

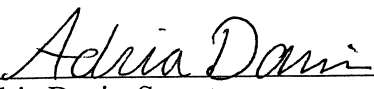
NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold a meeting on Thursday, **Aug 20, 2020** 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 Aug 6, 2020.
5. Agenda Items:
 - A. Zoning Clearance – Reed Findlay, accessory building at 249 E Center, Millville
 - B. Zoning Clearance – Jon and Roxie Hancey, accessory building at 150 S 550 E, Millville
 - C. Zoning Clearance – City of Millville, shop extension at 510 E 300 S, Millville
 - D. Funk Minor Subdivision – Final Plat
 - E. Millville Escape Subdivision Preliminary Plat – Set public hearing
 - F. Airbnb Ordinance Review – Dev. Coordinator Wall
 - G. Review of sidewalks
 - H. Other
6. City Council Report – review minutes from the Aug 13, 2020 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 Aug 17, 2020 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 Aug 17, 2020.



Adria Davis, Secretary
Millville City Planning Commission

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

Aug 6, 2020

1. Roll Call:

Commissioners Lynette Dickey, Bonnie Farmer, and Larry Lewis.

Others Present:

Treasurer Tara Hobbs, Development Coordinator Randy Wall, Mayor David Hair, Phil Williams, Mike Morgan, Jessie Williamson, Ezra Eames, and Ken Hamilton. Secretary Adria Davis recorded the minutes.

2. Opening Remarks/Pledge of Allegiance

Commissioner Dickey opened the meeting at 8:02 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 Aug 6, 2020 was reviewed. A motion was made by Commissioner Lewis to approve the agenda as presented. Commissioner Farmer seconded. Commissioners Dickey, Farmer and Lewis voted in Favor, with Chairman Greenhalgh excused and Commissioners Thompson, Anderson (Alt.) and Ripplinger (Alt.) absent.

4. Review and Approval of the Minutes from July 16, 2020

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

5.A. Zoning Clearance – VHD, LLC, residence at 240 N 200 E, Millville

This residence had been reviewed in a prior meeting and the setback variance referred to City Council for approval. The Council has not held a meeting since the planning commission last met 3 weeks ago, but the builder would like to move ahead since this has already been delayed many weeks. Commissioner Lewis moved to approve the clearance pending the City Council approving the variance to the setbacks. Commissioner Farmer seconded. Commissioners Dickey, Farmer and Lewis voted in Favor, with Chairman Greenhalgh excused and Commissioners Thompson, Anderson (Alt.) and Ripplinger (Alt.) absent.

Commissioner Matt Anderson (Alt.) and Chad Kendrick arrived at the meeting.

5.B. Zoning Clearance – Phil Williams/Bio Minerals, commercial buildings at 100 W 300 S, Millville.

This was scheduled as a zoning clearance item, but it actually is a **conceptual review of the commercial development** proposed on parcel 03-032-0013. It includes all roads and buildings; showing where each is planned to be built. The metal warehouse will be built this year, and the wooden office will go in next year.

This same proposal was brought to the commission on April 4, 2019 under the Monson Property Concept plan. Since it has been over a year the concept must be reviewed again.

The Commissioners present at the meeting did not remember much of what had originally been reviewed since it was so long ago.

There were no actual plans for the buildings themselves. Those will come later as the development progresses.

There will be a dirt road on the property made of road base.

There is a turnaround at the end of the lane.

Septic tanks will be required since the structures will be completed before the sewer is available.

The buildings will need physical addresses assigned to them.

There is a canal, Edwards Mill Race, along the East side of the property, which seems to run year-round with the same constant water level regardless of the season.

The structures appear to have a 3 foot setback from the canal at the property line. It was discussed that the dripline must be on their own property.

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

5.C. Review of sidewalks

Commissioner Anderson (Alt.) made a motion to table item C until more commissioners were in attendance. Commissioner Farmer seconded. Commissioners Dickey, Farmer, Lewis and Anderson (Alt.) voted in Favor, with Chairman Greenhalgh excused and Commissioners Thompson and Ripplinger (Alt.) absent.

5.D. Other

Ezra Eames took a minute to discuss the development he has been undertaking on the northern most lot along 550 East in Mond Aire phase 4. He had started moving dirt to level out the slope until directed to stop by the city. He has cut in a private lane in order to access 3 of those hillside lots. There could be a possible shared driveway from one access road. The commissioners would like to see his plans drawn out for review at the next meeting.

Jeremy Jenson has been pushing to move forward with his development, but hasn't provided all required items for the preliminary phase of his subdivision. It won't be scheduled for a P&Z meeting until all requirements have been met.

Mayor Hair brought up the fact that Millville is starting have a lot of Air BNBs and more will be coming with the sewer upgrade. Our codes should be reviewed to make sure we address this area of business before they start becoming an issue.

6. Agenda Items for Next Meeting

Possible multiple building permits
Sidewalks review

8. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, Aug 20, 2020 at 8:00 pm.

9. Adjournment

Commissioner Dickey moved to adjourn the meeting at 8:49 p.m.

