

NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold a meeting on Thursday, **April 18, 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 Apr 4, 2019.
5. Agenda Items:
 - A. Zoning Clearance – Lance Zollinger Commercial Warehouse at 866 W 850 N, Millville.
 - B. Other
6. City Council Report – review minutes from the Apr 11, 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 15, 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 15, 2019.



Adria Davis, Secretary
Millville City Planning Commission

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

April 4, 2019

1. Roll Call:

Commissioners Lynette Dickey, Bonnie Farmer, Larry Lewis, and Rachel Thompson.

Others Present:

Development Coordinator Harry Meadows, Treasurer Tara Hobbs, Weston Bellon, Mike Anderson, Heidi Anderson, Navy Anderson, Mike Morgan, and Susan Smith. Secretary Adria Davis recorded the minutes.

2. Opening Remarks/Pledge of Allegiance

Commissioner Dickey opened the meeting at 8:00 p.m.
She led all present in the Pledge of Allegiance.

3. Review and Approval of agenda

The agenda for the Planning Commission meeting of April 4, 2019 was reviewed. A motion was made by Commissioner Farmer to approve the agenda as presented. Commissioner Lewis seconded. Commissioners Dickey, Farmer, and Lewis voted in Favor with Commissioners Greenhalgh, Anderson (Alt.) and Ripplinger (Alt.) excused and Commissioner Thompson absent.

4. Review and Approval of the Minutes from Mar 21, 2019

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

Commissioner Rachel Thompson arrived at the meeting at this time.

5.A. Zoning Clearance – Michael Anderson residence at 270 E 500 N, Millville.

A letter was read by Harry that the homeowner is now required to sign with the application. It gives full disclosure that the homeowner will be required to connect into sewer as soon as it is available which could be very shortly although exact details are still unknown.

A copy of the letter is given to the homeowner and a copy is kept with the application.

The drawings from Bear River show the septic tank in the back of the house with a dry sewer line coming around the side to the front.

Commissioner Lewis moved to approve the zoning permit. Commissioner Thompson seconded.

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

5.B. Conceptual Review – parcel 03-032-0013

Development Coordinator Meadows showed a map of the parcel and explained the proposed commercial development which includes a warehouse and an office/training building.

There are power lines currently running along the inside edge of the property.

Ordinance states that to build on a parcel it must have frontage on a public right of way. The developer is proposing to build a private drive on an adjoining parcel (also owned by him) for his semi-trucks to access his buildings from the interior of his property.

The parcel proposed for this private drive (03-032-0012) is shown on the master plan as 100 West road way. It does not connect to any other roads and cuts off at the south boarder of Millville City. The property owner also owns all the other properties to the south of this area and does not want to put in a road as he will not be developing any of the other parcels.

A letter was submitted from Engineer Murray at JUB, and Weston Bellon was present representing JUB. He reviewed the recommendations and suggested that we really needed to see more detailed drawings of what was being proposed as two possible options were offered by the developer. He also indicated that the entrance to this property was at a three way intersection on a major artery and should be carefully reviewed.

Mayor David Hair arrived at the meeting at this time.

Development Coordinator Meadows indicated that 100 West needs to be a public right of way and should be improved to meet the standards set forth in the manual of construction and design.

The developer felt that if he were required to put in a road that he would just withdraw his plans and not complete this project.

After continued discussion the following guidelines were determined by the Planning Commission:

- Parcels 03-032-0012 and 03-032-0013 would need to be combined into one parcel in order to have frontage on a public street (100 West).
- 100 West road would not need to be installed south of 300 South, but the developer is suggested to NOT place buildings in the area that a potential road could be installed by future property owners. (Same area as proposed private drive)
- Property entrance should be straight south off of 100 west, not curved from 300 South.
- Setbacks should be considered for the future connecting road to Nibley.

5.C. Other

Mayor Hair indicated that Mr Lundahl wants to sell a piece of his property located at the entrance to Millville Canyon, and he wants Millville City to buy it and take over the maintenance of it.

6. City Council Report – review minutes from the Mar 28, 2019 meeting.

Mayor Hair has received information from Bear River Health Dept. that if this moratorium has caused a hardship to those who are ready to build, there is a grievance process available. It involves submitting a letter to the Health Department. Recorder Twedt has more details if needed.

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 18, 2019.

9. Adjournment

Commissioner Dickey moved to adjourn the meeting at 9:14 p.m.

