

NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold a meeting on Thursday, **April 4, 2019** 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 21, 2019.
5. Agenda Items:
 - A. Zoning Clearance – Michael Anderson residence at 270 E 500 N, Millville.
 - B. Conceptual Review – parcel 03-032-0013
 - C. Other
6. City Council Report – review minutes from the Mar 28, 2019 meeting.
7. Agenda items for next meeting.
8. Calendaring of future Planning Commission 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 1, 2019 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 1, 2019.



Adria Davis, Secretary
Millville City Planning Commission

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

March 21, 2019

1. Roll Call:

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

Others Present:

Development Coordinator Harry Meadows, Recorder Corey Twedt, Chad Kendrick, Mayor David Hair, Heidi Anderson, Joe Cullumber, Harold Nordick, Braden Reeder, Mark and Stacie Bishop, and Deborah Covert. Secretary Adria Davis recorded the minutes.

2. Opening Remarks/Pledge of Allegiance

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

3. Review and Approval of agenda

The agenda for the Planning Commission meeting of Mar 21, 2019 was reviewed. A motion was made by Commissioner Lewis to approve the agenda as presented. Commissioner Farmer seconded. Commissioners Greenhalgh, Dickey, Farmer, Lewis, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor with Commissioner Thompson absent.

4. Review and Approval of the Minutes from Mar 7, 2019

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

5.A. Zoning Clearance – Braden Reeder Const. residence at 570 N 250 E, Copper Leaf, Lot 8, including Hillside overlay.

This home falls in the Hillside Overlay Zone. The city engineer had reviewed the application and submitted his notes.

Further inspections will be required during the construction, for the retaining wall, compaction inspection, and final grading. If these inspections are not completed the city will not issue the occupancy permit.

Commissioner Lewis moved to approve the zoning permit with the notes from the engineer and with the required additional inspections. Commissioner Anderson (Alt.) seconded. Commissioners Greenhalgh, Dickey, Farmer, Lewis, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor with Commissioner Thompson absent.

Development Coordinator Meadows explained that when you pay your fee you get an inspection package. It includes requirements for SWPP which detail how things need to function during construction. There will be inspections weekly, and if you are found not in compliance the city will suspend building inspections.

5.B. Zoning Clearance – Harold Nordick accessory building at 420 E 300 S, Millville

This request is to replace an existing hay barn.

Commissioner Dickey moved to approve the zoning permit. Commissioner Farmer seconded.

Commissioners Greenhalgh, Dickey, Farmer, Lewis, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor with Commissioner Thompson absent.

5.C. Other

Development Coordinator Meadows noted a residence on 200 E, the very last home on the east side of the street (approx. 400 S), that had built a shed with its back wall at the property line. This means that the dripline is 2 feet over the property line and in violation of Millville City Ordinances.

Mayor Hair reviewed with the Commissioners the events from the Bear River meeting and their follow-up.

At the Health Department meeting statistics were presented by Richard Worley showing that the nitrates in Millville's water had progressively grown to an unhealthy level and he claimed that septic tanks were causing it. He also indicated that the septic runoff was polluting our drinkable water and at such high levels could cause birth defects.

After this presentation the Board of Health voted to stop all issuance of septic tank permits in Millville immediately, passing with a 4 to 3 vote.

Then the Mayor was allowed to give his response, and he petitioned for the young home buyers who have spent their life savings and making payments on a lot. They would stand to lose all their investment in the lot if they were not able to build for years.

The Board reconsidered and changed their ruling to allow 20 septic permits; with the possibility of revisiting Millville's progress towards a solution at 6 month intervals.

The city must also give the home builders full disclosure that they will be required to turn right around after installing a septic tank and connect to sewer as soon as it becomes available.

Bear River was already holding some (around 10) septic applications that had previously been applied for and they counted those towards the 20 total. As soon as word got out about the restriction, property owners/builders began flooding in and buying up 2 and 3 septic permits each. All permits were gone within 2 days.

This was not the outcome that the Mayor had petitioned so determinedly for.

It was then decided that only 1 permit should be granted per person to allow the limited quantity to be spread to as many citizens as possible. Also to avoid hoarding, those with permits have 60 days to prove that they have a legitimate house plan and obtain a building permit.

Since the meeting last Wednesday, the Mayor and members of the city council have been gathering as much information as possible. They have met with 6 engineering companies, Nibley City (considering Logan vs Hyrum sewer), the County Attorney, and League of Cities and Towns Attorney.

The transition to sewer is no longer optional.