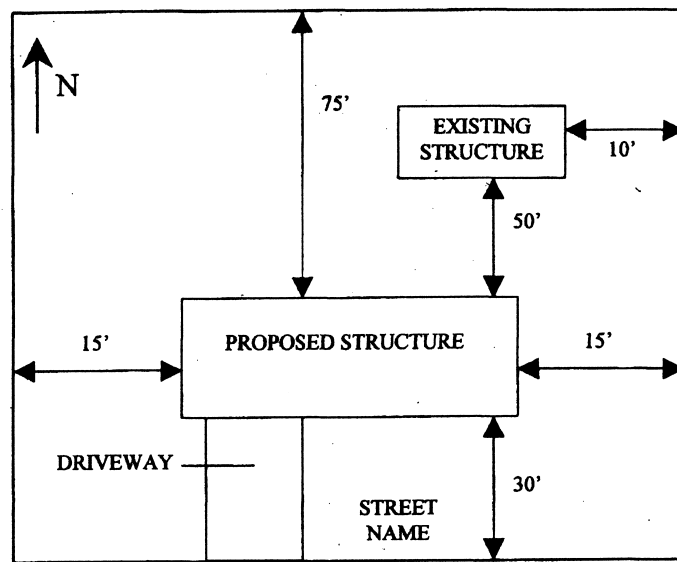


MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

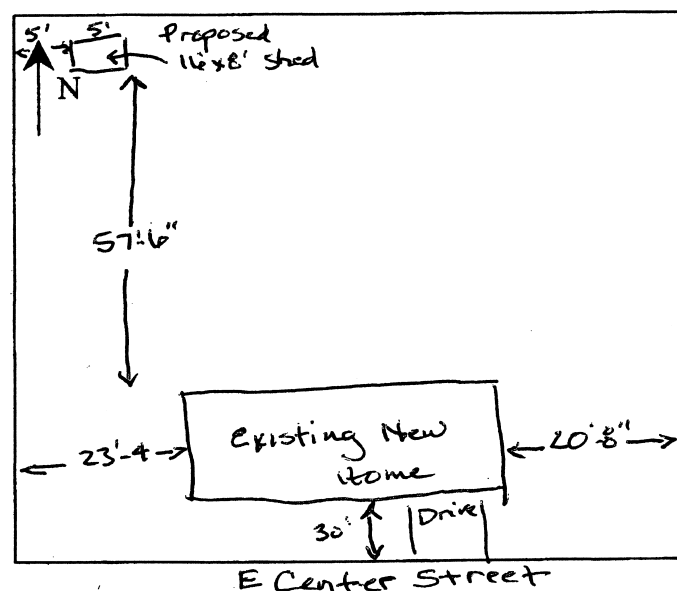
APPLICATION INFORMATION

1. Reed G Findlay (Joan)
APPLICANT'S NAME
2. _____
MAILING ADDRESS
3. Millville VT 84326
CITY STATE ZIP CODE
3. (435) 770-3645 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. utility shed
TYPE OF STRUCTURE
7. 128 8. _____
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. _____
TAX IDENTIFICATION NUMBER
11. 249 E. Center
ADDRESS OF CONSTRUCTION
12. .37 13. _____
LOT SIZE LOT ELEVATION
14. SEWER ☐ SEPTIC TANK ☒ N/A ☐
(choose one)
15. CITY WATER ☒ PRIVATE WELL ☐ N/A ☐
(choose one)
16. ELECTRICITY ☒ GAS ☒ OTHER UTILITY ☐
(specify in remarks)
17. _____
REMARKS

SAMPLE PLOT PLAN
 (numbers do not represent required setbacks)



PLOT PLAN



APPROVED - PLANNING AND ZONING

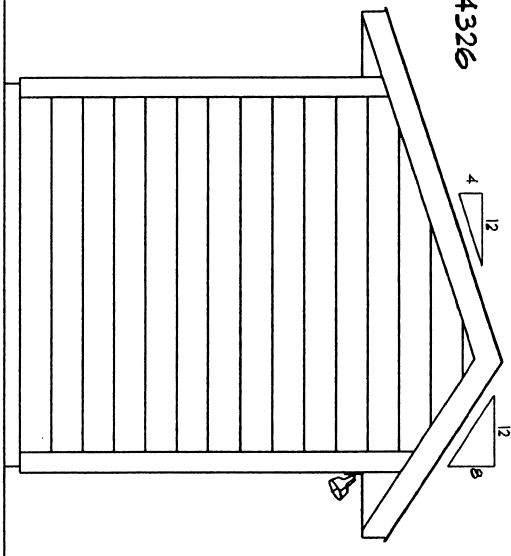
DATE

FEES PAID - TREASURER

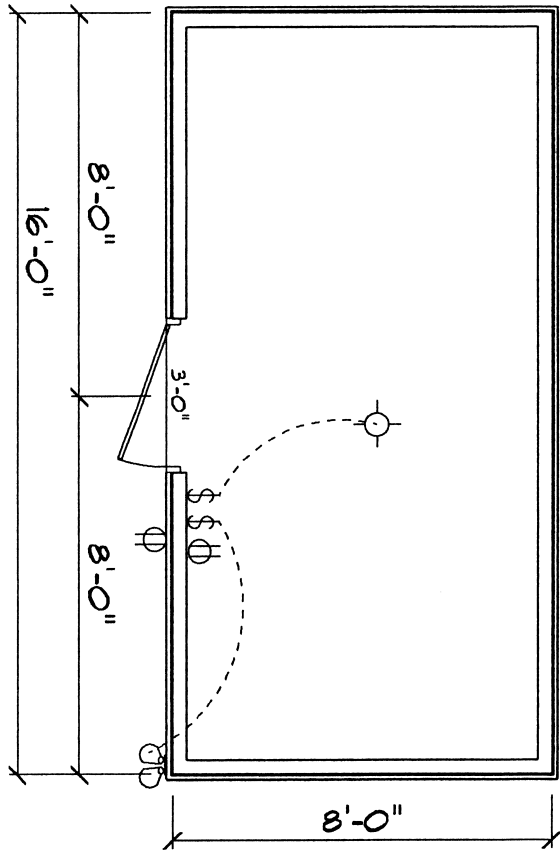
DATE

This property is being approved for building permit issuance as indicated above. Any change in the type or placement of the structure is not allowed. This clearance is not a waiver of compliance with either the zoning ordinance or the building codes. Millville City Form 101 - 15 Nov. 2003 (previous edition is obsolete)

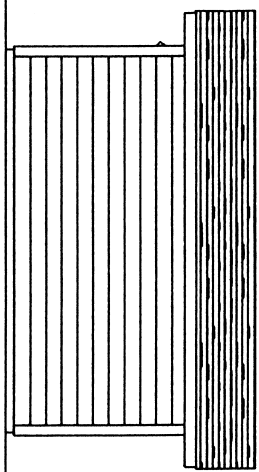
REED & JOAN FINDLAY
249 EAST CENTER
MILLVILLE, UTAH 84326



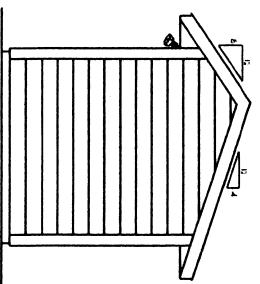
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



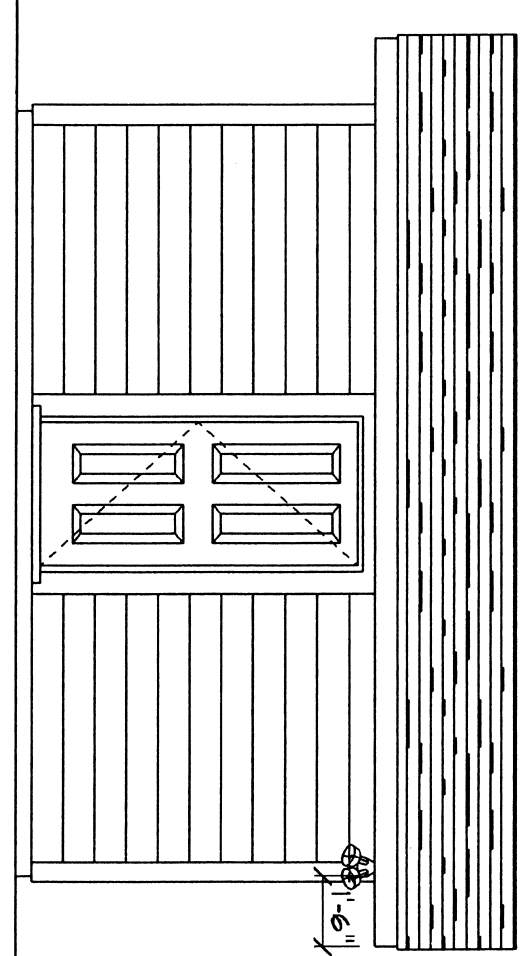
SHED FLOOR PLAN
128 SQ FT
SCALE: 1/4" = 1'-0"



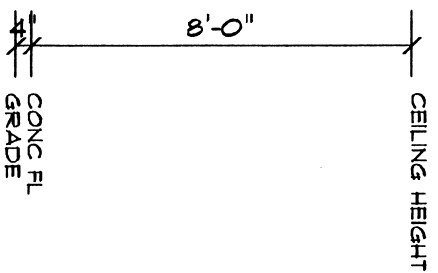
REAR ELEVATION
SCALE: 1/8" = 1'-0"