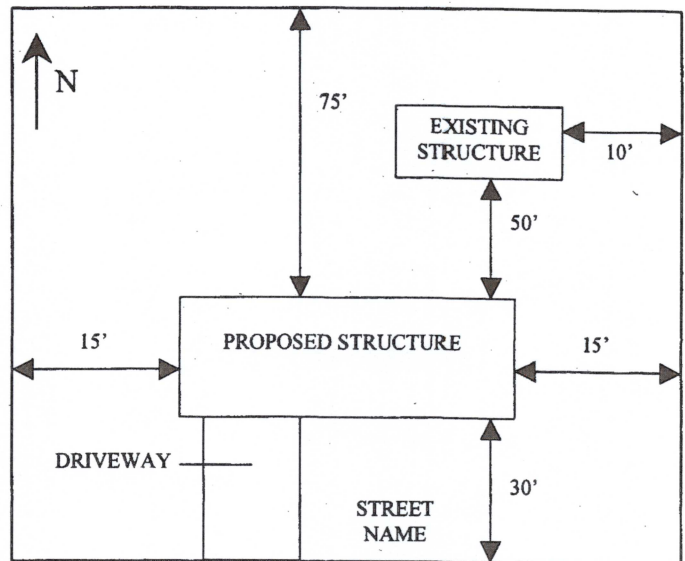


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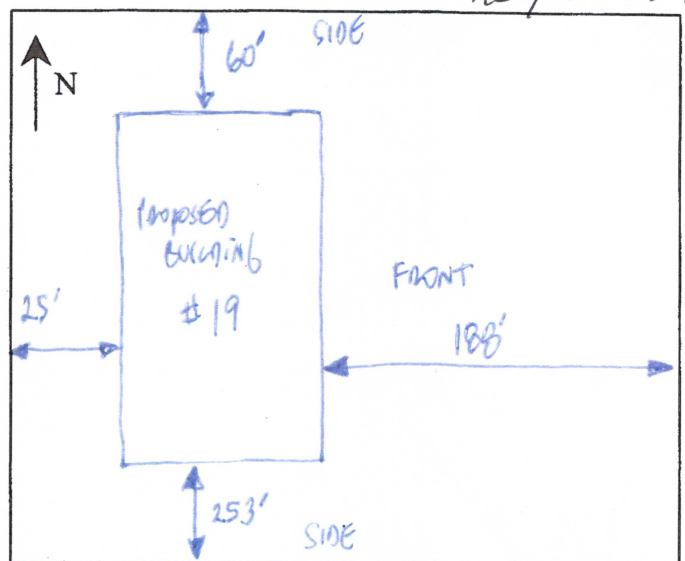
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

1. LANCE ZOLLINGER
APPLICANT'S NAME
2. 695 W. 1100 SO.
MAILING ADDRESS
- LOPAN UTAH 84321
CITY STATE ZIP CODE
3. 435-770-2450 4. 435-753-1122
HOME TELEPHONE BUSINESS TELEPHONE
5. GLOBAL PROPERTY 2014 LLC
OWNER'S NAME (if different from applicant)
6. WAREHOUSE - METAL / CONCRETE
TYPE OF STRUCTURE
7. 72,000 8. C-M Commercial Mfg.
SQUARE FOOTAGE ZONE
9. Building 19
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 001 - 0030
TAX IDENTIFICATION NUMBER
11. 806 W. 850 N. MILLVILLE UTAH
ADDRESS OF CONSTRUCTION
12. 6.29 13. 4485'
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. COUNTY ADDRESS: 586 WEST 1940 SOUTH.
REMARKS

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)

PLOT PLAN



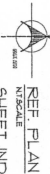
APPROVED - PLANNING AND ZONING _____ DATE _____

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)