It is anticipated to transpire in the next 1-2 years, possibly in phases, and will be dependent upon finding a contractor, and funding. The city still needs to figure out what grants can be obtained for designing the sewer system, and what we can qualify for. The funding will be based on 1.4% of the median income of the citizens, which is reflecting high due to a small percentage of higher income families.

The city is also looking for a secondary water source.

Chairman Greenhalgh felt that the permits should be issued to those who already have plans ready to go and who are actually going to build a home to live in.

He was concerned that when sewer comes it will change the lot size and smaller lots will develop with higher density housing. The commission has been fighting to NOT have smaller lots and to slow the growth in Millville.

Commissioner Ripplinger stated that she loved the letter that the Mayor sent out. She appreciated that he was open and up front with the citizens.

6. City Council Report – review minutes from the Mar 14, 2019 meeting.

No additional comments were made as most of the topics had already been reviewed.

7. Agenda Items for Next Meeting

Possible building permits

8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, April 4, 2019.

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 8:52 p.m.

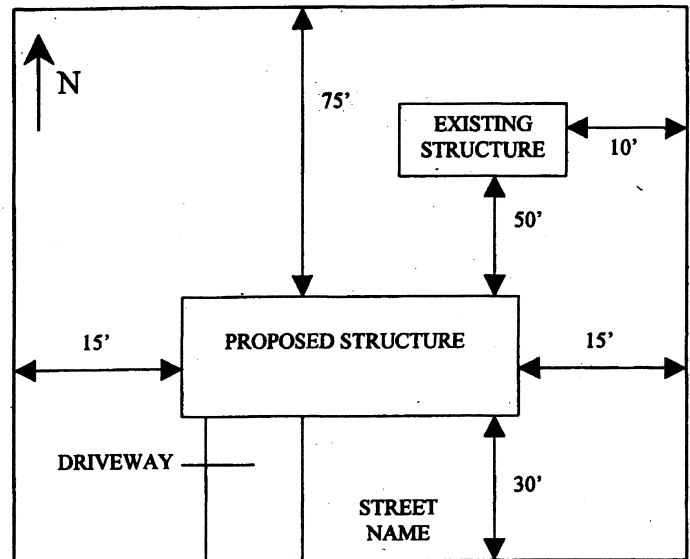
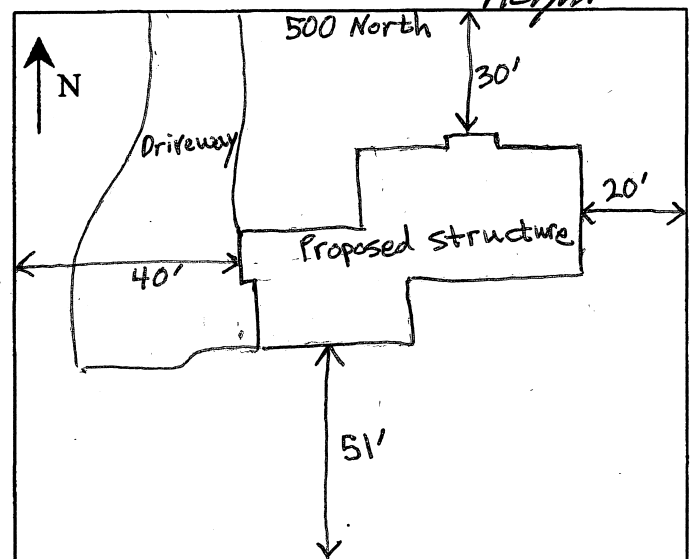


00838

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

APPLICATION INFORMATION

1. Michael Anderson
APPLICANT'S NAME
2. 3271 South Main
MAILING ADDRESS
- Nibley UT 84321
CITY STATE ZIP CODE
3. 435 232 9803 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Single Family Dwelling
TYPE OF STRUCTURE
7. 2419 8. Residential
SQUARE FOOTAGE ZONE
9. The Views at Copper Leaf, Lot 12
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 287 - 0012
TAX IDENTIFICATION NUMBER
11. 270 East 500 North
ADDRESS OF CONSTRUCTION
12. 0.45 13. 4,730 ft
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. Cable
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)



DOMANI
HOME DESIGN

462 South 800 East
Salt Lake City, UT 84143
my.domanhome@gmail.com

Client:
Mike & Heidi Anderson
270 East 500 West
Midvale, UT 84055

Version: 2018.4.8

AREA SCHEDULE	
NAME	AREA
1st Floor	1723.1 sq. ft.
2nd Floor	1724.8 sq. ft.
3rd Floor	1724.8 sq. ft.
Garage	1093.5 sq. ft.
Covered Porch	144.9 sq. ft.
Back Deck/Patio	188.8 sq. ft.
Covered Storage	157.8 sq. ft.