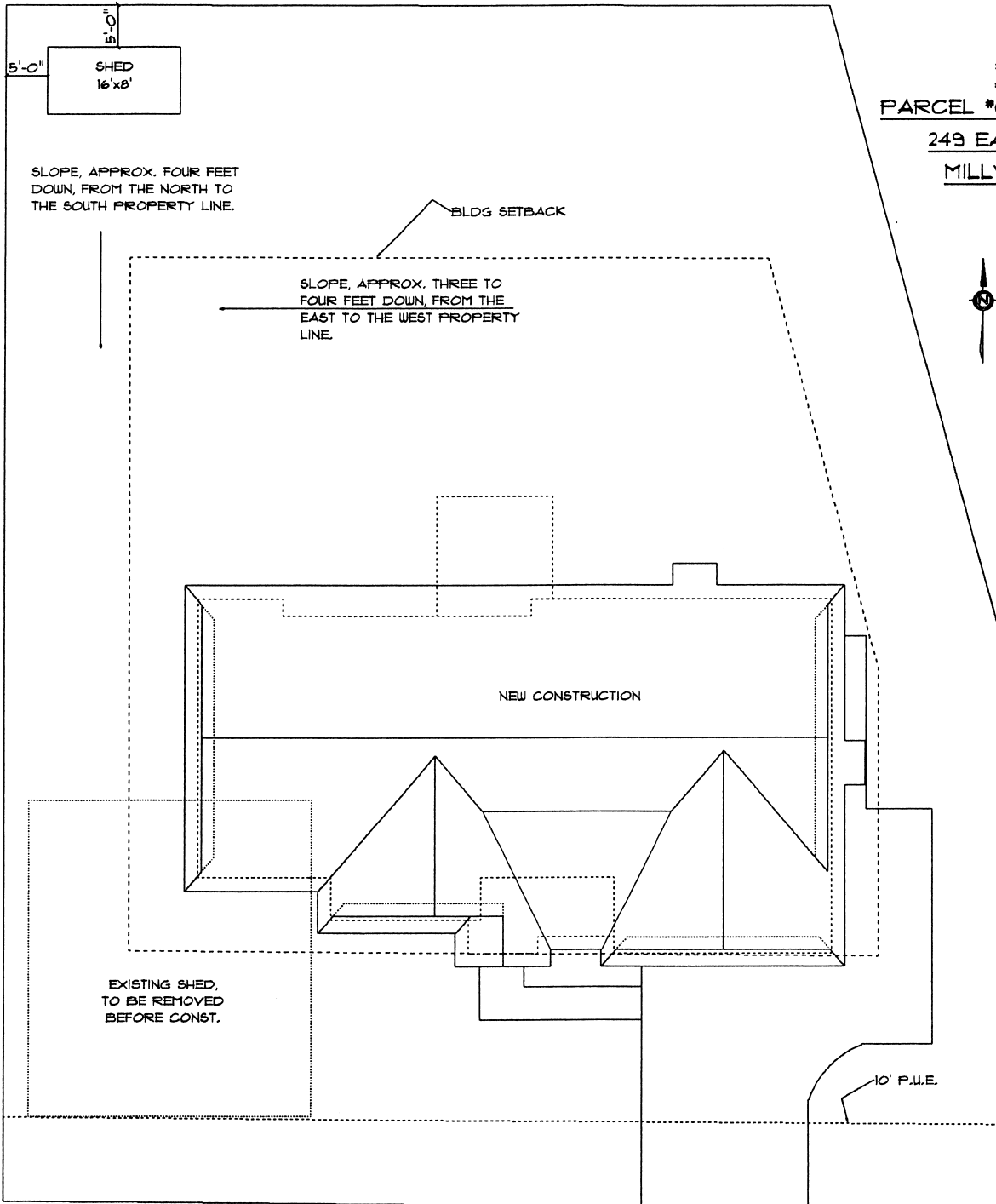


RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



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





PLOT PLAN

PARCEL #03-030-0114, .37 ACRES

249 EAST CENTER STREET

MILLVILLE, UTAH 84326

SCALE: 1/16" = 1'



UTILITIES LOCATED IN THE
5'-10' BETWEEN THE ROAD
AND 10' EASEMENT

SEWER CONNECTION TO
BE DETERMINED BY
MILLVILLE CITY

WILL CONNECT TO CITY
CULLINARY WATER

EAST CENTER STREET

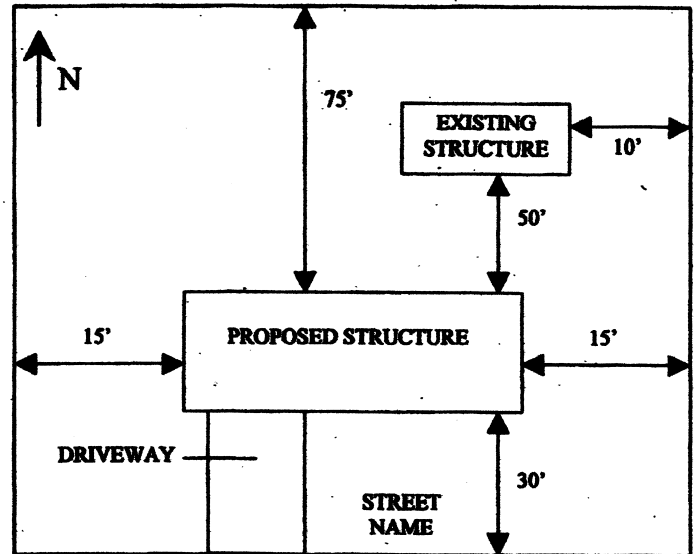


MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

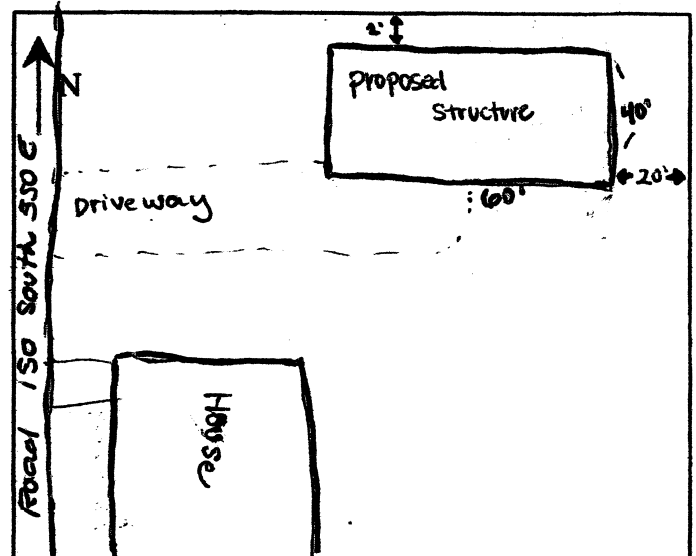
APPLICATION INFORMATION

1. Jon and Roxie Hancey
APPLICANT'S NAME
2. PO Box 702
MAILING ADDRESS
- Millville VT 84326
CITY STATE ZIP CODE
3. 435-535-1232 4. 435-760-1803
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Shop
TYPE OF STRUCTURE
7. 2400 8. _____
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. _____
TAX IDENTIFICATION NUMBER
11. 150 S. 550 E
ADDRESS OF CONSTRUCTION
12. 1 acre 13. _____
LOT SIZE LOT ELEVATION
14. SEWER future SEPTIC TANK ☐ N/A ☐
(choose one)
15. CITY WATER ☐ PRIVATE WELL ☐ N/A ☒
(choose one)
16. ELECTRICITY ☒ GAS ☒ OTHER UTILITY ☐
future (specify in remarks)
17. _____
REMARKS

