

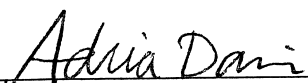
NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold a meeting on Thursday, **Oct 1, 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 Sept 17, 2020.
5. Agenda Items:
 - A. Zoning Clearance – Devon Labrum, carport at 45 West Center, Millville.
 - B. Zoning Clearance – VHD, LLC residence at 60 W 550 N, Tibbitts subdivision, lot 3, Millville
 - C. Sidewalk Review – Dev. Coordinator Wall
 - D. Other
6. City Council Report – review minutes from the Sept 24, 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 Sept 28, 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 Sept 28, 2020.



Adria Davis, Secretary
Millville City Planning Commission

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.

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.

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.

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.

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.



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

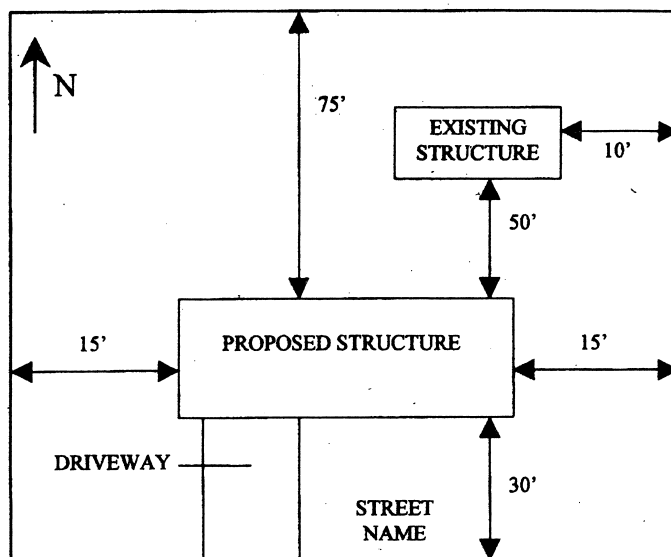
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

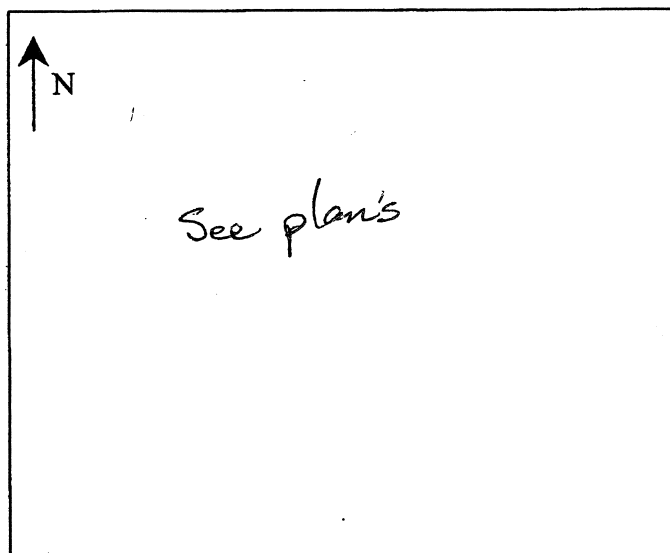
1. DeVon Labrum
APPLICANT'S NAME
2. P.O. Box 463
MAILING ADDRESS
- Millville UT 84324
CITY STATE ZIP CODE
3. 435-764-0057 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Carport addition
TYPE OF STRUCTURE
7. _____ 8. _____
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. _____
TAX IDENTIFICATION NUMBER
11. _____
ADDRESS OF CONSTRUCTION
12. 1 Acre 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



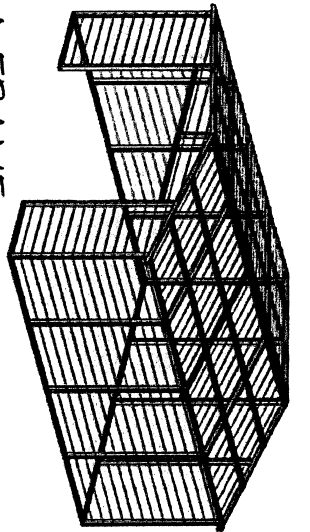
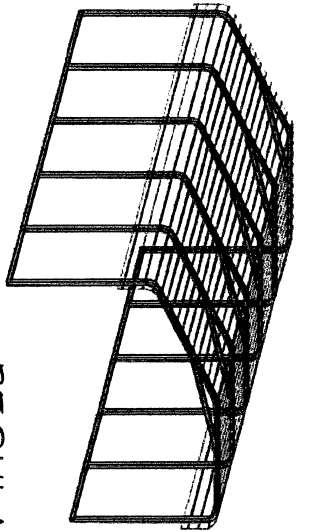
APPROVED - PLANNING AND ZONING