Merrick Pines

SITE PLAN

© COPYRIGHT DOMANI HOME DESIGN 2019

DESIGNER: Stefani Thatcher

PRINT DATE: Thursday, March 7, 2019

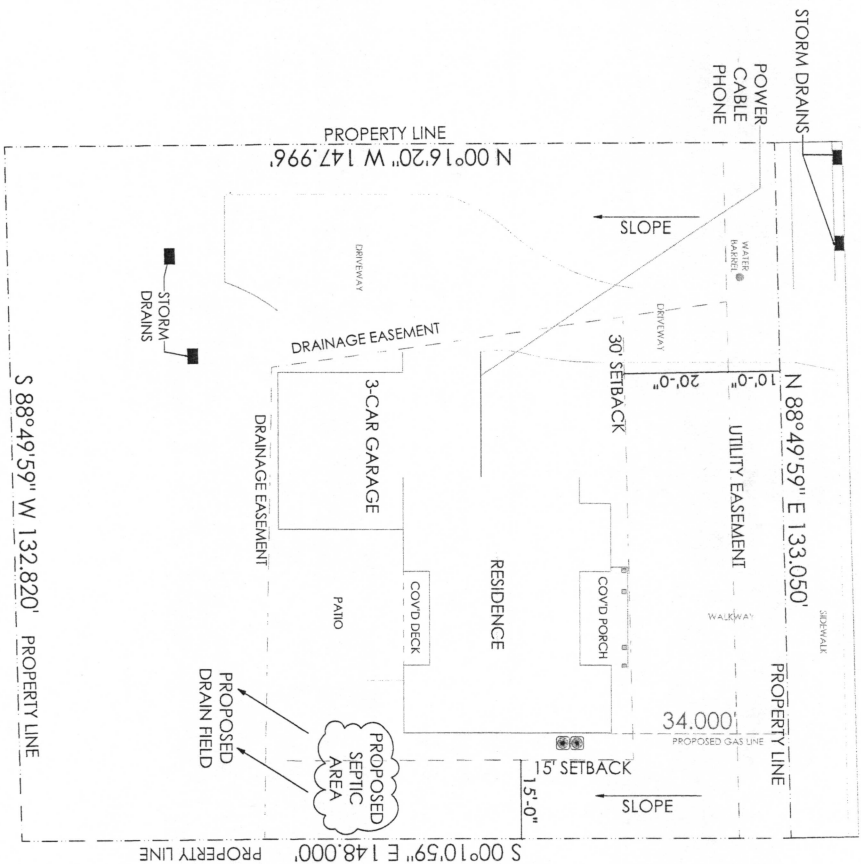
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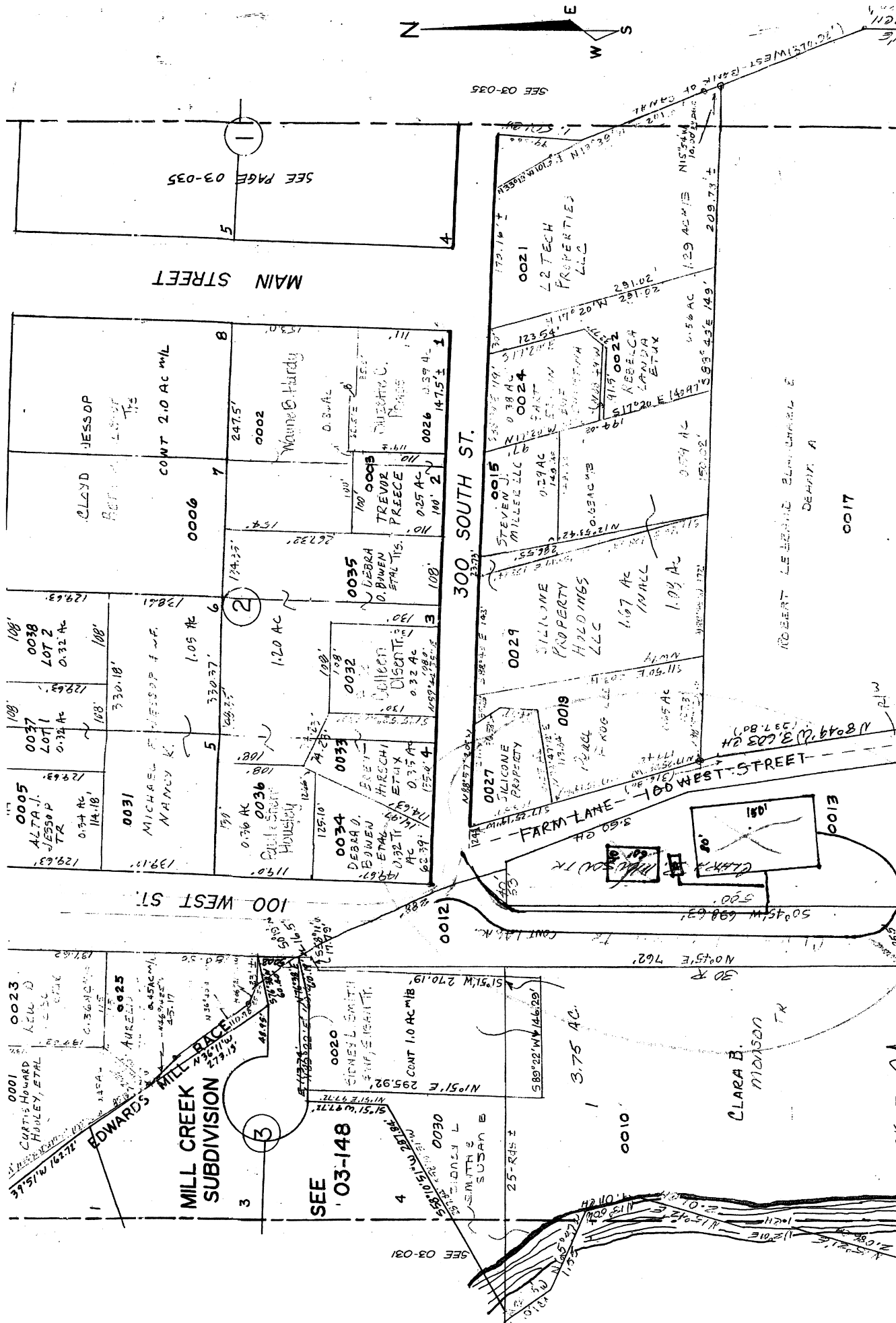