SAMPLE PLOT PLAN
 (numbers do not represent required setbacks)



PLOT PLAN



APPROVED - PLANNING AND ZONING

DATE

FEES PAID - TREASURER

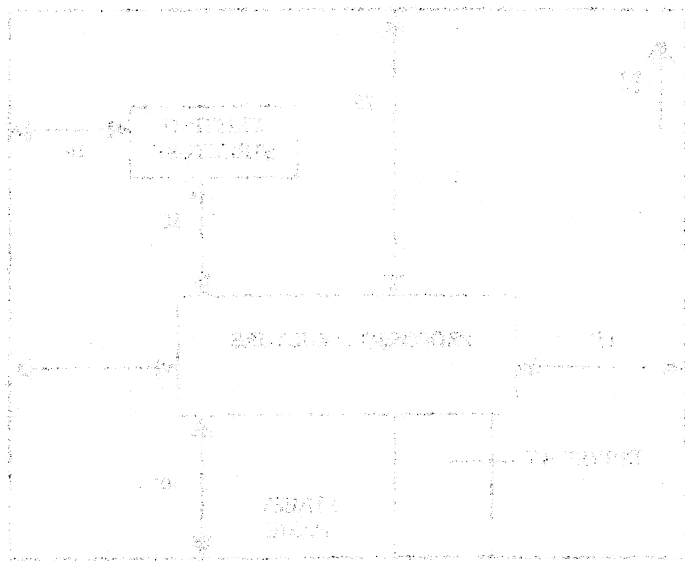
DATE

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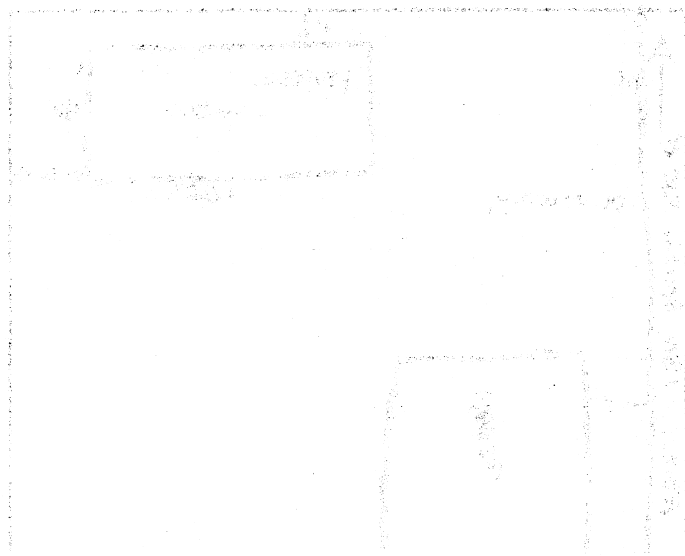
MILLVILLE CITY ZONING ORDINANCE FOR BUILDING DEPARTMENT THE BOARD OF ZONING AND PLANNING



MAP OF THE CITY OF MILLVILLE



MAP OF THE CITY OF MILLVILLE

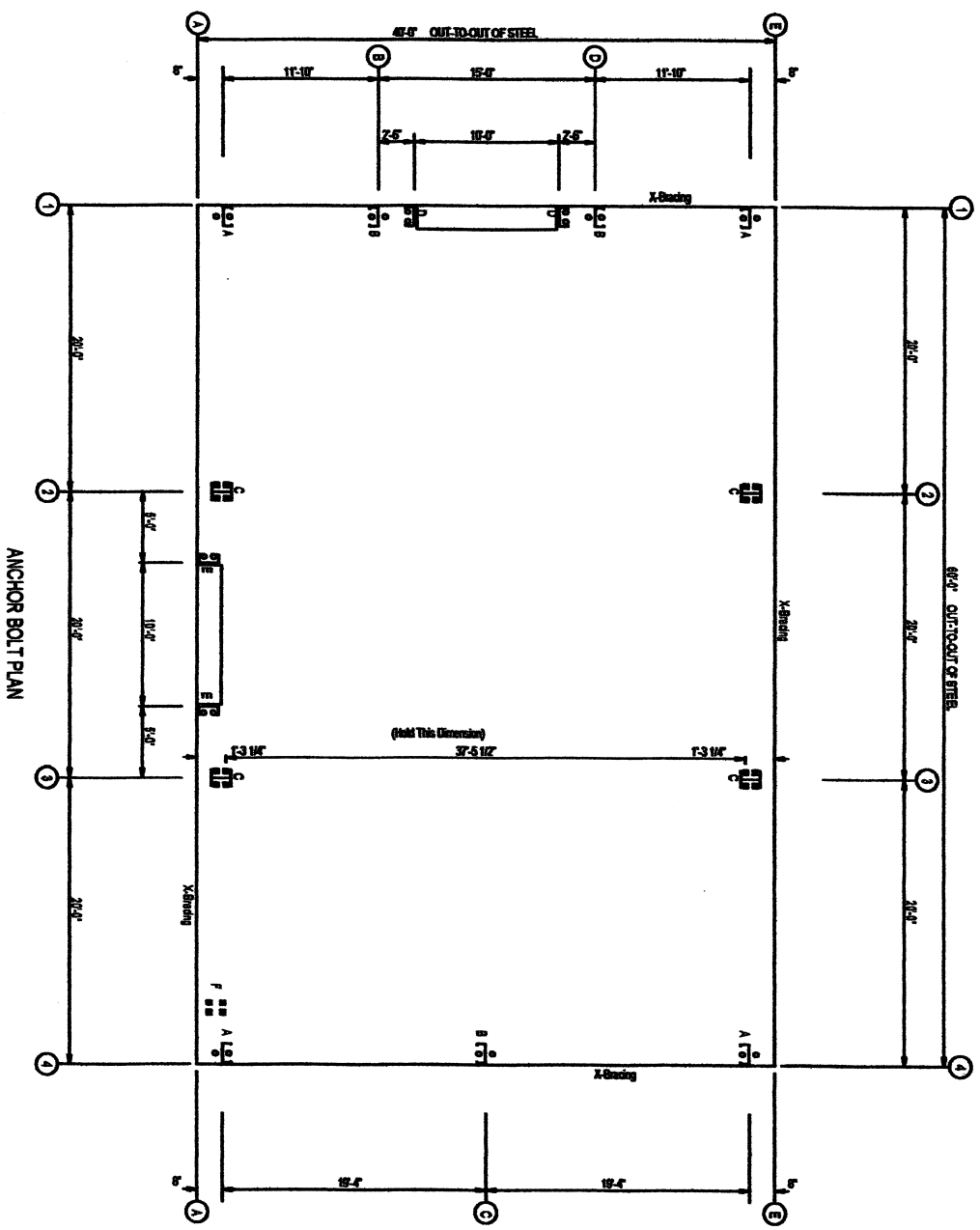


APPLICATION INFORMATION

1	NAME OF APPLICANT	DATE
2	ADDRESS OF APPLICANT	DATE
3	NAME OF PROJECT	DATE
4	LOCATION OF PROJECT	DATE
5	DESCRIPTION OF PROJECT	DATE
6	REASON FOR REQUEST	DATE
7	COMMENTS	DATE
8	APPLICANT'S SIGNATURE	DATE
9	APPLICANT'S TITLE	DATE
10	APPLICANT'S PHONE NUMBER	DATE
11	APPLICANT'S FAX NUMBER	DATE
12	APPLICANT'S E-MAIL ADDRESS	DATE
13	APPLICANT'S WEBSITE	DATE
14	APPLICANT'S SOCIAL MEDIA	DATE
15	APPLICANT'S OTHER CONTACT INFORMATION	DATE

This document is a public record and is subject to the provisions of the Freedom of Information Act. It is the policy of the City of Millville to make all records available to the public unless they are exempt from disclosure under the Act.

