NOTICE AND AGENDA

Notice is hereby given that the Millville City Council will hold their regularly scheduled Council Meeting on Thursday, September 24, 2020, at the Millville City Office, 510 East 300 South in Millville, Utah, which meeting shall begin promptly at 7:00 p.m. (Please note that all times listed are approximate.)

1. Call to Order / Roll Call – Mayor Hair
2. Opening Remarks / Pledge of Allegiance – Councilmember Wilker
3. Approval of agenda
4. Approval of minutes of the City Council Meeting – August 27, 2020
5. Agenda Items—
    A. Public Comment Period (2 min/person)
    B. Report on P&Z Meeting held September 17, 2020 – Dev. Coordinator Wall
    C. Sewer Depths – Councilmember Zollinger
    D. Request for Variance Regarding Development Requirements at Zollinger Complex – Lance Zollinger
    E. Councilmember Reports and Other Items for Future Agendas
6. Adjournment.

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

This agenda was posted on September 21, 2020 to the City posting locations, the City Website and the Utah Public Meeting Notices Website.

Corey Twedt, Recorder

MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
September 10, 2020

PRESENT: David Hair, Clay Wilker, Pamela June, Ryan Zollinger, Tara Hobbs, Chad Kendrick, Corey Twedt, Julianne Duffin, Breanne Jacobsen, Liz Powell, Callie Davis, Jose Hilera, Melecio Hilera, Gary Gettman, Michael Duffin, Courtney Bishop, Hunter Johnson, Denaeyer Dean, Erik Vargas, Mason Anderson, Reece Karasek, Nicki Powell, Lauren May, Greta Greenhalgh, Packer Anderson, Brielle Hustad, Claire Jensen, Evelyn Casperson, Jaycie Williams, Annika Johnson, Allie Williams, Sydnee Walton, Isaac Powell, Brooklyn Monson, Bradley Monson, Abby Bodily, Dylan Twedt, Logan Davis, Sydnie Barfuss, Trevyn Davidson, Allee Carlsen, Ashley Woffinden, Ashlyn Leishman, Carolyn Davidson

Call to Order/Roll Call

Mayor David Hair called the City Council Meeting to order for September 10, 2020 at 7:02 p.m. The roll call indicated Mayor Hair and Councilmembers Pamela June, Clay Wilker and Ryan Zollinger were in attendance with Councilmembers Michael Callahan and Daniel Grange excused. Also, Treasurer Tara Hobbs and Recorder Corey Twedt were present.

Opening Remarks/Pledge of Allegiance

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

Approval of Agenda

The agenda for the City Council Meeting for September 10, 2020 was reviewed. **Councilmember Wilker moved to approve the agenda for September 10, 2020.** Councilmember Zollinger seconded. Councilmembers June, Wilker and Zollinger voted yes with Councilmembers Callahan and Grange 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 August 27, 2020. **Councilmember Zollinger moved to approve the minutes for August 27, 2020.** Councilmember June seconded. Councilmembers June, Wilker and Zollinger voted yes with Councilmembers Callahan and Grange excused.

DRAFT

Swearing in of Millville City Youth Council

Mayor Hair welcomed the Millville City Youth Council. He then turned the time over to Youth Council Mayor Brooklyn Monson who introduced the other members of the Youth Council leadership: Recorder Presely Shewell (not present), Treasurer Michael Duffin and Councilmembers Allee Carlsen, Sadie Low (not present), Sydnie Barfuss, Hunter Johnson and Packer Anderson. Mayor Monson also introduced and expressed gratitude for the MCYC advisors: Julianne Duffin, Liz Powell and Callie Davis.

Mayor Monson briefly discussed the three activities the MCYC has planned to carry out before the end of the year. There will be a Halloween Festival for all of the children in the City on October 24th. The "Dinner for Defenders" for veterans and military personnel will be on November 14th. The City Christmas Celebration and MCYC breakfast fundraiser will be on December 5th.