BUILDING #19
MILLVILLE, UTAH

JOSEPH T. BECK ARCHITECT, INC.
497 EAST 520 SOUTH
SMITHFIELD, UTAH
(435) 764-6742

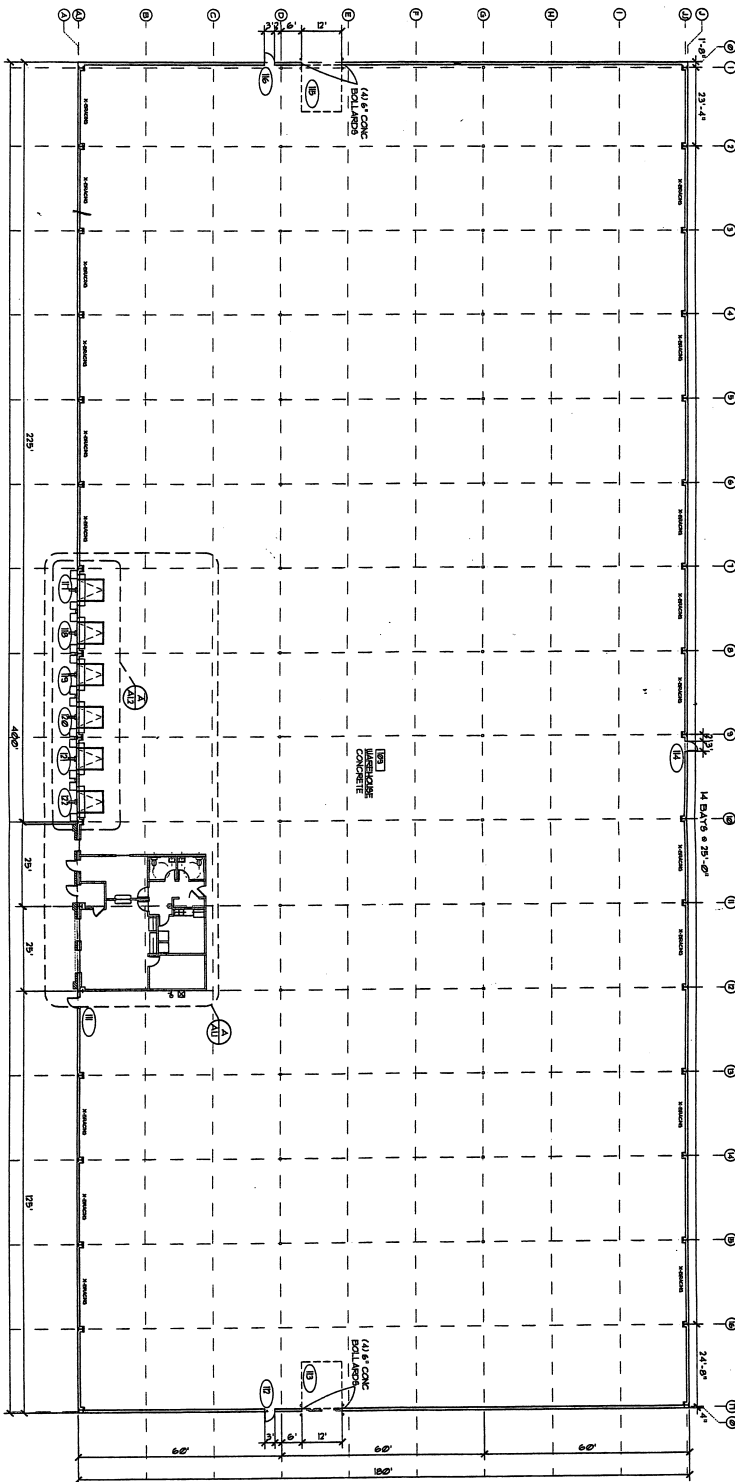


JOSEPH E. BLOK, ARCHITECT, INC. 491 EAST 53RD SOUTH STREET, SUITE 401 BIRMINGHAM, AL 35235 TELEPHONE (205) 921-1001	A-92 A-93 A-94 A-95 A-96 A-97 A-98 A-99 A-100	COVER SHEET/ITE LANDSCAPE REVIEW GENERAL NOTES FINISHED FLOOR PLAN, TYPICAL FINISHED FLOOR PLAN, DETAILS EXTERIOR ELEVATIONS INTERIOR ELEVATIONS / SCHEDULES	C-01 C-02 C-03 C-04 C-05 C-06 C-07 C-08 C-09 C-10 C-11 C-12 C-13 C-14 C-15 C-16 C-17 C-18 C-19 C-20 C-21 C-22 C-23 C-24 C-25 C-26 C-27 C-28 C-29 C-30 C-31 C-32 C-33 C-34 C-35 C-36 C-37 C-38 C-39 C-40 C-41 C-42 C-43 C-44 C-45 C-46 C-47 C-48 C-49 C-50 C-51 C-52 C-53 C-54 C-55 C-56 C-57 C-58 C-59 C-60 C-61 C-62 C-63 C-64 C-65 C-66 C-67 C-68 C-69 C-70 C-71 C-72 C-73 C-74 C-75 C-76 C-77 C-78 C-79 C-80 C-81 C-82 C-83 C-84 C-85 C-86 C-87 C-88 C-89 C-90 C-91 C-92 C-93 C-94 C-95 C-96 C-97 C-98 C-99 C-100	GENERAL NOTES / LEGEND SITE PLAN UTILITY PLAN PLANTING AND SPECIAL DETAILS
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STRUCTURAL ENGINEERING 1001 GENERAL STRUCTURAL NOTES 1002 FOUNDATION DESIGN 1003 FOUNDATION DESIGN 1004 FOUNDATION DESIGN 1005 FOUNDATION DESIGN 1006 FOUNDATION DESIGN 1007 FOUNDATION DESIGN 1008 FOUNDATION DESIGN 1009 FOUNDATION DESIGN 1010 FOUNDATION DESIGN	ELECTRICAL ENGINEERING 1011 ELECTRICAL ENGINEERING 1012 ELECTRICAL ENGINEERING 1013 ELECTRICAL ENGINEERING 1014 ELECTRICAL ENGINEERING 1015 ELECTRICAL ENGINEERING 1016 ELECTRICAL ENGINEERING 1017 ELECTRICAL ENGINEERING 1018 ELECTRICAL ENGINEERING 1019 ELECTRICAL ENGINEERING 1020 ELECTRICAL ENGINEERING	Mechanical Engineering 1021 MECHANICAL ENGINEERING 1022 MECHANICAL ENGINEERING 1023 MECHANICAL ENGINEERING 1024 MECHANICAL ENGINEERING 1025 MECHANICAL ENGINEERING 1026 MECHANICAL ENGINEERING 1027 MECHANICAL ENGINEERING 1028 MECHANICAL ENGINEERING 1029 MECHANICAL ENGINEERING 1030 MECHANICAL ENGINEERING	Other Engineering 1031 OTHER ENGINEERING 1032 OTHER ENGINEERING 1033 OTHER ENGINEERING 1034 OTHER ENGINEERING 1035 OTHER ENGINEERING 1036 OTHER ENGINEERING 1037 OTHER ENGINEERING 1038 OTHER ENGINEERING 1039 OTHER ENGINEERING 1040 OTHER ENGINEERING