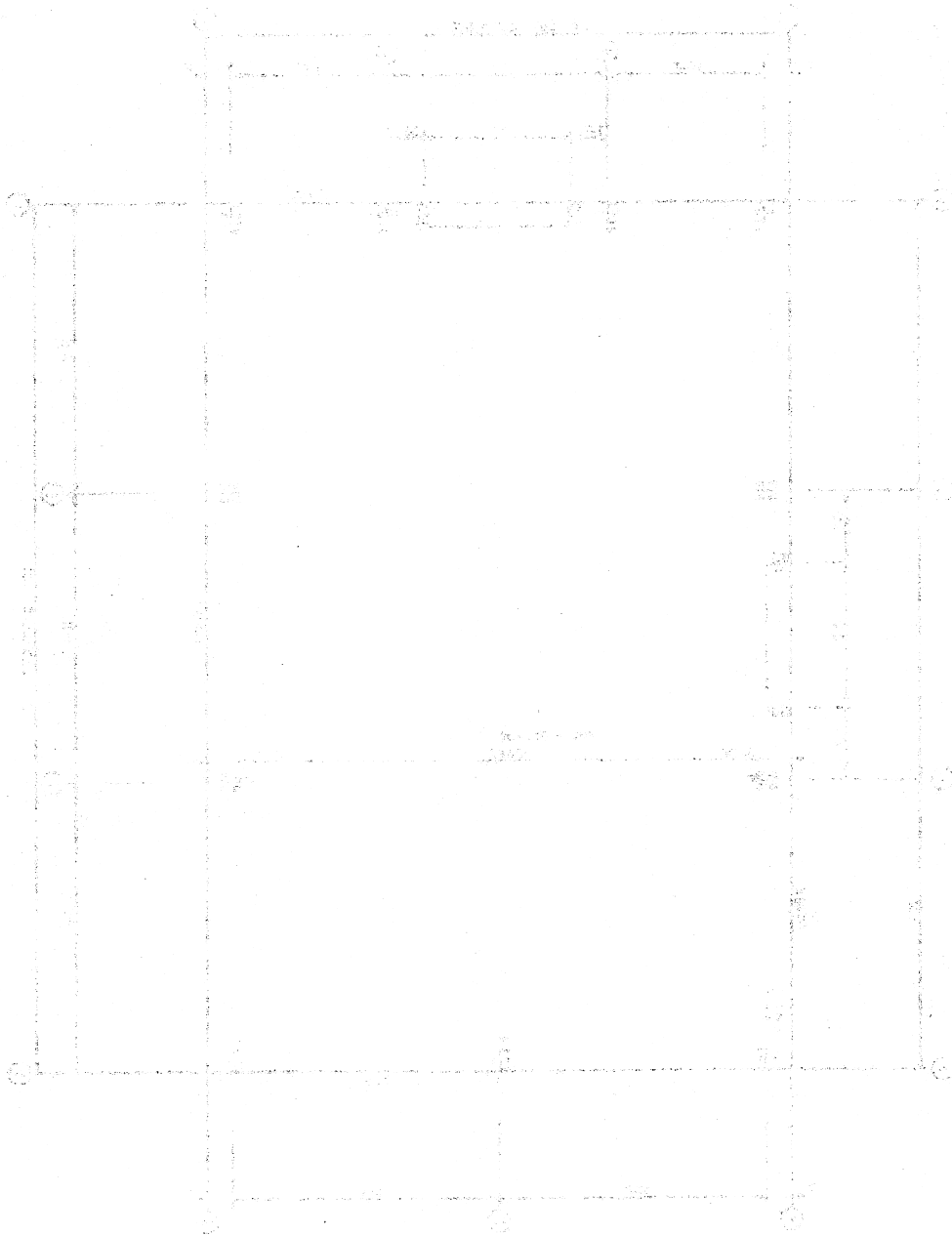
— 2 —



Jon/Roxie Hanney
• Shop Plans.

○ Dia 6.8"
■ Dia 3.4"

5.



Vertical text on the right side, possibly a label or title, oriented vertically.

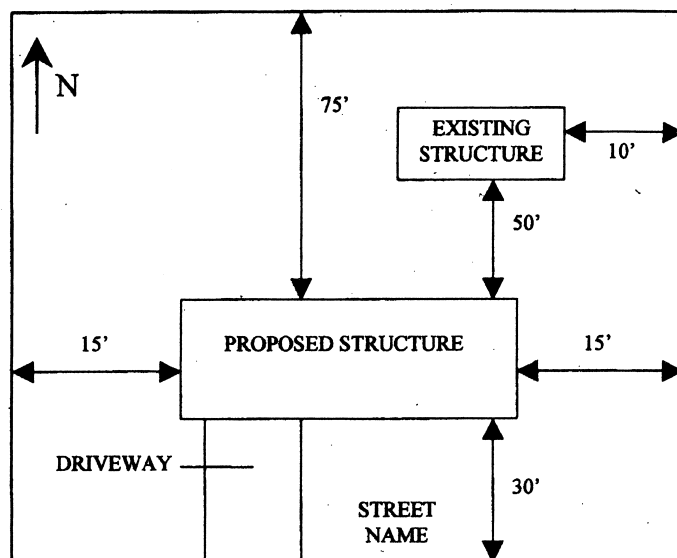


MILLVILLE CITY
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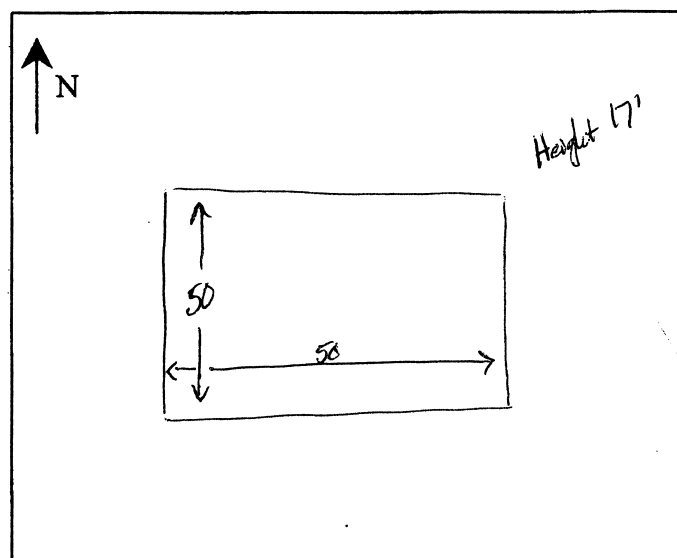
APPLICATION INFORMATION