Recorder Twedt then swore in the following members of the Millville City Youth Council who were present at the meeting: Michael Duffin, Courtney Bishop, Hunter Johnson, Denaeyer Dean, Erik Vargas, Mason Anderson, Reece Karasek, Nicki Powell, Lauren May, Greta Greenhalgh, Packer Anderson, Brielle Hustad, Claire Jensen, Evelyn Casperson, Jaycie Williams, Annika Johnson, Allie Williams, Sydnee Walton, Isaac Powell, Brooklyn Monson, Bradley Monson, Abby Bodily, Dylan Twedt, Logan Davis, Sydnie Barfuss, Trevyn Davidson, Allee Carlsen, Ashley Woffinden, Ashlyn Leishman, Carolyn Davidson

After being sworn in, the Youth Council left the meeting to have their planning meeting in the pavilion. (The complete MCYC 2020-2021 List is included with the minutes as Attachment "B".)

Request for a Business License for BZ Concepts LLC at 109 East 200 South

Bre Jacobsen has submitted a request for a business license for BZ Concepts LLC. She was present at the City Council Meeting. She said that with her business she plans to offer consulting services. Her plan is to make enough money to purchase equipment for building, designing and selling furniture from her home. It was discussed that the consulting business was fee exempt, but that the furniture business was not. Bre said that she plans to get the furniture business up and going soon and decided to pay the business license fee today for that part of her business. **Councilmember Zollinger moved to approve the business license for BZ Concepts LLC.** Councilmember Wilker seconded. Councilmembers June, Wilker and Zollinger voted yes with Councilmembers Callahan and Grange excused. (A copy of the license application is included with the minutes as Attachment "C".)

Request for a Business License for Jacob's at 278 North 100 East

Melecio Hilera has submitted a request for a business license for Jacob's. He was present at the City Council Meeting. He said that he had previously had a business license with Millville City, but had forgotten to renew it last year. Mr. Hilera offers handyman services.

DRAFT

Recorder Twedt pointed out that there typically would not be a business license fee for Jacob's, but that several renewal notices had been sent out and not returned to the City making the business license inactive after 2019. Per Millville City Code, for Mr. Hilera to re-activate his license, he now needed to come back before the City Council and pay the late fees for the renewal from last year.

Councilmember June moved to approve the business license for Jacob's. Councilmember Zollinger seconded. Councilmembers June, Wilker and Zollinger voted yes with Councilmembers Callahan and Grange excused. (A copy of the license application is included with the minutes as Attachment "D".)

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 Appeal of Impact Fees

Mayor Hair reviewed the request from Gary Gettman and explained that he had paid the impact fees on his original home. He had now built a new home on an adjoining parcel and is planning to have the old home moved or destroyed. When a new home is built on the original parcel at some point in the future, the builder will be required to pay new impact fees. Mr. Gettman says that he is not creating any new impact on the community and has already paid impact fees to the City when the original home was built.

Councilmember Zollinger said that he felt this was fairly straight forward and that this is a unique situation where an old home is going away and there isn't an additional impact created.

Recorder Twedt said that he felt that if the Council were to grant this waiver and offer a reimbursement, it shouldn't be given until the old home has been removed. Mr. Gettman agreed that this was what he was requesting.

Councilmember Zollinger motioned to approve Gary Gettman's request to reimburse the impact fees paid for the new home when the original home is removed; as long as this happens within one year of today. Also, that the original lot would become a vacant lot and require payment of all impact fees at the time of development. Councilmember June seconded.

Councilmember Wilker said that he was surprised that this was coming up now and he feels that it should have been resolved when the building clearance was granted by Planning and Zoning for the new home.

Mayor Hair said that before moving on to a vote they needed to discuss the Gary Gettman sewer easement that has not yet been signed. This easement would allow for a sewer line to

DRAFT

be installed in the private lane on 700 North that would service the homes of Gary Gettman, Ryan Zollinger and Louise Sproul.

Gary said that the original description on the easement was incorrect and had since been fixed. Other issues and concerns have been worked out over the past month. He said that there was still some confusion for who would be responsible for what during the sewer construction. Councilmember Zollinger said that he agreed that some clarification was needed for what the City and the homeowners would be responsible for during the construction of this sewer line. Mayor Hair clarified that the City would install the sewer line, fill in the trench and put down the road base. Mr. Gettman and the other homeowners would need to re-asphalt the road. As had been discussed, they had planned to fix this road anyway. Mr. Gettman said that he would make arrangements with Development Coordinator Wall to sign the easement tomorrow.