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REF. SITE PLAN
CODE REVIEW
SHEET LEGEND

AO.0



OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"
7/20/09 B.A.



JOSEPH T. BECK ARCHITECT, INC.
487 EAST 520 SOUTH
SMITHFIELD, UTAH
(435) 784-6742

DATE
APRIL 8, 2019

PROJECT TITLE
ZOLLINGER NEW BUILDING PROJECT
WAREHOUSE BLDG #19 PROJECT
MILLVILLE, UTAH

SHEET TITLE
FLOOR PLAN

PROJECT NUMBER

REVISIONS

SHEET NUMBER

A1.0

MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
April 11, 2019

PRESENT: David Hair, Daniel Grange, Michael Callahan, Cindy Cummings, Mark Williams, Clay Wilker, Tara Hobbs, Harry Meadows, Chad Kendrick, Corey Twedt, Gary Larsen, Matthew Anderson, Chelsea Funk, Lance Postma, Mike Morgan, Brian Jenkins, Jeff Gibson, Kent Dunkley, Susan Smith, Chris Funk

Call to Order/Roll Call

Mayor David Hair called the City Council Meeting to order for April 11, 2019 at 6:30 p.m. The roll call indicated Mayor David Hair and Councilmembers Cindy Cummings, Michael Callahan, Mark Williams, Clay Wilker and Daniel Grange were in attendance. 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 April 11, 2019 was reviewed.

Councilmember Callahan moved to approve the agenda for April 11, 2019.

Councilmember Cummings seconded. Councilmembers Callahan, Cummings, Wilker, Grange and Williams voted yes. (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 28, 2019.

Councilmember Williams moved to approve the minutes for March 28, 2019.

Councilmember Cummings seconded. Councilmembers Cummings, Grange, Wilker and Williams voted yes and Councilmember Callahan abstained stating that he was not present at the meeting held on March 28, 2019.

Public Comment Period

Mayor Hair opened the floor for public comments.