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)



REGULAR / A-FRAME 12'-0" WIDE

CARPORT STYLE BUILDINGS

DESIGN NOTES

1. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH IBC 2018, OSHA, AISC 360, AISI 100, ASCE 7-16, AWS D1.3 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.
2. BASE CONNECTIONS SHALL BE PROVIDED AS SHOWN ON FOUNDATION DETAILS SHEET.
3. ALL MATERIALS IDENTIFIED BY MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
4. ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS.
5. ALL FIELD CONNECTIONS SHALL BE #12X1" SD5 (ESK 2196 OR EQ).
6. STEEL SHEATHING SHALL BE 29GA. CORRUGATED GALV. OR PAINTED STEEL - MAIN RIB HT. 3/4" (FY=80KSI) OR EQ.
7. ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE GRADE 50 STEEL.
8. STRUCTURAL TUBE T52 1/2"X2 1/2" - 14GA. IS EQUIVALENT TO T52 1/4"X2 1/4" - 12GA AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.
9. ALL DESIGN CRITERIA MUST BE INCREASED TO THE NEXT HIGHER INCREMENT BASED ON THE TABLES ON PAGE 4. NO INTERPOLATION IS ALLOWED.

DESIGN CRITERIA

1. PREVAILING CODE: IBC 2018
2. USE GROUP: U (CARPORTS, BARN)
3. RISK CATEGORY: 1
4. DEAD LOAD (D): 10 PSF
5. ROOF LIVE/SNOW LOAD (Lr): 20 PSF (AS PER SNOW LOAD SEE TABLE 4)
6. SNOW LOAD (S): 20 PSF
7. GROUND SNOW LOAD (Pg): 20 PSF
8. IMPORTANCE FACTOR (I): 1.0
9. THERMAL FACTOR (Ct): 1.0
10. EXPOSURE FACTOR (Ce): 1.0
11. ROOF SLOPE FACTOR (Cs): 1.0
12. WIND LOAD (W): V_{WT} = 105 - 120 MPH
13. BASIC WIND SPEED (V_{WT}): 105 - 120 MPH
14. SEISMIC LOAD (E): D
15. DESIGN CATEGORY: D
16. IMPORTANCE FACTOR (I_e): 1.00

DRAWING INDEX

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CUSTOMER INFORMATION

OWNER: **Devon Labrum**
ADDRESS: **45 W. Center St.
Milville, UT 84326**

DESIGN LOADS

GROUND SNOW: **40**
ROOF LIVE LOAD: **27**
BASIC WIND SPEED: **105**

BUILDING INFORMATION

WIDTH: **12**
LENGTH: **40**
HEIGHT: **12**
FRAME TYPE: ☒ A-FRAME
☐ REGULAR
ENCLOSURE TYPE: ☒ FULL
☐ PARTIAL
☐ OPEN

CERTIFICATION VALIDITY

DATE OF PLANS: **AUG 17 2021**
EXPIRATION: **AUG 17 2021**
CERTIFICATION ON THESE DRAWINGS IS VALID FOR ONE YEAR FROM DATE OF ISSUE

MANUFACTURED BY:

COAST TO COAST

CARPORTS, INC.