Councilmembers June, Wilker and Zollinger voted yes with Councilmembers Callahan and Grange excused. (A copy of the appeal request is included with the minutes as Attachment "E".)

Report on P & Z Meeting held September 3, 2020

Development Coordinator Randy Wall reviewed with the Council the Planning Commission's draft minutes for the meeting held September 3, 2020. Development Coordinator Wall said that the vacation rental code has been reviewed. The updates will be given to Recorder Twedt to write into the City Code as a draft for a final review with Planning and Zoning after which it will come before the City Council. Development Coordinator Wall said that the Planning Commission planned to include the code updates to deal with mother-in-law apartments with these code updates as well.

Councilmember Zollinger expressed concern with adding Code limiting what a resident could do with their home and said that he looked forward to the review when it comes before the City Council.

Elementary School Crossing and Signs

Recorder Twedt reviewed with the Council the recent concerns with traffic at the Elementary School. He explained that it was the same issue that was reviewed in great detail back in 2016. The major issue is that the 20 MPH blinking sign that is near the middle of the block can't be moved further south so that the entire school block on Main Street was within the reduced speed zone. There are State regulations that don't allow for this to happen. Some of the parents are likely to address this issue with the County to see if there is anything else that can be done on their end since this is a County road. Recorder Twedt said that he had spoken with the Sheriff's Department and they were aware of the concerns and would try to put additional patrols at that location to help. Public Works Director Kendrick said that a mobile digital sign that displays the speed of passing cars might be effective to slow traffic. Recorder Twedt said that the concern he had with this is that it still wouldn't be legal to display a 20 MPH speed limit outside the reduced speed

DRAFT

zone. The consensus of the Council was that there was not much that could be done on the City level. (A copy of the staff report is included with the minutes as Attachment "F".)

Consideration of a Resolution Accepting the Emergency Medical Services Agreement
Mayor Hair reviewed with the Council the Resolution and Emergency Medical Services Agreement with Cache County for the updated CCEMS Program. He said that the fee structure that had been put in place previously would cover the new additional costs for Millville City and that they would increase over time. Councilmember Zollinger said that the way the fee structure was set up would allow for dealing with cost increases going forward. Mayor Hair said that he felt that the County had done a good job in finding a solution to this problem.

Councilmember Wilker moved to approve Resolution 2020-23 including the Cache County Agreement. Councilmember Zollinger seconded. Councilmembers June, Wilker and Zollinger voted yes with Councilmembers Callahan and Grange excused. (The approved resolution and agreement are included with the minutes as Attachment "G".)

Sewer Depths
Councilmember Zollinger reviewed the questions presented by Franson Engineering on sewer line depths. He explained that there are areas throughout the City where sewer lines will need to be very deep for a gravity system that does not require pumps.

Mayor Hair said that this morning, in a meeting with the engineers, they discussed that if residents are required to put in pumps in certain parts of the City and then the power goes out, the sewer would have major problems. There are parts of the State and even in Cache Valley that lost power for a couple of days with the wind storm this week. Mayor Hair said that he has looked at this both ways, but that he now feels the deeper sewer lines would be better long term for the City.

Councilmember Zollinger said that it might not be fair for the entire City to pay the higher costs for the deeper sewer lines for those houses where it would be required. He also said he had spent some time in speaking to the engineers. The fact of the matter is that no one in the City did anything to warrant the sewer. No matter who you are or where you live in Millville, you are impacted. It isn't fair, but there are people that built homes in specific locations for which it will cost more to run sewer lines. Are we saying that everyone in the City should help pay for those areas of the City instead of requiring those residences to pay for their own pump?

Mayor Hair reminded the Council that the grant money from RDA was on the tail end of the project, so the loan money would have to be used completely before accessing the grant money. Councilmember Zollinger said he thinks that is a terrible reason to spend more money and that the grant money would still need to be paid back. Recorder Twedt clarified that the grant money was the money that would not need to be paid back. He also

DRAFT

confirmed that the current bond amount would cover the costs of the deeper sewer lines. It would not require additional bonding.