Gary Larsen (retired Public Works Director) said that as the City looks for a new water source, they should not forget that the Glenridge Well is still a good option. Although the Division of Water Quality denied the permit for ASR, blending the well water with nearby clean water is still a good economical option. It was discussed that State approval would be

required for blending, but that water blending is a very common practice. Gary estimated the cost to add the infrastructure for blending at under \$100,000. Mayor Hair said that the City would be looking at this option as well as the other water source options. It was also discussed that the Glenridge Well currently meets every federal guideline and provides good water. Gary said that he was frustrated with the comments made by the Board of Health that the City is providing “pee water” to their residents. He advised the Council and Mayor to stick up for Millville and not allow incorrect comments to be made by the Board of Health. Mayor Hair and Councilmember Grange pointed out that corrections had been made and that they had expressed their disapproval of the comments that were made at the Bridgerland Health Department Meeting.

Chelsie Funk explained that she purchased the Moore lot. She said they were ready to come in for a building permit when the City was hit with the septic restrictions. She asked if it would be possible to connect to the sewer line located near 100 North and 100 West. She said that she believed the easement near the canal was intended for a sewer line. Mayor Hair said that there are some unknowns. The City would need to determine sewer rates and it is important to have an engineer involved so that the correct line sizes were used. He said that it just might be a little too soon if they are planning on the sewer connection in the near future. Within the next several months, the City will be picking an engineer and begin on the design process. Chelsie said that she would like to begin building right away with the goal of completion in January. She said that she would be willing to take the risk and not be able to move in if the sewer system is not ready for their connection by then. The Council said that they couldn't allow for someone to start building with the expectation of a sewer connection when they didn't know the timeline for that availability. Mayor Hair suggested that Chelsie Funk pursue a septic permit as a backup which would allow them to begin building. Chelsie said that they are on the septic permit list and are trying to get one.

Lance Postma said that he has purchased parcel 02-130-0060 in the Park Meadows Subdivision that sits on the new 100 East Road. The lot abutting his lot to the north has placed pipe and fill in the swell that will run the storm water directly into the swell in front of his home. He said that he is concerned with the amount of storm water that he expects will end up in front of his home. Matt Anderson explained that there is a catch basin near the south corner of Lance's property line that is intended to catch the water from the grassy swell. Public Works Director Chad Kendrick said that he has been working to find a proper solution, because he believes the catch basin should be raised up a little bit. It was discussed that Lance could do what his neighbor did and run a pipe from the north side of his property to the catch basin. Lance would be responsible for the pipe and fill dirt.

Request for a Business License for Anderson Auto at 340 N. Main

Matt Anderson has submitted a request for a business license for Anderson Auto. He was present at the City Council Meeting and said that they have been a car dealer at Don's for as long as he can remember although they don't sell cars very frequently. There had been

some talk from a State representative of requiring a separate business license in addition to the Don's Autobody license. He said that he would not be bringing in additional cars or doing anything different than they are doing currently. **Councilmember Grange moved to approve the business license for Anderson Auto.** Councilmember Callahan seconded. Councilmembers Callahan, Cummings, Grange, Wilker and Williams voted yes. (A copy of the license application is included with the minutes as Attachment "B".)

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. (A copy of the draft minutes is included as Attachment "C".)

Consideration of a Resolution Approving the C-PACE Program in Millville City

Recorder Twedt reviewed the resolution that would approve and allow the C-PACE Program in Millville City as was discussed at the last City Council Meeting. He then asked the Council if there were any questions or concerns. Councilmember Callahan said that he felt it was a win for the City as well as the businesses that chose to participate.

Councilmember Williams moved to approve Resolution 2019-4, A Resolution accepting the C-PACE Program. Councilmember Cummings seconded.

Councilmembers Callahan, Cummings, Grange, Wilker and Williams voted yes. (A copy of the approved resolution and agreement are included with the minutes as Attachment "D".)

Proposal for Additional Emergency Preparedness Facilities

Development Coordinator Meadows presented to the Council his proposal for a new building to be located at the City Office containing the City emergency radio facilities. He said that the concern he has is how sound the City Office building might be in case of a major earthquake.