22525 Interstate 40
Knoxville, AR 72845
1-866-267-3790



A&A ENGINEERING
CIVIL - STRUCTURAL
1430 Kettermore Blvd., Nashville, TN 37203
TEL: 615-222-7100 FAX: 615-222-7101
WWW.AAENGINEERING.COM

DRAWING INFORMATION

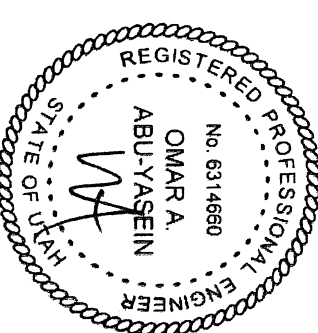
PROJECT: 12'-0" WIDE BUILDINGS
LOCATION: STATE OF UT-AH
PROJECT NO.: 031-20-1768
SHEET TITLE: COVER SHEET

SHEET NO.: 1 / 11
DRAWN BY: AW DATE: 8/17/20
CHECKED BY: OAA DATE: 8/17/20

LEGAL INFORMATION

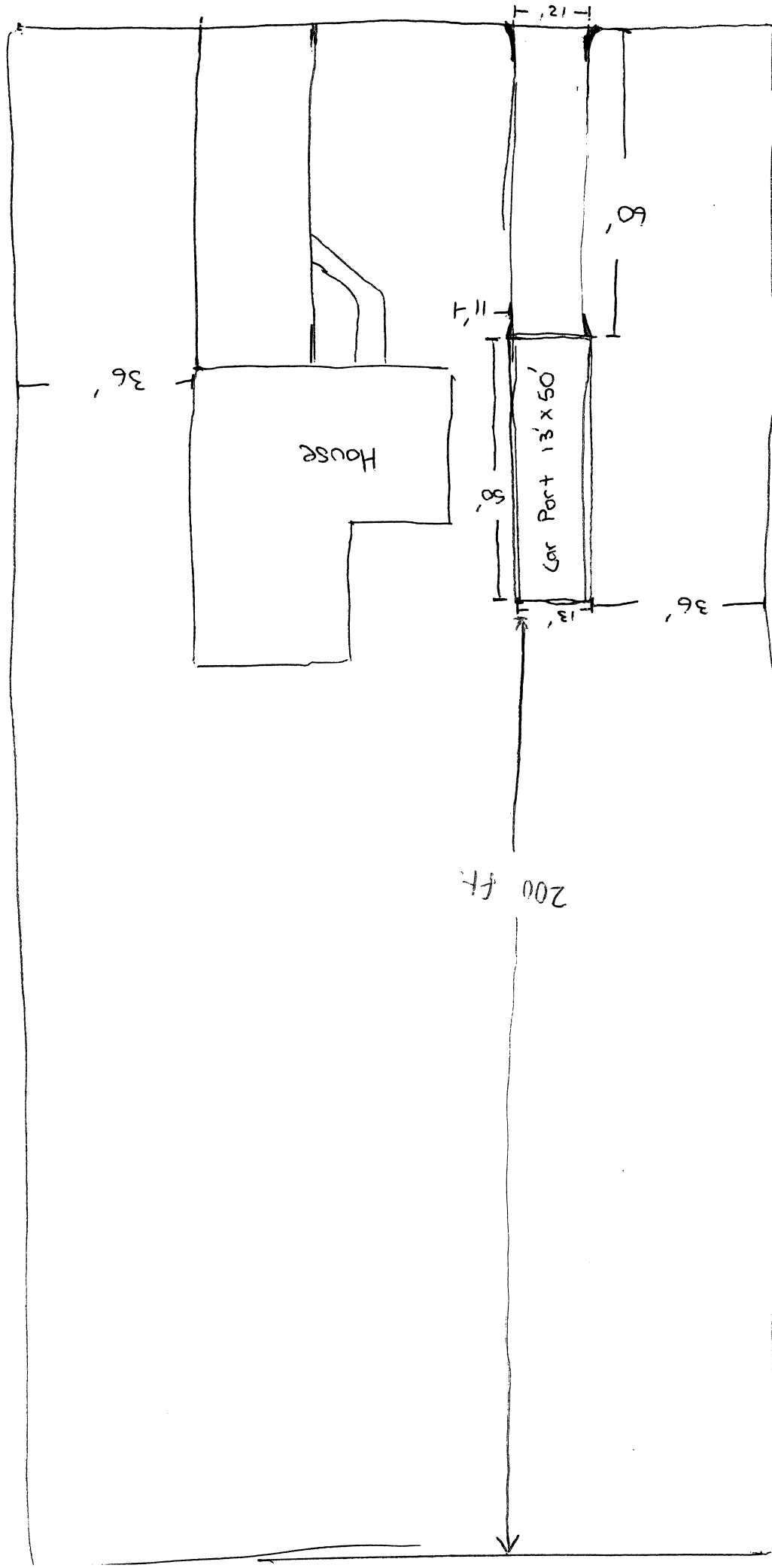
ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW. DRAWINGS VALID UP TO DATE OF EXPIRATION.