Councilmember Zollinger said that the City would be crazy to put in 20' deep sewer lines in parts of the town, because they will be more expensive to maintain. Mayor Hair said that he felt the same until speaking to the engineers who explained that there are ways to deal with the maintenance and that having the deeper lines should not be a huge burden on the City for long-term maintenance. Recorder Twedt said that he felt the City would have to be involved with the alternative of shallow lines and pumps. When pumps go out, the City will receive phone calls and have to deal with things, even if it is not their responsibility.

The costs of the individual pumps were then discussed. Councilmember Zollinger said that he believes the cost is around $3,500 to purchase and install a new pump. Mayor Hair said that he was concerned in residents rounding up the money to run the laterals from their homes. Adding the additional cost for many of them to buy and install a pump would be a big burden.

Councilmember Wilker said that he wouldn't want a pump. Some of the issues caused from this recent storm should make us think. We were lucky in Millville, but we could lose power for much longer. He said that he thinks it is probably the right thing to do to dig the deeper trenches. He said that the sewer infrastructure was like anything else. You run utility services to certain parts of the City that won't benefit everyone within the City, but it is a shared cost that everyone pays for. Recorder Twedt said that the discussion earlier is a good example. We are running a sewer line up the Gettman private lane to service three homes including the home of Councilmember Zollinger. All of the residents in the City were paying for this as part of the greater sewer project.

Councilmember Wilker asked about better numbers on those additional costs. What would be his monthly bill increase if the City puts in the deeper sewer lines? Councilmember Zollinger said that the estimate from the engineers is total construction costs would increase by 25% to put in the deeper trenches. Councilmember Wilker said that he would like to understand the cost benefit ratio of the deeper lines and how much it would cost each resident.

Mayor Hair said that he initially thought that we should require pumps as well, but that he now thinks we should do the deeper trenches wherever it was possible. He said that he thinks it would be a big burden to require residents to pay for laterals as well as installing and maintaining a pump.

Councilmember Zollinger said it won't necessarily ever be fair and the impact of the sewer system will affect different homes in different ways.

Director Kendrick said that there might be some additional opportunities to get more easements and run lines behind homes to avoid having to go deeper.

DRAFT

Councilmember Wilker discussed some very rough worse case calculations and said that the sewer rate could increase by $6 per month for the deeper sewer lines and no pumps. There were several factors that were not included in these calculations.

Councilmember June said that there would be additional ongoing electricity costs for residents that were required to pump in addition to the cost of purchasing and installing a pump.

Councilmember Zollinger said that he thinks the City should have fought more concerning the rising nitrate levels and the accusations that the Providence well was being affected by Millville septic tanks. He said that he is not necessarily against the pumps, but that he just wants what is best for the City. He said he does have concerns with some of the areas with depths greater than 20 feet.

There was a brief discussion on the depth of the laterals and how to get from the home to the deep main lines. Councilmember Wilker expressed concern with the low-income grant funding not covering as many homes if the main lines are deeper.

Councilmember June pointed out that property values on homes would likely be affected if a home has a pump.

Mayor Hair said that they could continue this discussion at the next meeting. At that meeting they could try to come with additional financial information and more information on the depths. They would also invite the engineer to be at the meeting to provide additional information and answer questions. (The engineering report is included with the minutes as Attachment "H".)

City Reports

Public Works Director Chad Kendrick said that work on the walking path in the South Park will be starting tomorrow.

He said that overall, he felt that Millville City did comparatively well through the major windstorm that happened this week. At the South Park, a few large trees came down. Some minor damage had been caused to the neighbor's fence on the southwest side of the park. A tree from a neighbor to the east had fallen on the power lines resulting in loss of power that has now been fixed. Another power pole on 200 South had been damaged, but since repaired by Rocky Mountain Power. Throughout the rest of the City there had been some damage, but it could have been much worse. Mayor Hair and the Councilmembers commented on how good it was to see the residents helping each other clean up after the storm. Director Kendrick said that with the storm, a bolt came out of the cemetery sign that he would get fixed.