Harry said that he has looked at the possibility of a container, but believes a shed would be better. He also said that he has contacted several other cities in Cache Valley to see what they are doing in this regard. Harry then introduced Brian Jenkins. Brian said that shortly after coming to Millville, he worked with Harry to get the City EOC up and running with the needed equipment. Brian said that he participates in the amateur radio club and explained that the primary purpose of this added building would be to hold the radio equipment that could be used in case of emergency. There is a group called AERS (Amateur Emergency Radio Services) that connects the little towns and cities to the hospital and Sheriff's Department. If an emergency were to occur and other communication options are not available, Brian said that he would go into the EOC and communicate with the AERS Representatives from other cities and towns. It was discussed that the current Millville EOC is in better shape and more useful than what other cities

currently have. There is an upcoming training in April where Brian will practice the disaster communication protocol.

Development Coordinator Meadows discussed a possible budget for the building at around \$10,000 not counting the man hours and electrical work that would be needed for the modifications to the new building for the EOC. Councilmember Callahan asked if the building could be moved if needed. Harry said that he thought that it could, but that it would not be optimal to move the building.

Mayor Hair asked why they wouldn't want to just use a shipping container as had been discussed initially. Development Coordinator Meadows said that the estimated cost to get a container would be \$3,000 and that he had concerns about the insulation process. Also, he said he felt that they would need to cut windows and doors into the container as well.

Councilmember Wilker said that the reason for moving the radio equipment was to get to a more stable building. He asked why Harry thought the shed would not collapse if the City Office Building did. Harry said that the new building would not be anchored to the ground and therefore would be more stable. Councilmember Callahan said that if they do a shed, he recommended additional plywood be added along the inside for added structure.

Development Coordinator Meadows said that this was just an initial proposal that he wanted to get to the Council for review. Mayor Hair said that he felt that a container would be stronger in case of an emergency.

Councilmember Cummings motioned to move this item to a future agenda to provide more time for review of the various options. Councilmember Callahan seconded. Councilmembers Callahan, Cummings, Grange, Wilker and Williams voted yes. (A copy of the information discussed is included in the minutes as Attachment "E".)

Discussion on Millville City taking control and ownership of Canyon Road

Mayor Hair said that Mr. Lundahl had approached him and recommended that along with purchasing his parcel, the City may want to look into taking ownership of the remainder of the road up to the end of that property line. The County currently has ownership of this piece of the road, but would likely want to get rid of it.

Councilmember Cummings asked if there would be a benefit to the City in ownership of this portion of the road. Both Public Works Director Kendrick and Councilmember Grange said that if the City buys the triangle Lundahl parcel, having ownership of this portion of the road may make sense and provide a future benefit.

The consensus of the Council was that this portion of road could potentially benefit the City in the future and that the added maintenance would be minimal. Councilmember Williams suggested City staff reach out to the County to see if they are interested and then come back to the Council with more information.

Bio Minerals Technologies Private Drive on 100 West

Development Coordinator Meadows explained that Bio Minerals Technologies has purchased the Monson property and would like to use a private drive to access their property which essentially goes south from the intersection of 300 South and 100 West. The Master Plan shows the 100 West Road continuing south where this private drive would be located. Bio Minerals Technologies would like to make a parking lot off of the private lane. The recommendation from P&Z is to allow for this to happen, but approval from the City Council is needed for this type of deviation.

Councilmember Cummings asked for clarification if the proposal was to change the master transportation plan to not extend 100 West south past 300 South. Councilmember Grange pointed out that this road continuing south didn't make sense as it runs into the river. Mike Morgan, representing Bio Minerals Technologies, said that they did not plan to block the road. If in the future, it made sense to continue 100 West further south, that would not be a problem.

Councilmember Grange recommended the Council grant a waiver allowing the deviation from the master plan as long as the corridor is left open as a potential road site in the future. Additionally, Bio Minerals Technologies should be willing to work with the City for the potential extension of 300 South going towards Nibley City as has been discussed. Mike Morgan said that he didn't have any concerns about the future 300 South Road project.

Councilmember Wilker said that he would like to see the drawings for what Bio Minerals Technologies has planned before a decision is made by the City Council. Mike Morgan agreed that this would be fine. He just wanted to make sure the Council was okay with the direction being taken before proceeding too far.

Public Works Director Kendrick said that typically a developer would be required to put in 17.5' of the road and that this may be desired for this road. Mike Morgan said that they need to allow for full size semis to travel that road, so it will be built with that in mind. The consensus was that the road should be built to the City's construction standards.