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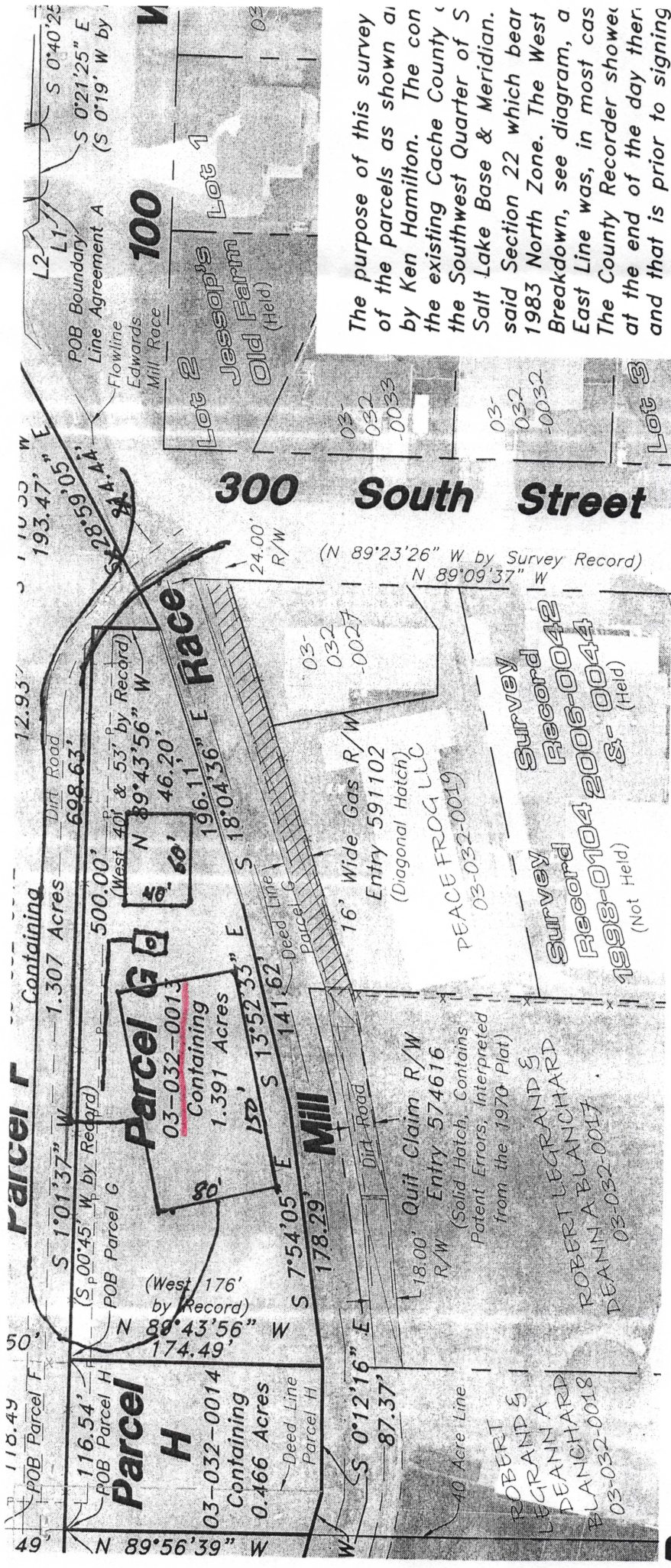
MIKE & HEIDI ANDERSON
270 E 500 N
MIDVALE, UT 84326
THE VIEWS AT COPPERLEAF SUBDIVISION
LOT 12, .45 ACRES, 19,684 SQ. FT.
PARCEL #02-287-0012
PLANS DRAWN: 2-28-2019