1. Millville City
APPLICANT'S NAME
2. 510 E. 300 S.
MAILING ADDRESS
- Millville UT 84326
CITY STATE ZIP CODE
3. _____ 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Shop Extension
TYPE OF STRUCTURE
7. 2,500 sq. ft. 8. _____
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. _____
TAX IDENTIFICATION NUMBER
11. 510 E. 300 S.
ADDRESS OF CONSTRUCTION
12. _____ 13. _____
LOT SIZE LOT ELEVATION
14. SEWER ☐ SEPTIC TANK ☐ N/A ☐
(choose one)
15. CITY WATER ☒ PRIVATE WELL ☐ N/A ☐
(choose one)
16. ELECTRICITY ☐ GAS ☐ OTHER UTILITY ☐
(specify in remarks)
17. _____
REMARKS

SAMPLE PLOT PLAN
 (numbers do not represent required setbacks)



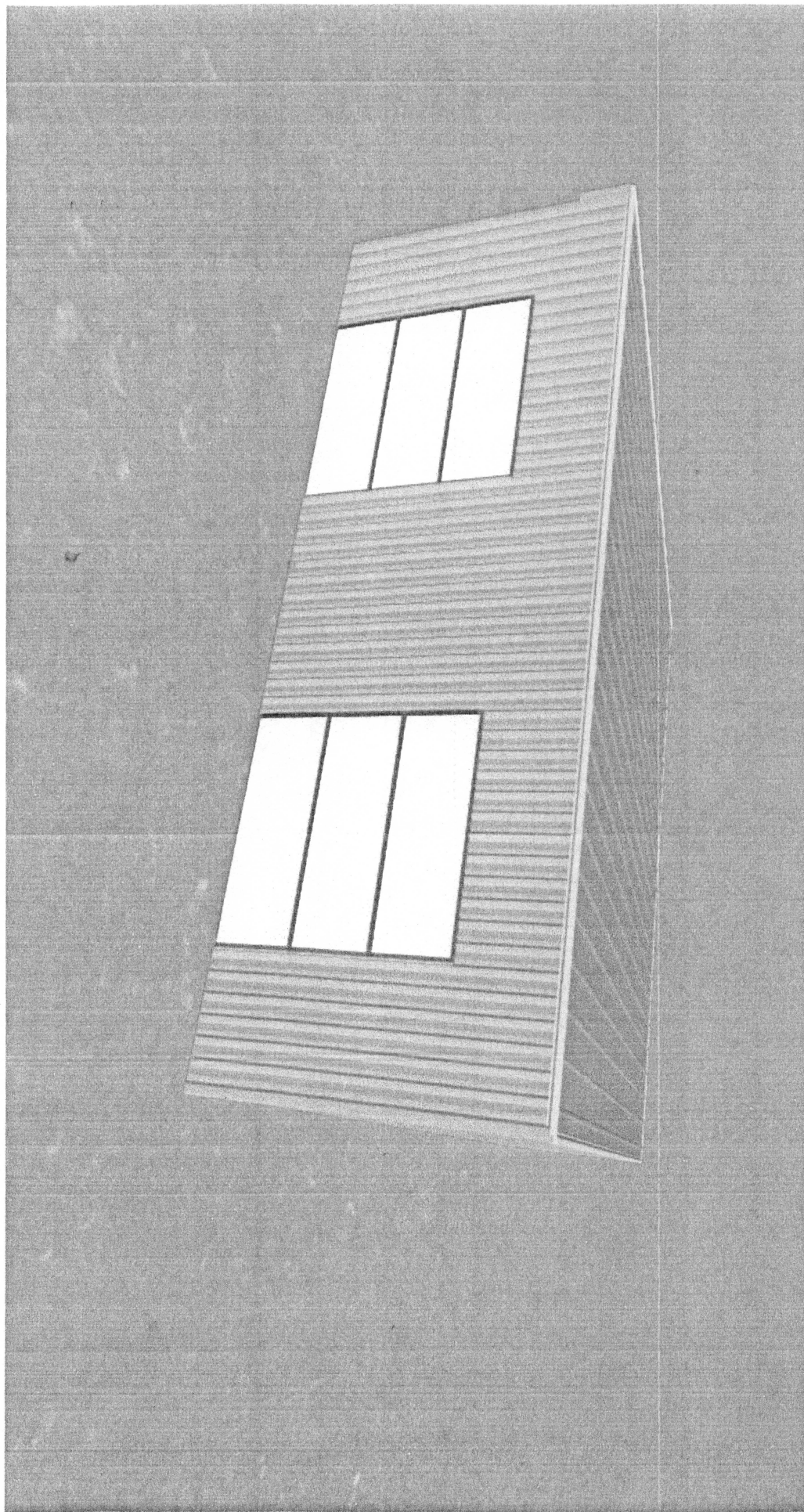
PLOT PLAN

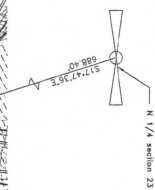


APPROVED - PLANNING AND ZONING _____ DATE _____

FEES PAID - TREASURER _____ DATE _____

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1. PROVIDE OR DEVELOPMENT: TO CREATE 17 RESIDENTIAL LOTS AND PROVIDE CONNECTIVITY FOR THE SURROUNDING AREA
2. TOTAL AREA: 10.56 ACRES
3. ZONING: R-10 LOTS: 17
4. CULMINARY WATER: TO BE PROVIDED BY MILWAUKEE CITY (NOT CURRENTLY WITHIN 100')
5. SEWER: TO BE PROVIDED BY MILWAUKEE CITY. (NOT CURRENTLY WITHIN 100')
6. STORM WATER: TO BE CAPTURED AND TRANSPORTED TO A POND ON THE PROPERTY. (NOT CURRENTLY WITHIN 100')
7. PROJECT IS NOT LOCATED WITHIN A 100 YR 1,000 PLAIN PER FEMA.

LEGEND

-----	SUBDIVISION BOUNDARY
-----	EXISTING EASEMENT
-----	EXISTING WATER AS NOTED
-----	EXISTING SEWER AS NOTED
-----	PROPOSED STORM
-----	PROPOSED WATER
-----	PROPOSED OVERHEAD POWER
-----	EXISTING CONDUIT (10')
-----	EXISTING CONDUIT (2')
-----	EXISTING ASPHALT

LEGEND

NORTH

SCALE $\frac{1}{2}$ " = 60' - 0" HOR

REVISIONS:

JOB NO.	DATE 7-2020
DRAWN BY BGL	DRAWING HILL.DWG

ILLI ESCAPE SUBDIVISON
 PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 11
 NORTH, RANGE 1 EAST, SALT LAKE BASELINE AND MERIDIAN,
 MILLVILLE, UTAH
 PRELIMINARY PLAT

PROJECT

MILLVILLE ESCAPE SUBDIVISON
PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 11