Councilmember Callahan motioned to defer the action to a future meeting when the Bio Minerals drawings are complete. Councilmember Wilker seconded. Councilmembers Callahan, Cummings, Grange, Wilker and Williams voted yes. (A copy of the information discussed is included in the minutes as Attachment "F".)

Utility Bill Adjustments for FY19 Q3

Treasurer Hobbs reviewed with the Council the utility bill adjustments for the third quarter of Fiscal Year 2019. (A copy of the information discussed is included in the minutes as Attachment "G".)

Budget Review

Recorder Twedt explained that typically, at the end of each quarter, the Council reviews the budget for that year-to-date. Since the new fiscal year is approaching, it makes sense to take an initial look at the end-of-year 2019 budget adjustments as well as the FY20 Budget.

The property tax rate was discussed. Recorder Twedt provided a comparison showing the property tax rate of Millville compared to the other cities and towns in Cache County. Millville continues to have the lowest tax rate. Recorder Twedt said that with everything that will need to happen in Millville over the coming years, he would recommend a tax rate increase again this year. The Council will need to consider this and decide at a future budget review meeting.

Also reviewed was the emergency preparedness budget. Included in this budget line is money for the Regroup emergency notification system as well as money for a well pump backup generator and the proposed \$10,000 for the new EOC Center as discussed earlier in the meeting. This number will change at the next review with a firm quote on the backup generator and then the decision from the Council on the EOC.

Councilmember Callahan asked if there were any concerns with the fiscal year 2019 budget. Recorder Twedt said that he felt things were going well. Councilmember Callahan asked for a recommendation on the property tax rate. Recorder Twedt said that with everything coming, he would recommend an increase. The rates are still incredibly low and another relatively small increase this year could significantly help the City. Councilmember Cummings said that she agreed a small increase would make sense again this year and that she would prefer small incremental increases instead of waiting and then doubling the tax rate when the money is really needed. (A copy of the budget that was discussed are included in the minutes as Attachment "H".)

Consideration for Cancelling the City Council Meeting Scheduled for April 25, 2019

Mayor Hair explained that two Council Members and the Recorder would be at the ULCT City Training during the next scheduled City Council Meeting. He asked the Council what they wanted to do.

Councilmember Grange motioned to cancel the City Council Meeting scheduled for April 25, 2019. Councilmember Williams seconded. Councilmembers Cummings, Grange, Wilker Callahan and Williams voted yes.

Councilmember Reports

Mayor Hair pointed out that the Council has been given an updated Councilmember Assignment List. With the upcoming sewer project, some changes were needed. Additionally, there were some items on the list that just needed to be cleaned up. (A copy of the updates to the Councilmember Assignments List is included with the minutes as Attachment "I".)

Councilmember Wilker said that with spring coming there are a lot of people working on spring cleanup. He said that he has received a new message from a resident concerned about the amount of junk in someone's yard. Councilmember Wilker said that he will work with Treasurer Hobbs to make a door hangar that can be placed on the homes that have work that needs to be done to comply with City Code. There are church groups as well as the Mayor's Unity in the Community Group that will be willing to help with the physical labor to get things cleaned up.

Councilmember Wilker said that he would like to work with Councilmember Grange and the Garr Spring Irrigation Company to discuss the possibility of an exchange of water shares. If they are open to the discussion, Councilmember Wilker said that he would come back and present a proposal to the City Council.

Mayor Hair mentioned that another thing he has been thinking about is the possibility of pumping water into the Glenridge Well and working on exchanging those rights for water rights from a different clean water source during the summer.

Councilmember Grange asked Public Works Director Kendrick if he thought there would be a need for a new water source if they were somehow able to get access to all of Garr Spring as well as blending or something to keep Glenridge Well active. Chad pointed out that even with blending at the Glenridge Well, as was discussed earlier in the meeting, a new water source would be needed in the near future. Last year, the Park Well ran for 21 hours a day while the Glenridge well was in use. If the City had access to Garr Spring, that would change things dramatically. All of the water from Garr Spring would be equivalent to a new well that is similar to what Park Well produces.

Recorder Twedt said that he had not heard from any volunteers interested in serving as a City representative for the South Towns Talent Program.

Development Coordinator Meadows discussed again the concern of the location of a shed in the Millville Meadows Subdivision. He said that he would be willing to discuss the problem with the home owner. Councilmember Wilker said that this would be good.