SITE
SCALE 1" = 10'-0"







BOUNDARY

North, Range 1 East of the Salt Lake Base and Meridian.

Line of said East Half and 107.61 Feet South 88°58'23" and Running Thence South 88°58'23" East (South 89° East R.R.; Thence South 01°01'37" West (South 01°23' West by Record Located 799.65 Feet North (806.56 Feet North 01°23' East by Record) 190.08 Feet to the Point of Beginning.

BOUNDARY

North, Range 1 East of the Salt Lake Base and Meridian.

Quarter and Running Thence South 89°56'39" East 355.59 the U.I.C.R.R.; Thence South 01°01'37" West 336.63 Feet Thence North 88°58'23" West 351.15 Feet (West 330 Feet by 3 Feet (North 317.46 Feet by Record) Along said West Line of

Parcel G

AS-SURVEYED BOUNDARY A Part of the East Half of the Southwest Quarter of Section 22, Township Meridian.

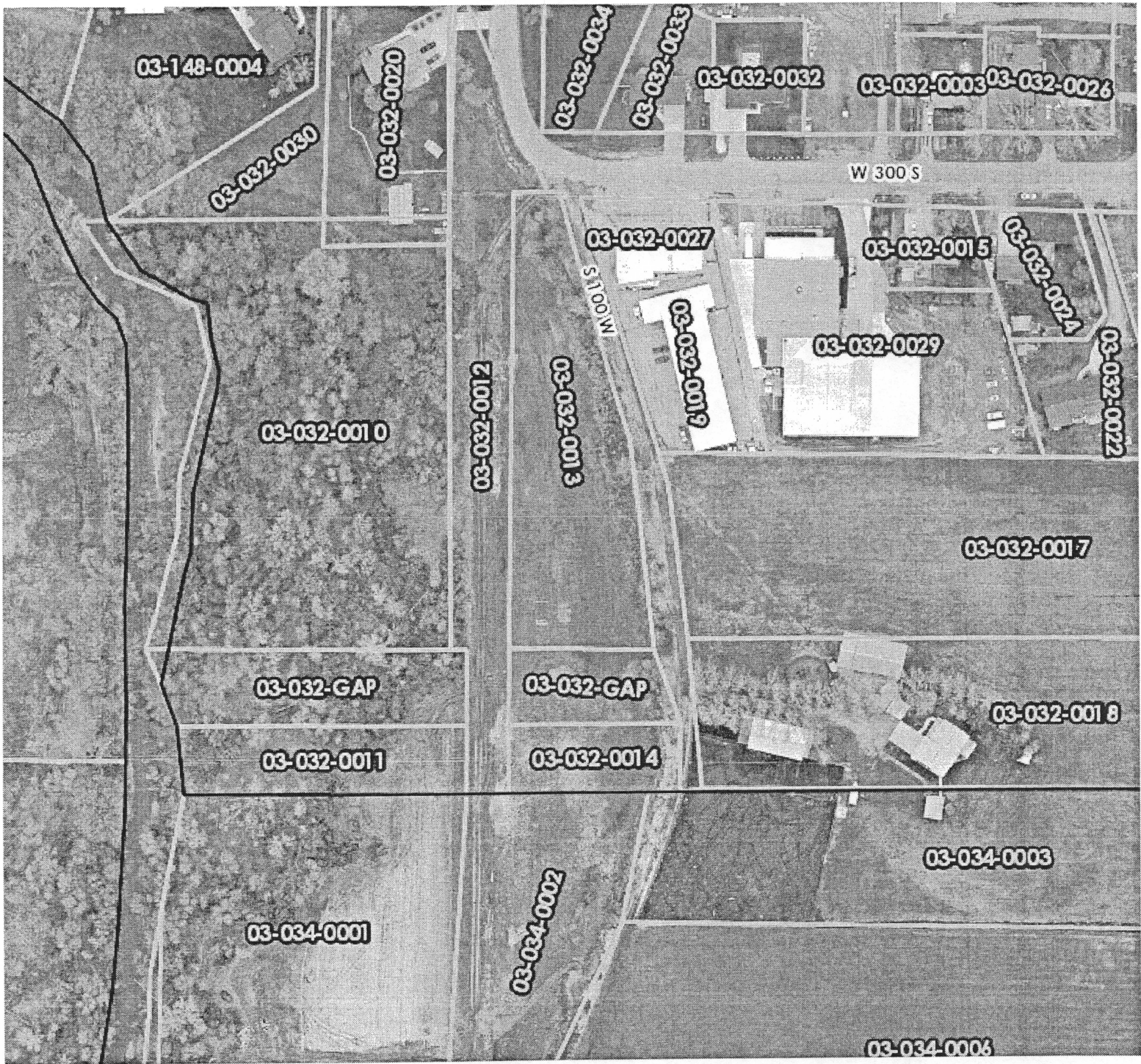
Beginning on the Abandoned East Right-of-Way Line of the U.I.C.R.R. at Along the North Line of the Southeast Quarter of said Southwest Quarter East by Record) from the Southwest Corner of the Northeast Quarter of s 01°01'37" East (North 00°45' East by Record) 500.00 Feet Along said Aba 89°43'56" East 46.20 Feet (East 53.00 Feet by Record) to the Westerly En Westerly Embankment the Following Three (3) Courses: (1) South 18°04'36 Feet; (3) South 07°54'05" East 178.29 Feet; Thence North 89°43'56" West of Beginning. Containing 1.391 Acres.