PRELIMINARY PLAT

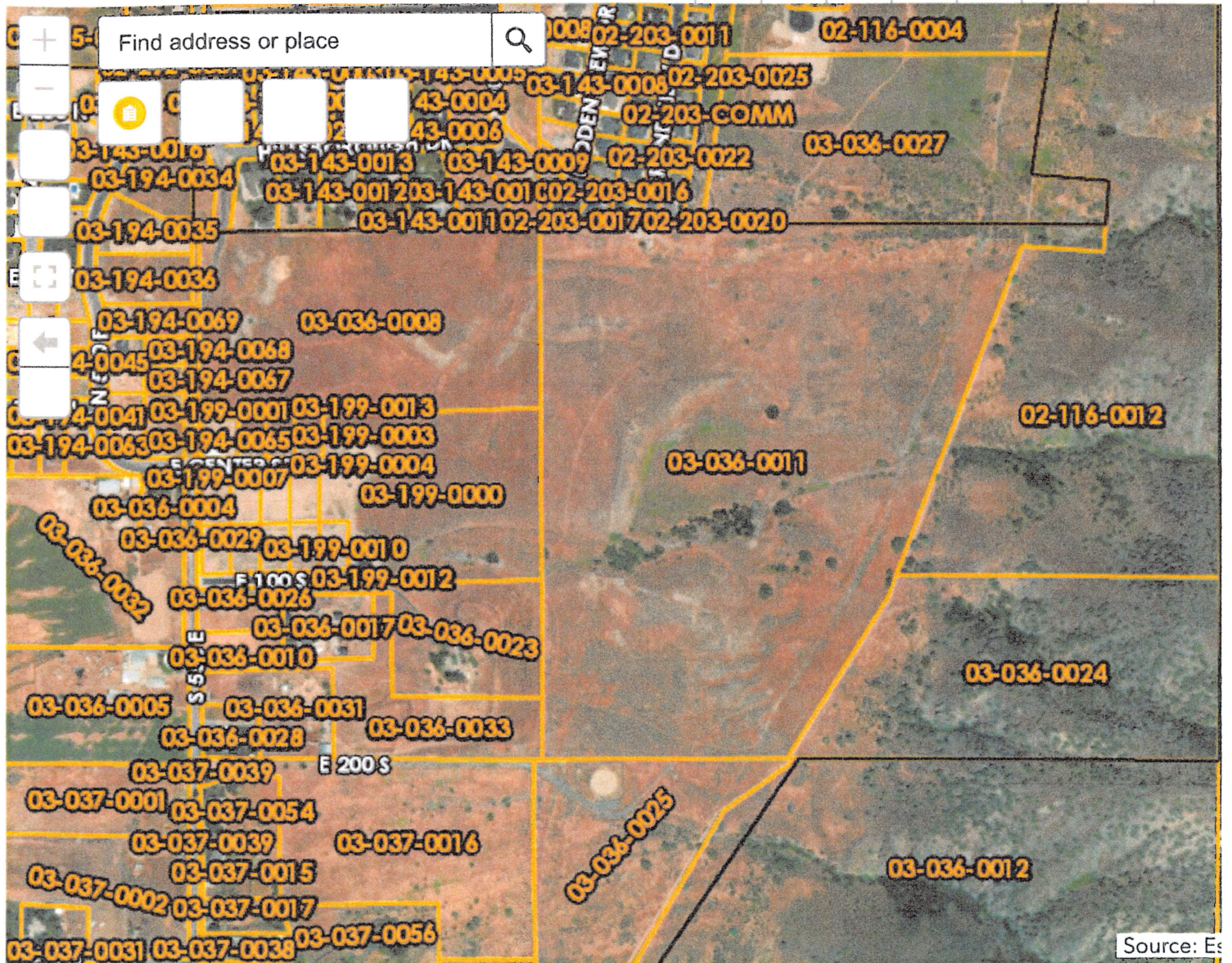
ALLIANCE CONSULTING
ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-5121

 AE

SHEET
1
OF
2 SHEETS

Parcel and Zoning Viewer

clear .



Source: Es

600ft

MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
August 13, 2020

PRESENT: David Hair, Clay Wilker, Michael Callahan, Pamela June, Ryan Zollinger, Tara Hobbs, Chad Kendrick, Corey Twedt, Carson Allen, Jessie Williamson

Call to Order/Roll Call

Mayor David Hair called the City Council Meeting to order for August 13, 2020 at 7:00 p.m. The roll call indicated Mayor Hair and Councilmembers Pamela June, Michael Callahan, Ryan Zollinger and Clay Wilker were in attendance with Councilmember Daniel Grange absent. Also, Treasurer Tara Hobbs and Recorder Corey Twedt were present.

Opening Remarks/Pledge of Allegiance

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

Approval of Agenda

The agenda for the City Council Meeting of August 13, 2020 was reviewed.

Councilmember Callahan moved to approve the agenda for August 13, 2020.

Councilmember Wilker seconded. Councilmembers Callahan, June, Wilker and Zollinger voted yes with Councilmember Grange 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 July 9, 2020.

Councilmember Callahan moved to approve the minutes for July 9, 2020.

Councilmember June seconded. Councilmembers Callahan, June, Wilker and Zollinger voted yes with Councilmember Grange absent.

Public Comment Period

Mayor Hair opened the floor for any public comments. No one signed up for the public comment portion of the meeting.

Request for a Business License for CA Repairs at 11 North Main Street

Carson Allen has submitted a request for a business license for CA Repairs. He was present at the City Council Meeting. Carson explained that he buys dirt bikes, snowmobiles and four wheelers to fix up and re-sell. He said he would be storing the machines he is working on in the backyard. The quantity varies. Some months he is

working on five or six and other months he doesn't have any. Councilmember Zollinger said that Carson would need to look into the State rules about being licensed as a dealer and if he met the requirements where this was necessary. Councilmember Zollinger also said that Carson would need to speak to an accountant to ensure that he was handling sales tax correctly. Carson said that he is just learning the ropes and would figure all of these things out.

Mayor Hair said that there have been complaints in the past concerning the number of cars parked at Carson's home with drivers not able to see around the corner. Councilmember Zollinger said that this was a busy yard with a number of vehicles already. He said he was concerned about that becoming more of an issue. Especially with the home being right next to the school. Carson said that the family is selling the camper and working on a new parking plan to clean things up a bit. Councilmember Zollinger suggested that Carson and his family review the City Code regarding the regulations on the number of vehicles allowed and parking in the City right-of-way. Winter parking was discussed briefly as well. Carson said he would make sure the rest of the family was aware.

Councilmember Zollinger pointed out that business licenses are a conditional use and are reviewed each year. Having a business at a home puts the business and home on the City's radar and additional standards need to be met. Business licenses are reviewed each year by the City Council to determine if they will be extended into the following year.

Councilmember Callahan moved to approve the business license for CA Repairs.

Councilmember Zollinger seconded. Councilmembers Callahan, June, Wilker and Zollinger voted yes with Councilmember Grange absent. (A copy of the license application is included with the minutes as Attachment "B".)

Report on P & Z Meetings held July 16 and August 6, 2020

Development Coordinator Randy Wall reviewed with the Council the Planning Commission's draft minutes for the meetings held July 16 and August 6, 2020.

Coordinator Wall said that Biominerals had discussed their plan to build an office and a warehouse. Biominerals was planning on using well water at the warehouse and City water at the office. The Council briefly discussed this and said that they felt that City water should be used for both buildings, even if de-chlorination was needed for the water that Biominerals uses for their processing. Councilmember Zollinger said that the City would need to keep an eye on discharge since the river was so close.

Granting a Waiver for Side Setback Requirements for Parcel 02-129-0040

Development Coordinator Wall reviewed the details of this request from the staff report. He explained that this had been discussed in a previous City Council meeting. Coordinator Wall said that he had discussed the issue with both neighbors to this parcel and both had signed off on the reduced set-backs.