DRAFT

Director Kendrick explained that the City needed to do test pumping to prove to the Division of Water Rights that pumping water from the new well site would not negatively affect Garr Springs. Director Kendrick has been monitoring the Garr Springs flow daily for several week using a weir. The driller at the new well site pumped water for 24 hours straight while monitoring the weir coming out of Garr Springs and there had been no changes in the water level. The test pumping had been measured at a flow rate of 604 gallons per minute. Mayor Hair said that this was good information for the City and a good amount of water.

Councilmember Reports and Items for Future Agendas

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

Councilmember Wilker expressed some concern about the transients in Millville Canyon and the recent stabbing that had taken place there. It was discussed that the Sheriff's Department was aware of the issue, but there was not much that could be done.

Mayor Hair said that with the recent storm and all of the branches that had come down throughout the City, Logan City had asked if Millville wanted to pay to bring back the large green waste bin prior to the beginning of October when it is currently scheduled. Mayor Hair and Councilmember Zollinger expressed concern with the maintenance that would be put on the already busy Public Works employees and that it would likely be full right away after each time it is emptied. Mayor Hair said that they could think about it.

Adjournment

Councilmember June moved to adjourn the meeting. Councilmember Zollinger seconded. Councilmembers June, Wilker and Zollinger voted yes with Councilmembers Callahan and Grange excused. The meeting adjourned at 8:43 p.m.

DRAFT

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah
Sept 17, 2020

1. Roll Call:
Commissioners Lynette Dickey, Bonnie Farmer, Larry Lewis, Rachel Thompson, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.).

Others Present:
Development Coordinator Randy Wall, Mayor David Hair, Harry Meadows, Audelia Lopez, Sarai Hernandez, Heber Hernandez, Barbara Warnes, Brian Lyon, Boyd Campbell, Kathleen Fortune, Michael Fortune, Robert Montgomery, Zach Brown, Name Illegible (possibly Robert Parkinson?), Martha Balph, and Bob Bates. Secretary Adria Davis recorded the minutes.

2. Opening Remarks/Pledge of Allegiance
Commissioner Dickey opened the meeting at 8:01 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 Sept 17, 2020 was reviewed. A motion was made by Commissioner Farmer to approve the agenda as presented. Commissioner Lewis seconded. Commissioners Dickey, Farmer, Lewis, Thompson, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor with Chairman Greenhalgh absent.

4. Review and Approval of the Minutes from Sept 3, 2020
The Planning Commission meeting minutes were reviewed. A motion was made by Commissioner Lewis to approve the minutes as outlined. Commissioner Thompson seconded. Commissioners Dickey, Farmer, Lewis, Thompson, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor with Chairman Greenhalgh absent.

5.A. Zoning Clearance – Heber Hernandez, residence at 74 S 550 E, Canyon Ridge, Lot 8, Millville
This is a two story house, 28 feet high. Commissioner Thompson moved to approve the clearance. Commissioner Farmer seconded. Commissioners Dickey, Farmer, Lewis, Thompson, Anderson (Alt.) and Ripplinger (Alt.) voted in Favor with Chairman Greenhalgh absent.
Mr. Hernandez wants to put in a terrace wall in the retention pond behind his house. The commissioners were okay with that idea because that would be part of the landscaping that he is responsible for.

Chairman Greenhalgh arrived at the meeting at this time.

5.B. Public Hearing – Millville Escape Subdivision Preliminary Plat.
Chairman Greenhalgh moved to open the hearing at 8:17 pm. Commissioner Dickey seconded. All voted in Favor.
All persons listed above were present at the hearing.

Robert Montgomery – (Providence resident who lives adjacent to the proposed subdivision)
Asked for clarification of where the sewer and water are coming from.

DRAFT

Dev. Coordinator Randy Wall explained that there will be a tank installed up above this area that will provide the whole hillside with water. It will be filled from a spring.
The sewer will connect into Millville from the 550 East Road. Both of these services are shown on the drawings as coming off the stub road to the east.

Zach Brown – (Providence resident who also lives adjacent to the proposed subdivision)
Asked about the 3 retention ponds shown on the map. One is located just below his property. He wanted to know what the drainage plan was for this subdivision, as he is concerned about the water being channeled by the curb and gutter which could end up in his back yard.