Parcel H

AS-SURVEYED BOUNDARY A Part of the East Half of the Southwest Quarter of Section 22, Township Meridian.

Beginning at the Intersection with the Abandoned East Right-of-Way Line

The purpose of this survey of the parcels as shown a by Ken Hamilton. The con the existing Cache County the Southwest Quarter of S Salt Lake Base & Meridian. said Section 22 which bear 1983 North Zone. The West Breakdown, see diagram, a East Line was, in most cas The County Recorder showe at the end of the day ther and that is prior to signing





MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
March 28, 2019

PRESENT: David Hair, Daniel Grange, Cindy Cummings, Mark Williams, Tara Hobbs, Harry Meadows, Chad Kendrick, Corey Twedt, Joe Cullumber, Bree Gnehm, Deven Gnehm, Dayton Crites, Dusty Hancey, Adria Davis, Cole Knighton, Mason Anderson, McKay Anderson, Heidi Anderson, Kyle Hancey, Dean Stevens, Justin Card, Brad Bingham, Hayley Bingham, Kristen Gonzalez, Brynzlie Gonzalez, Matt Anderson, Gary Larsen

Call to Order/Roll Call

Mayor David Hair called the City Council Meeting to order for March 28, 2019 at 6:30 p.m. The roll call indicated Mayor Hair and Councilmembers Cindy Cummings, Mark Williams and Daniel Grange were in attendance with Councilmembers Michael Callahan and Clay Wilker excused. Also Treasurer Tara Hobbs and Recorder Corey Twedt were present.

Opening Remarks/Pledge of Allegiance

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

Approval of agenda and time allocations

The agenda for the City Council Meeting of March 28, 2019 was reviewed.

Councilmember Cummings moved to approve the agenda for March 28, 2019.

Councilmember Williams seconded. Councilmembers Cummings, Grange and Williams voted yes with Councilmembers Callahan and Wilker excused. (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 14, 2019.

Councilmember Williams moved to approve the minutes for March 14, 2019.

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

Mayor Hair pointed out that it was listed on page five that Development Coordinator Meadows had said that builders did not need a building permit before applying for a septic permit and all they needed were house plans. Mayor Hair said that apparently that wasn't the case since some of the applicants had received septic permits without any house plans.

Public Comment Period

Mayor Hair opened the floor for public comments.

Joe Cullumber asked the Council if they would still allow building permits to be issued for builders who were not able to get one of the limited septic permits. Mr. Cullumber is number twenty-one on the Bear River Health Department septic tank permit list, so he will not be granted a septic permit at this time. Mayor Hair explained that it has been a Planning and Zoning requirement for builders to have a septic permit before they can receive a building permit. Mayor Hair mentioned that a builder may want to start on their home at some point without a septic permit and then connect to sewer in the future when the system is installed.

Councilmember Cummings said that she was concerned that someone would build a house, be making payments and be waiting for sewer for a long time before they could finally move in. Councilmember Grange agreed that building before sewer was available would be a problem.