Development Coordinator Meadows said that Cache Valley has a major feral cat issue and that it is a problem in Millville City. He recommended the Council consider modifying the City Code to restrict the feeding of feral cats. Councilmember Cummings suggested a notice be placed in the newsletter helping the residents know about the concern and issues around feeding the cats.

Coordinator Meadows said that he attended the BRAG Pre-Disaster Mitigation Plan Meeting. In the future, the City will be provided a list showing the level of risks for various natural disasters as well as mitigation ideas.

Development Coordinator Meadows pointed out that he has been putting first aid advice in the monthly City newsletter. He recommends that each family have an adult trained in First Aid. The hospital offers a course for \$70 which is done primarily online followed by two hours at the hospital. The Council requested that notice of this course be placed in the newsletter.

Mayor Hair said that he has been approached by the owner of the 37-acre parcel in the South Fields. The owner would be willing to pay for sewer and water hook-ups in advance to help the City with some preliminary funding for the upcoming projects, but would like to develop the property with 1/3-acre lots instead of the 2-acre lots that are currently called for if this area is rezoned from agricultural to residential. Jeff Gibson introduced himself. He said that he owned the land and was trying to help the City get some money up front if there is interest in allowing 1/3-acre lots. He said that he is not a developer, but would likely sell the land to a developer at some point in the future. Councilmember Grange said that there were several reasons on putting the restriction for 2-acre lots and that he would not be in favor of changing that to 1/3-acre lots. Kent Dunkley said that he understood that the reason for the 2-acre minimum lot size requirement was because of the high-water table and potential pollution of the wells in the area with congregated septic tanks. Builders could see the issues from the neighboring subdivision and not build basements as is done in much of Nibley and with the incoming sewer system, pollution from septic tanks would no longer be a concern. The Council said that there were several issues that led to the decision for 2-acre lots. Mr. Gibson said that he is willing to help out where he can with the upcoming projects.

Mayor Hair said that they needed to finalize the committee that would review the engineering proposals and pick the engineer. He suggested two Councilmembers, two Planning Commissioners, the Mayor, Recorder, Public Works Director and a couple of residents if there are a few that are interested in volunteering. It was discussed the Councilmembers Grange and Callahan would serve on this committee from the City Council. After the review from the committee, the decision will come to the City Council for final approval.

Mayor Hair reported that the second Board of Health Meeting with the Bear River Health Department was much better than the first meeting was. There was some recognition that the plan had not been thought through completely and that some changes to their original decision were needed. There have now been six people that have applied for an exception under the grievance provisions that have been added by the Bear River Health Department.

They have also determined that anyone west of the highway was not contributing to the perceived problem and the restriction would not apply to them.

Councilmember Callahan left the meeting at this time.

Mayor Hair said that the last issue he would like to discuss is that he would like to try a different engineering firm for some amount of time for subdivisions and City inspections. He said that he doesn't want to be pinned to any engineering firm indefinitely. He said that he feels costs go up if engineering is not done on a trial basis with the understanding that there are other options available. Development Coordinator Meadows clarified that any subdivisions or open items that had been started by J-U-B would be finished by them. Mayor Hair agreed that this is what should happen.

Councilmember Wilker asked if this should be a Council decision or if the Mayor should just make the call. Mayor Hair said that he wanted the Council informed and to let him know if they disagreed with the decisions he was making.

Councilmember Cummings said that she really likes Zan and J-U-B, but doesn't have a problem with the change. She has received several complaints from developers on the costs compared to what the developer's engineers say it should cost. Councilmember Grange said that he felt the same. When he built his home, many of the costs from J-U-B seemed excessive. Mayor Hair said that there had been some instances of very high costs that he thinks are not correct. Councilmember Cummings said that she has liked how much history J-U-B has with Millville and the advice that comes from that history.

Councilmember Wilker said from his government contractor perspective, he doesn't like the idea that the City uses the same engineering firm to design a project as well as do the actual work. Mayor Hair said that this is something that he has discussed with Nibley. They are going to be drawing from a pool of engineers.

Other items for Future Agendas

There were no additional future agenda items discussed.

Adjournment

Councilmember Wilker moved to adjourn the meeting. Councilmember Grange seconded. Councilmembers Cummings, Grange, Wilker and Williams voted yes with Councilmember Callahan absent. The meeting adjourned at 8:34 p.m.