Dev. Coordinator Wall explained that the retention ponds are supposed to collect and hold all the storm water. The developers are responsible to drain any additional water that the ponds can't hold so that the surrounding neighbors are not affected by their runoff. The ponds are engineered to handle the max amount as determined by the 100 year flood plan.

Brian Lyon – (one of the engineering partners who are designing this subdivision)
Gave clarification on the upper retention pond. It is shown as common area right now, but he is not clear on how that will be maintained. It could possibly be part of an HOA (Home Owners Association) or maintained by the city. He was not sure what the developer was planning.

Randy Wall clarified that this is the area where the overhead power lines pass through, so no homes can be built in this easement.

Zach Brown –
Wants clarification on who will be maintaining those common areas.
He doesn't want these new common areas to just turn to weeds or become mosquito breeding grounds. A grassy area is easier to maintain.
He is also concerned that this is a high migration area for deer. Is there any accommodation being made for the wildlife of this area, as this development is taking over their habitat?
One location that could be a good open path for the deer might be the small common area between lot M2 and M3.
It was clarified that this sliver piece was not owned by anyone as part of their lot so no building would occur there.

Robert Montgomery agreed with the common area being a good trail for the deer, but was also concerned about this small open space just turning to weeds.

(*Both of these property owners, Zach and Robert, continued a back and forth conversation asking questions jointly so some comments could not be credited to an individual speaker.)
The land just south of the existing Providence homes dips down and rises again. Will the road leading into the cul-de-sac follow this same slope, or what will the grading and elevation look like?
Randy referred them to contact Brian directly to get more details on elevation, retention ponds, and maintenance of the common areas.

The common areas on the Providence side are maintained under an HOA that takes care of the trail, and the retention basin.

DRAFT

Zach Brown is concerned with adding this new subdivision into their existing HOA (Providence Highlands). This has been somewhat of an issue with the upper roads that are being built now; Extending services to areas that are not contributors of the HOA. Lack of contributors is a concern as funds are limited yet many surrounding residents are receiving the benefit of using these free parks.

Zach wanted to be clear that he was not here in opposition to this development, he just wanted clarity. He felt this proposal was 9 million times better than what was proposed in Providence with the high density housing, which he had highly opposed.

Robert asked for clarification on where the roads connected.
The road loops from Grandview Drive and connects to an upper road which doesn't show details on the map because it is a future development planned in Providence.
He wanted to know what the future plan was for the stub road. It is shown on the map as an open ended road heading east.

Randy Wall stated that Millville is trying to get that road taken off.
We want to maintain control of the traffic and not make 300 south a main street.

Robert had concerns about looping the road back through Providence. This only allows one outlet, down through 450 North in Millville. If that gets shut down, as has happened in Logan's Cliffside area, you lose your only outlet.
There are other roads coming down from the hill but they involve narrow roads through residential areas. He was hoping to see a future road dump down into Barnett's subdivision and feed into Millville to give another access for this area.

The steep grade of the roads and the large amounts of traffic funneling down one outlet were some of the concerns for Providence City when looking at the development of this area.

Randy - Millville doesn't want large amounts of traffic from Providence to funnel down through Millville roads causing wear and tear that we must pay to upkeep when we are getting no income from those residents.

Mayor David Hair pointed out that you can't necessarily control traffic with roads.
This development may stay in Millville, or it may not. If it doesn't, it will go right back into Providence city to maintain those roads.
If Millville accepts this subdivision then we would be responsible for it and maintain it.

Runoff is a concern as well. When you start changing the landscape of the hillside you could get a huge flood that would come right down on top of Millville.

Harry Meadows stated that Millville city currently maintains all of the retention ponds within our city. If this development stays in Millville then the city would have to maintain it also, which means we would have to take our plow up through Providence to get to this area.

Randy explained that Millville would probably pay Providence to plow this area.

DRAFT

Bob Bates came in late and missed the discussion on the water.
He asked if this was above the level that Millville was able to supply water to.
It was explained that we would be putting in a water tank on the hill.
Bob asked who was paying for that.

Mayor Hair explained that Millville would pay for it and it would be collected in the property taxes of those people building homes in the upper development.
Eventually we would probably still end up doing the water tank regardless of this subdivision.
Impact fees from any future development up there would be paying for it.