Joe Cullumber clarified that he doesn't want to start building. He said he was worried about another change happening that would push him further down the septic tank permit list. He said that he felt going through the process of working on a building permit with Planning and Zoning would secure his place in line.

It was determined that Planning and Zoning would keep a list of the builders that are ready to build to ensure that they are next in line on the City's side.

Request for a Business License for Signature Sales, LLC at 1000 N. 1000 W. Bld. 4

Deven Gnehm has submitted a request for a business license for Signature Sales, LLC. He was present at the City Council Meeting. Deven said that he wants to sale a few cars as a side business at the Zollinger Complex. He said he plans to have about 5-8 cars at a time to start. **Councilmember Williams moved to approve the business license for Signature Sales, LLC.** Councilmember Cummings seconded. Councilmembers Cummings, Grange and Williams voted yes with Councilmembers Callahan and Wilker excused. (A copy of the license application is included with the minutes as Attachment "B".)

Consideration to Continue Flag Service from the Sea Scouts

Dean Stevens, Skipper of the Sea Scouts in Cache Valley addressed the Council. Dean explained that the Sea Scouts are a non-denominational co-ed group from ages 14-21 that is affiliated with the Boy Scouts of America. They are chartered through the Commonwealth Club of Cache Valley. He said that it is a very good organization that has been operating here for the past seven years and that there are youth from across the entire Valley that participate. Dean explained that the funds earned from the flag fundraiser are used to take the kids on a super activity every other year. They go to the Bay Area in San Francisco, stay on an aircraft carrier and sail in the bay. Dean said that he would like to

continue to put flags in the City roundabouts for all of the flag holidays and that he has really appreciated the support from Millville City in the past.

Councilmember Grange motioned to continue flag service from the Sea Scouts.

Councilmember Cummings seconded. Councilmembers Cummings, Grange and Williams voted yes with Councilmembers Callahan and Wilker excused. (The flyer from the Sea Scouts is included with the minutes as Attachment "C".)

Report on P & Z Meeting held March 21, 2019

Development Coordinator Harry Meadows reviewed with the Council the Planning Commission's draft minutes for the meeting held March 21, 2019. Mayor Hair said that septic tank permits were discussed at the P&Z Meeting and then there had been additional changes the following day. (A copy of the draft minutes is included as Attachment "D".)

Cache Bikeway

The County Trail Coordinator, Dayton Crites addressed the Council. He said that he was here to ask for Millville's support for a bike trail project that will not cost the City anything and that he already had support from all of the other cities between Smithfield and Hyrum.

Reference was made to the proposed bike trail map that showed bike lanes where they fit and then sharrows to inform driver's to be aware of cyclists. Dayton said that in Millville, the proposal is sharrows from the north side of the City to 100 North on Main street and then additional sharrows going west on 100 North to the school where the bike lane would start and provide cyclists a route to the traffic light on the highway near Ridgeline High School. He said the project would be paid for with RAPZ tax and the CMPO and there would be no cost to Millville City. Replacement painting in the future would also be paid for with these sources and would not be the responsibility of the City. Dayton said that the plan was to paint the lines in the fall of 2019 or spring of 2020.

Mayor Hair said that his concern was how narrow the roads are and that he doesn't think it is safe for kids to be riding on the side of the road.

Dayton said that the sharrows are planned for the narrow roads, because there is not enough space for bike lanes. He said that the sharrows wouldn't necessarily keep the cyclists in those locations, but it would provide recognition of the safer area of the road.

Councilmember Cummings suggested the City could provide bike lane education for the residents in the monthly newsletter. Dayton Crites said that the sharrows are not there to change behavior. They should just add awareness. He said he would like to work with Millville on the education in the newsletter. He also said that the sharrows are just paint, so if they cause issues for the City or the residents are unhappy, there can be changes in future years.

Councilmember Cummings moved to approve the bike lanes in Millville City as proposed by Dayton Crites. Councilmember Williams seconded. Councilmembers Cummings, Grange and Williams voted yes with Councilmembers Callahan and Wilker excused. (The graphics of what was discussed is included with the minutes as Attachment “E”.)

Review and Update of Septic Tank Permit Status

Mayor Hair reviewed with the Council the latest developments regarding septic tank permits through the Bear River Health Department. Although there have been changes with the City trying to make this as fair as possible for everyone, the Bear River Health Department has set the rules on what can be done. A total of twenty permits have been granted. Of those twenty, a large portion had been applied for prior to the Board of Health Meeting, but since only the application was processed and the permits had not yet been granted, they count against the total allotted amount. As of today, 29 permits have been applied for. The top 20 on that list will be able to get a septic permit. The 60-day limit on septic permits that was discussed previously is no longer in affect. The next Board of Health Meeting is April 10, 2019 at 1 p.m. at the Bear River Health Department.

