - HULL	3,050.00	5,330.00	1,760.00
04/20/2018	KRISTEN GONZALES	3,050.00	5,330.00	1,760.00
04/20/2018	VISIONARY LOT 55 - NATE JULIAN	3,050.00	5,330.00	1,760.00
05/03/2018	STEVE STACEY	3,050.00	5,330.00	1,760.00
05/17/2018	LINN STUEBNER	3,050.00	5,330.00	1,760.00
05/17/2018	JERIN ANDERSON	3,050.00	5,330.00	1,760.00
05/29/2018	CASEY OWEN	3,050.00	5,330.00	1,760.00
06/11/2018	TYSON COLEMAN	3,050.00	5,330.00	1,760.00
06/11/2018	SIERRA HOMES - DONALDSON	3,050.00	5,330.00	1,760.00
06/26/2018	HABITAT FOR HUMANITY	1,525.00	2,665.00	880.00
06/28/2018	IMMACULATE - LOT 39	3,050.00	5,330.00	1,760.00
TOTAL		74,725.00	130,585.00	43,120.00

Parcel Tax ID: 03-036-0029

Parcel ID 03-036-0029

Owner Name MILLVILLE CITY

Owner Address PO BOX 308

Owner City MILLVILLE, UT 84326-0308
State Zip

Property Address

Property City

Zone Primary CITY

Zone Primary CITY - Contact Cities for Zoning
Description[Zoom to](#)