The City is currently drilling a new well, but it has nothing to do with this new water tank. It will be smaller than our last tank, which was 1 million gallons, but large enough to meet fire code.

There was some concern over why the developer was not paying for this tank.

Chairman Greenhalgh explained that the city needed to make some concessions in order to keep the property in Millville, and allow us control over how this area develops. Otherwise the property would annex into Providence who can already provide services and the growth would be out of our hands.

Zach Brown said that he appreciated having a level headed discussion about the effects this development has on the surrounding areas. He would like to have discussions with the property owners and developers to see how best to work with all involved.
Zach wanted to know what Millville had planned for this area. Is there a master plan, and roads designated to handle the growth?

Mayor Hair stated that there are a lot of UDOT requirements, but the plan is for 300 south to connect through to the highway.

Martha Balph wanted to know if there were any geological hazards expected for properties downhill of this development.

The engineer said the slopes were adequate and they didn't have any concerns.

Robert Montgomery stated in regards to the big picture, that high density development should be located where it's already close to those big roads. He is a fan of 1/3 acre lots, and shares the same concerns as Millville residents over high density housing, traffic control and road maintenance.

No other comments were made.

Chairman Greenhalgh moved to close the public hearing at 9:10 pm.
Commissioner Lewis seconded. All voted in Favor.

5.C. Airbnb Ordinance Review – Dev. Coordinator Wall

Dev. Coordinator Wall shared the response from the city council. Councilman Zollinger was concerned with restricting the property owners' rights, but he did like the idea of the ERU fees.

DRAFT

Mayor Hair felt it would be hard to regulate Airbnbs right now because even though we have regulations for the city, the name 'Airbnb' is not listed anywhere in our ordinances.
He also pointed out that any residence must meet the minimum size requirement of at least 960 square feet. This includes rentals.

Commissioner Lewis gave some examples of how his own Airbnb has regulations and he has even screened out applicants that seemed too high risk. He said he does receive an income from it but it hasn't been a profitable venture and he doesn't think of it as a business. He wants to make sure his rental house has as little impact on the surrounding neighbors as possible.

Commissioner Thompson was concerned with creating a new ordinance that may conflict with what we currently have as established ordinances for our city.

Dev. Coordinator Wall gave examples of nearby cities. Providence says Airbnbs are not allowed. Nibley allows them, but charges a hefty fee.
Randy is in favor of associating them with a fee, so there could be some kind of benefit to the city from a situation that is already happening under the radar.

Recorder Twedt is helping to draft a proposed ordinance based on the previous discussions. This should be available for review at the next meeting.

5.D. Other
There was some concern raised regarding a shed which has been built out front of a residence on 200 South just east of Center street. It appears that the homeowner is operating a business out of this structure and it doesn't meet the city ordinances (front setback guideline of 30 feet from property line).

Randy will look into the situation.

6. City Council Report – review minutes from the Sept 10, 2020 meeting
Commissioner Zollinger wanted to know if anything has been decided regarding the sewer pumps vs. the deeper lines.
Dev. Coordinator Wall said they are still working through the details, but leaning away from the pumps if possible. There could be some more easements negotiated or more laterals added. He pointed out that the grant money has some limitations on what it can be spent on.

7. Agenda Items for Next Meeting
Biominerals wants to install their private road before construction of their buildings
Airbnb discussion continued.

8. Calendaring of future Planning Commission Meeting
The next regularly scheduled meeting will be held Thursday, Oct 1, 2020 at 8:00 pm.

9. Adjournment
Chairman Greenhalgh moved to adjourn the meeting at 9:57 p.m.

DRAFT

MEMO

DATE: August 25, 2020

TO: **Millville City Council**

FROM: Lance Houser, P.E.

Chad Brown, P.E.

SUBJECT: Comparison of deeper trenches versus private and public lift stations

---

As Millville City prepares to install the sewer collection system, a detailed design and investigation has identified two options that will work for the city sewer system. There are four levels of feasibility for every project, 1) Technical, 2) Environmental, 3) Economic, and 4) Social/Political. Both options are technically and environmentally feasible. However, there are significant economic and social/political feasibility differences. This memorandum summarizes those differences and their benefits and costs. It is intended to provide the Mayor and City Council with the information necessary to discuss and decide the direction Millville City will take.