Councilmember Zollinger moved to grant the side setback waiver for parcel 02-129-0040. Councilmember Callahan seconded. The Council briefly discussed that this was a one-time waiver specific to these circumstances and this parcel. The reason the waiver was granted was because the setbacks had been recorded incorrectly on the plat and not only because the neighbors had said it was okay. Councilmembers Callahan, June, Wilker and Zollinger voted yes with Councilmember Grange absent. (A copy of the staff report is included with the minutes as Attachment “C”).

Consideration of a Resolution Establishing Fees for Ambulance/EMS Services for businesses that do not receive a utility bill

Councilmember Zollinger reviewed the resolution that would establish a fee for ambulance and EMS services for all businesses that do not receive a monthly utility bill. He reminded the Council that a similar resolution had been passed recently, adding this fee to monthly utility bills, but that not all businesses currently receive a utility bill from the City. This new resolution would require that all businesses pay the same as a local residence for the ambulance and EMS service fee. Councilmember Zollinger said that he felt that businesses would prefer to pay this fee once per year instead of monthly if they don’t already pay a Millville City utility bill. Recorder Twedt said that the staff, led by Development Coordinator Wall, would get a good list of all of the businesses that don’t receive a utility bill and then send out a letter explaining the fee along with a bill for the six remaining months of 2020. From now on, this fee would be paid with business license renewals before the beginning of each calendar year.

Councilmember Callahan moved to approve Resolution 2020-19. Councilmember Wilker seconded. Councilmembers Callahan, June, Wilker and Zollinger voted yes with Councilmember Grange absent. (The adopted resolution is included with the minutes as Attachment “D”).

Consideration for Scheduling a Public Hearing for the Utility Project Bonding and Bond Anticipation Notes (BANs) and the Mike Zollinger Annexation

Recorder Twedt reviewed the need for a public hearing at the next City Council meeting on August 27, 2020. As indicated in the staff report, he explained that the original bonding public hearing that was held for the sewer and well projects was done before the City knew what funding sources they were going to use for the projects. The bonding attorney has notified the City that because the RDA requires a bridge loan, a different type of notice should be used and a new public hearing should be held.

Recorder Twedt said if the USDA sewer loan is obligated by the time of the hearing, we will also be able to provide the residents with details on their upcoming monthly sewer bill.

Recorder Twedt said that the Mike Zollinger Annexation protest period has now ended and a public hearing was needed before the City could decide to accept or deny the annexation. This should be done at the same public hearing on August 27th.

Recorder Twedt suggested that the public hearing be held at the City Office for a limited number of people. After the office was full, the City could provide a Zoom link for residents to join remotely.

Councilmember Zollinger moved to schedule a public hearing for August 27, 2020 at 7:15 p.m. Councilmember Callahan seconded. Councilmembers Callahan, June, Wilker and Zollinger voted yes with Councilmember Grange absent. (The associated staff report is included with the minutes as Attachment “E”).

Consideration of a Resolution Updating City Water Rates

Councilmember Zollinger reviewed the water rate study performed by RCAC and the resolution that would increase culinary water base rates. He explained that the additional revenue was needed mostly to cover the next 5 years. After that time, there is a possibility of reducing the base rates again. Councilmember Zollinger said that the City should review the water rates again in 2023 and a decision should be made to reduce rates or pay off the debt quicker. An analysis and decision should be made instead of creating a bloated water fund collecting revenue that is not used in a good way.

Councilmember Callahan moved to approve Resolution 2020-20 under the condition that the rate structure be reviewed in 2023. Councilmember Wilker seconded. Councilmembers Callahan, June, Wilker and Zollinger voted yes with Councilmember Grange absent. (The adopted resolution is included with the minutes as Attachment “F”).

Shop Expansion

Recorder Twedt said that the staff have been looking into the possibility of extending the shop. Having more space could benefit the City in case of an emergency and in case the COVID situation turns worse for Millville. If key staff members, government officials or even residents need to be isolated from their families due to COVID outbreaks or if the City needed to provide a command post for law enforcement or other emergency personnel, this extension would be used for that purpose. Recorder Twedt explained that there are COVID relief funds that have been allocated for Millville that could potentially be used for this extension. Also, for the long term, in addition to being used for emergency purposes, with sewer coming the City will be getting some new equipment and will need somewhere to store it for normal Public Works operations.

Councilmember Zollinger asked if the staff thought the shop would be located in this location long-term. Recorder Twedt said that in his mind, if the City were to build a new City office building at some point in the future, the City property near the roundabout on Main Street would likely be a good location. But keeping the shop in its current location near the park would probably make sense. Public Works Director Kendrick agreed that the shop would likely never move.

Councilmember June asked how the extension could be used for both emergency purposes as well as the Public Works Department. It was discussed that the City could best utilize the space with this dual purpose. When it is needed for emergencies, the public works equipment could be easily moved outside.

Councilmember Callahan motioned approval for the shop expansion as outlined.

Councilmember June seconded. Councilmembers Callahan, June, Wilker and Zollinger voted yes with Councilmember Grange absent.

City Reports

Director Kendrick said that water usage has been really high with all of the new homes and new yards that have been going in throughout the City.

He said that he has been working with the Division of Water Rights to get the start card for the new well construction. They have asked for a weir to be put in to measure the output of Garr Springs. Director Kendrick found a weir near the spring and will measure twice a day and then pump water from the test hole and continue to monitor the water level to see if there are any changes. The plan is to pump about 600 gallons per minute for 24 hours. Some holes will be dug to handle the water during that test.

Councilmember Reports and Items for Future Agendas

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

Councilmember Callahan said that he has been keeping an eye on the abandoned house that was closed up and it appears to not have had any recent issues.

Councilmember Zollinger said that he has been contacted by a company from Vernal that provides fiber internet services to cities. They think they have a good fiber solution for Millville. They have been talking to other cities in the Valley as well. Mayor Hair suggested that Councilmember Zollinger take a quick look at it to see if it be a better fit than the other options that the City has looked at previously. Councilmember Zollinger said that he would schedule something for him and Recorder Twedt to take a look.

Mayor Hair said that depths of sewer lines in parts of the City was recently discussed with the engineers. There are parts of Mond-Aire and other parts of the City where a complete gravity collection system will be 25' deep. By requiring some pumps at some of the homes, the depth can decrease to 15' deep. The cost to dig the deeper lines would be 25% to 40% more. These depths were included in the original cost estimates, but we need to review this and decide what is best for the City. Mayor Hair asked the Council to think about this and said that it would be discussed more at a future meeting.

Mayor Hair said that with the Celco property, the City could consider the possibility of allowing just the current subdivision that Jeremy is working on to move into Providence through a border-line adjustment. This would allow the developer to provide a second outlet for their upper development with their existing Providence property. Development Coordinator Wall proposed that the requested subdivision could be allowed in Providence with some modifications to the roads so that they would have no future connection to the Millville 550 East Road. If this were permitted, in exchange, the old agreement should be nullified and all future development outside of that small subdivision should occur within Millville City. Councilmember Zollinger said that he wanted to look at this in more detail. Development Coordinator Wall was authorized to have a conversation with Jeremy about this possibility, but that future City Council review would be needed before any agreement could be made.

Adjournment

Councilmember Wilker moved to adjourn the meeting. Councilmember June seconded. Councilmembers Callahan, June, Wilker and Zollinger voted yes with Councilmember Grange absent. The meeting adjourned at 8:39 p.m.