03-036-0008

03-143-0013

03-143-0012

03-143-0011

03-143-0010

03-143-0009

02-203-0016

02-203-0015

03-199-0001

03-199-0002

03-199-0003

03-199-0013

03-199-0007

03-199-0006

03-199-0005

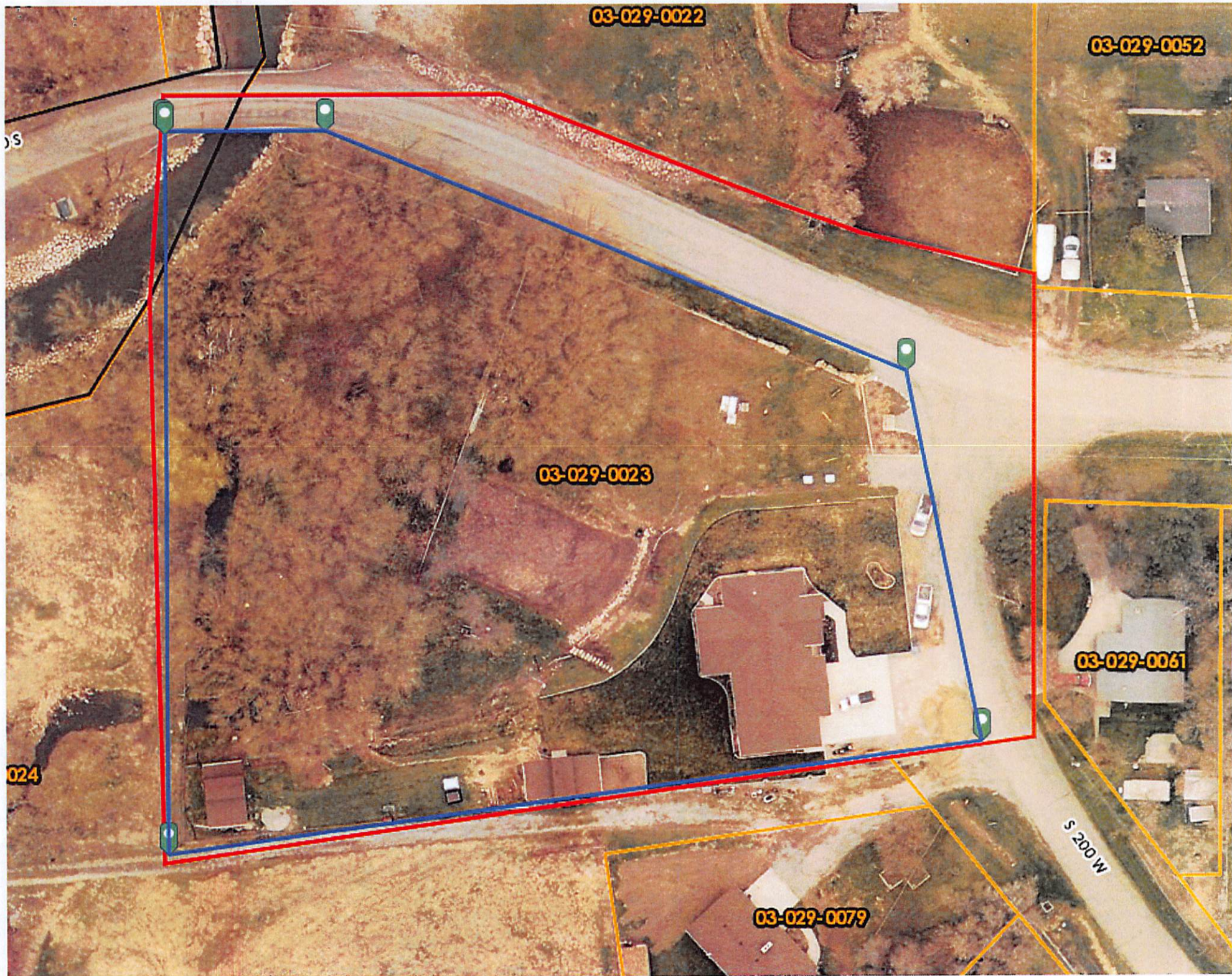
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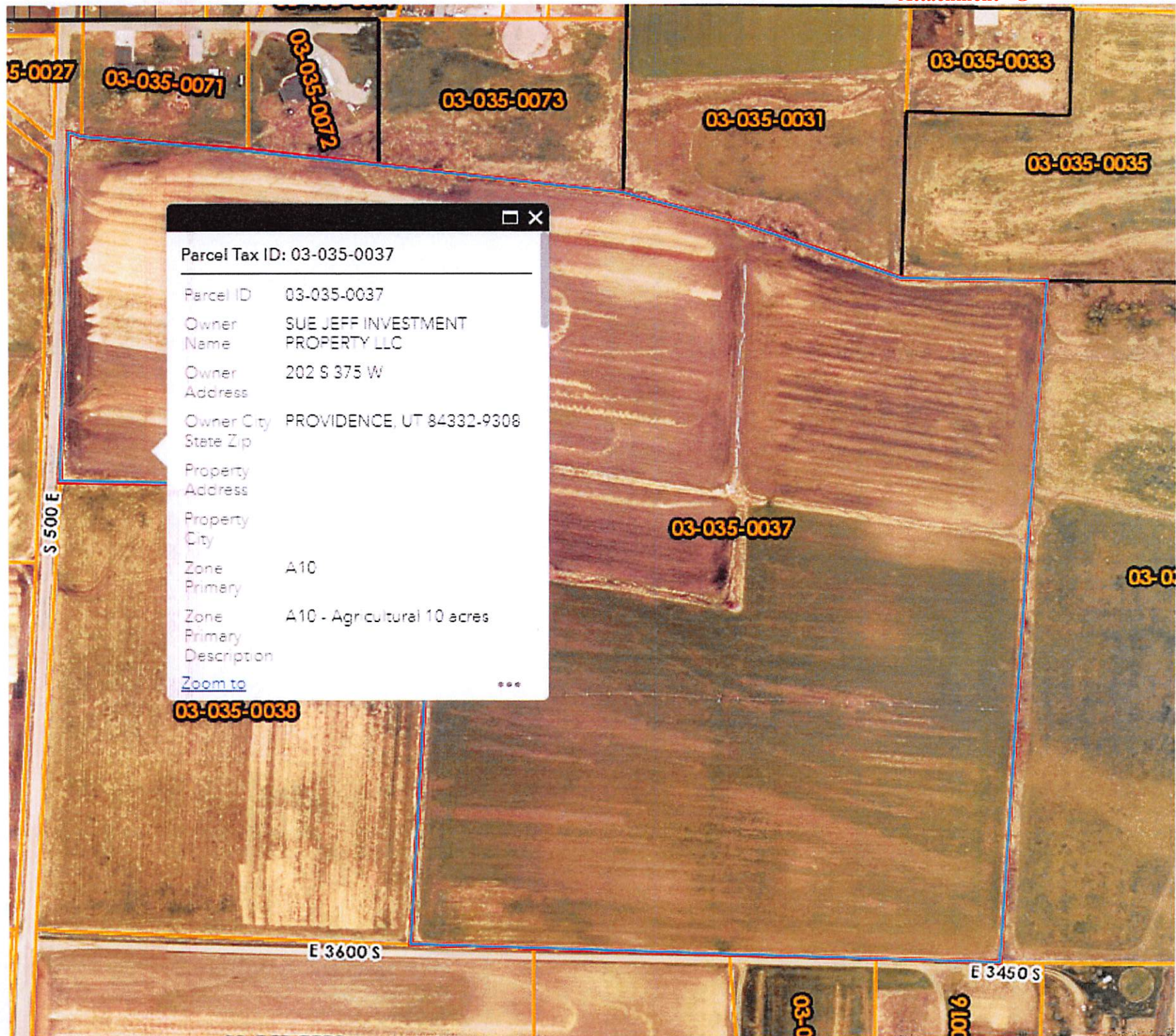
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E CENTER ST

S 550 E







03-035-0033

03-037-0050

03-037-0053

03-037-003

03-037-0030

Parcel Tax ID: 03-035-0035

Parcel ID 03-035-0035
Owner Name ROPELATO PROPERTIES LC
Owner Address 3063 S MAIN ST
Owner City NIBLEY, UT 84321-8543
Property Address
Property City
Zone Primary A10
Zone Primary Description A10 - Agricultural 10 acres
[Zoom to](#)

03-037-0005

03-037-0029

S 800 E

03-035-0039

CANAL RD

03-037-

Councilmember Assignments 2018

Councilmember Daniel Grange

- P&Z
- Roads
- Youth Council

Councilmember Clay Wilker

- High School Liaison
- Ordinance Enforcement
- Water

Councilmember Cindy Cummings

- First Responders
- City Events (Easter, Christmas)
- Miss and Mini Miss Millville
- Crossing Guard Supervisor

Councilmember Mark Williams

- Millville Days and Night Out Against Crime
- Museum
- Transit and CVTD
- Website

Councilmember Michael Callahan

- Animal Control
- Cert Training
- Fair Booth
- Public Works
- Parks