Councilmember Cummings said that she is receiving many calls and is looking for an update on the sewer system and expected timeline. Mayor Hair said that the City has met with several engineering firms and is working on an RFP now that will go out to engineering firms within the next couple of weeks. Engineering firms will then have three weeks to submit their bids and proposals. The process has started. Councilmember Cummings asked if there would be a committee to select the engineering firm for the project. Mayor Hair said that there would be a committee and that the Council would decide who they want on that committee. Recorder Twedt recommended that this selection process be done separate from the normal City Council meetings. The committee could review the resumes and information from the engineering firms and then make a recommendation to the City Council. Additionally, it would be good to have City Council representation from anyone interested to serve on the committee to review the engineering firm bids. Councilmember Grange said that he would like to be a part of the committee. Adria Davis said that there are members of the Planning Commission that would be good options for this committee as well.

Councilmember Cummings asked about the option of funding to help the residents with the cost to connect their individual homes to the sewer lines. Mayor Hair said that the City will absolutely be looking for every available grant and funding source.

One of the residents attending the meeting said that he worked with Spindler Construction on the Perry/Willard waste water treatment plant back in 2008. He said that the Mayor of Perry had found some grants to help offset the costs for the resident connection fees. Mayor Hair said that we will be trying to build the individual connection fees into the overall cost of the project. This is being investigated right now. The available grants received are based on the City’s median income, which is relatively high in Millville.

Mayor Hair said that the City is looking at all options. The City has paid for upsized sewer lines in the Nibley system and is also looking at direct connections to Hyrum or Logan to find the best possible outcome for Millville.

Councilmember Grange asked if the Board of Health would be reviewing the Zollinger Commercial Complex as part of the restriction. Mayor Hair said that the Zollingers were working on this with the Board of Health.

City Reports

WATER:

Director of Public Works Chad Kendrick said that the snowpack is looking good and is high in the mountains. He said that he doesn't expect flooding problems in Millville this year.

Director Kendrick also said that the waterline under the 550 East Road had been completed.

ROADS:

Director Kendrick reported that the agreed upon portion of the 550 East Road is being worked on now and would be done soon.

He also said that Cache County did the road chip/seal last year and that it did not stick as well as it should have. The City is dealing with this the best they can.

Director Kendrick said that with the upcoming sewer project, they would likely not want to do as much in road treatments this year. The City can reserve those funds to treat the roads after the sewer system is installed and the roads are repaired.

PARKS:

Director Kendrick said that the South Park sprinkler system project would begin around September 1st of this year.

Planning Coordinator Meadows asked when the North Park pavilion would be opened up this year. Director Kendrick said this was planned for mid-April.

C-PACE Program Introduction

Recorder Twedt explained that Silicone Plastics had made a request for the City to look into the State C-PACE Program. C-PACE is essentially a financing program for energy improvements to existing infrastructure for businesses.

Recorder Twedt said that he had spoken with the State C-PACE representative. The big concern, especially with all that is happening right now in the City, is the cost or time that it would take to participate in the program. After speaking with the representative, Recorder Twedt reported that all the City needs to do is opt into the program with a resolution and then make businesses aware of the program on the City Website and in their business license renewal letters. He said that he didn't see a downside and recommended the Council proceed with the program. He said that if the Council was in favor of moving forward, he would prepare a resolution for approval at the next meeting. The consensus of the Council was to proceed with the resolution at the next meeting. (The information that was discussed along with this topic is included with the minutes as attachment "F".)

Councilmember Reports

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

Councilmember Williams said that he would not be available on June 22nd and proposed the City Celebration be moved to June 29th. The other Councilmembers present said that they did not have a concern with changing the date. They asked that the new date be posted in the newsletter and on the City Website.

Development Coordinator Meadows said that there was a problem with the location of a shed in the Millville Meadows Subdivision. He said that the shed was right on the fence line. Mayor Hair agreed that the shed shouldn't be there and that he would discuss this with Councilmember Wilker to discuss the issue with the homeowner.

Mayor Hair said that he had met this morning with Matt Anderson, who is Mitt Romney's Northern Utah Director. Matt will be a good contact for Millville and represent the City at the federal level.

Other items for Future Agendas

There were no topics discussed for future agendas.

Adjournment

Councilmember Cummings moved to adjourn the meeting. Councilmember Williams seconded. Councilmembers Cummings, Grange and Williams voted yes with Councilmembers Callahan and Wilker excused. The meeting adjourned at 7:26 p.m.