During the design process, the system was divided into three primary areas: North, Middle, and South. These areas were based on the discharge location into the existing system and natural topographic sloping.

Throughout the design of the system, one of the primary goals was to prevent lift stations for the city and private residents as much as possible. In order to accomplish this goal, it was necessary to map out the septic systems coming from each home based on information from Bear River Health Department as well as communicate with residents and Kyle Hancy, who has installed many of the systems in town. Upon determining the location of sewers exiting the homes using the available information, the sewer laterals were laid out to the future sewer main lines at minimum slopes based on Utah Division of Water Quality Standards (R317). This information was used to define the depths of the sewer mains. Many alternatives were evaluated to minimize the depth of the sewer mains.

As a result, many areas were extremely deep. Table 1 summarizes the depth of sewer lines in each section without the lift stations. This is important because the deeper lines are more expensive to construct. Conversations with local contractors have identified that construction in trenches 16 feet or deeper end up about 25% more expensive per foot in normal soils without utility conflicts and 100% more expensive per foot with utility conflicts. However, in soils that are not stable, such as cobble soils that will not stand nearly vertical, the costs are even higher due to the extra impacts on the roads and other utilities.

Table 1. Depths without Lift Stations

	Length of Trench for Specified Depth Range		
Depth Range	**North**	**Middle**	**South**
5-12 ft	17,767 ft	5,408 ft	4,864 ft
12-14 ft	5,922 ft	5,653 ft	5,945 ft
14-16 ft	4,230 ft	3,441 ft	6,756 ft
> 16 ft	3,807 ft	7,866 ft	10,269 ft

Based on these results, we have evaluated what would happen if we were to reduce the trench depths by installing private lift stations or small group lift stations. This alternative required identifying homes that are driving the main lines deeper than 12 feet. Table 2 lists the number of homes identified in each design section.

Table 2. Homes Requiring Lift Stations

Area	Homes Requiring Pump Stations
North	29
Middle	77
South	57

A total of 163 individual homes were identified to need an individual pump station or be placed on group pump stations dispersed throughout the city. There are approximately 700 connections in the city, so this equates to about 23% of the city would need pumps. Many of the impacted homes are much deeper, particularly those on the downhill side of the streets or those that have longer sewer laterals because of the distance of the home from the roads or the locations of the septic tanks behind the homes. However, some homeowners have built their homes lower (for taller basements, views on hill sides, or to reduce the fill on the site).

A final review focused on the benefit of putting in group lift stations rather than individual lift stations while still having a significant impact on the trench depths. This process only identified two locations where group lift stations would significantly raise sewer mains. This would only affect 14 connections. The conclusion is that the group lift stations would not significantly help reduce the sewer main depths. Table 3 on the following page contains a summary of our comparison findings.

Table 3. Comparison of Alternatives

Deeper Trench		**Private Lift Stations**	
Benefits	➢ Reduced operations and maintenance costs for the city ➢ Reduced maintenance concerns for the individual residents who would require pump stations	Benefits	➢ Reduced construction costs throughout the city and lower monthly payments for all residents to repay bonds ➢ Reduced impacts on the roads and the other utilities during construction ➢ Shallower sewer mains for maintenance access and possible future repairs
Negatives	➢ Higher construction costs initially and higher monthly payments for all residents to repay bonds	Negatives	➢ Higher maintenance costs for those who have lift stations ➢ Increased flooding potential during power outages due to portions of the system not being gravity fed

Councilmember Assignments 2020

Updated 1/9/20

Councilmember Daniel Grange

- Sewer
- Animal Control
- Trails

Councilmember Ryan Zollinger

- Water
- Finance
- Fiber Internet

Councilmember Clay Wilker

- P&Z
- Fire/EMS/Emergency Preparedness
- City Celebration Support

Councilmember Pamela June

- City Events (Millville Days/ Night Out Against Crime, Easter, Christmas, Fair Booth)
- Youth Council
- Mini Miss Millville and Parades

Councilmember Michael Callahan

- Ordinance Enforcement
- Wildfire
- Sewer Support
- P&Z Support