SEAL:



STAMP EXPIRY: 03/31/2021
DATE SIGNED: AUG 17 2020

1





TURN IN MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

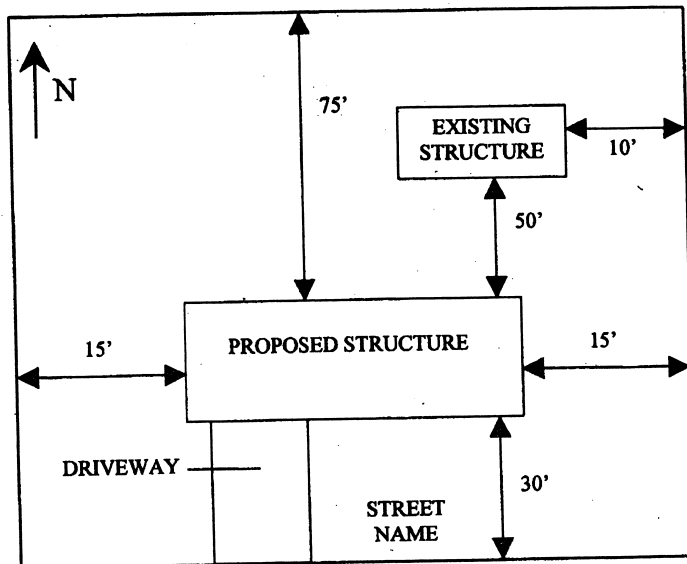
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

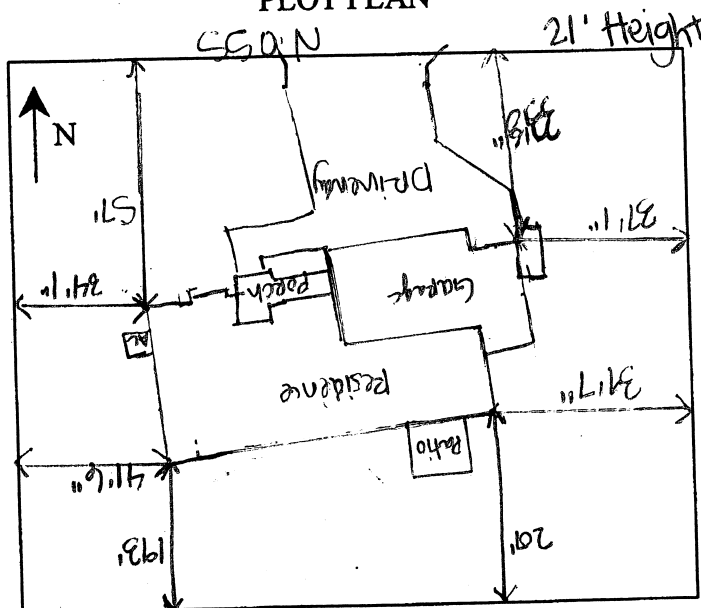
1. VHDLUC
APPLICANT'S NAME
2. 50 E 2500 N Ste 101
MAILING ADDRESS
- North Logan VT 84341
CITY STATE ZIP CODE
3. 435-752-1480 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. Coby & Lisa Price
OWNER'S NAME (if different from applicant)
6. Single family dwelling
TYPE OF STRUCTURE
7. 1,930 8. _____
SQUARE FOOTAGE ZONE
9. Tibbets #3
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02-127-0023 -
TAX IDENTIFICATION NUMBER
11. 600 N 550 N
ADDRESS OF CONSTRUCTION
12. .93 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)

VISIONARY HOMES

50 E 2500 N, Ste 101
North Logan, UT 84341
(435) 752-1480

PRICE SITE PLAN

Parcel: 02-127-0023

60 West 550 North
Millville Utah 84326



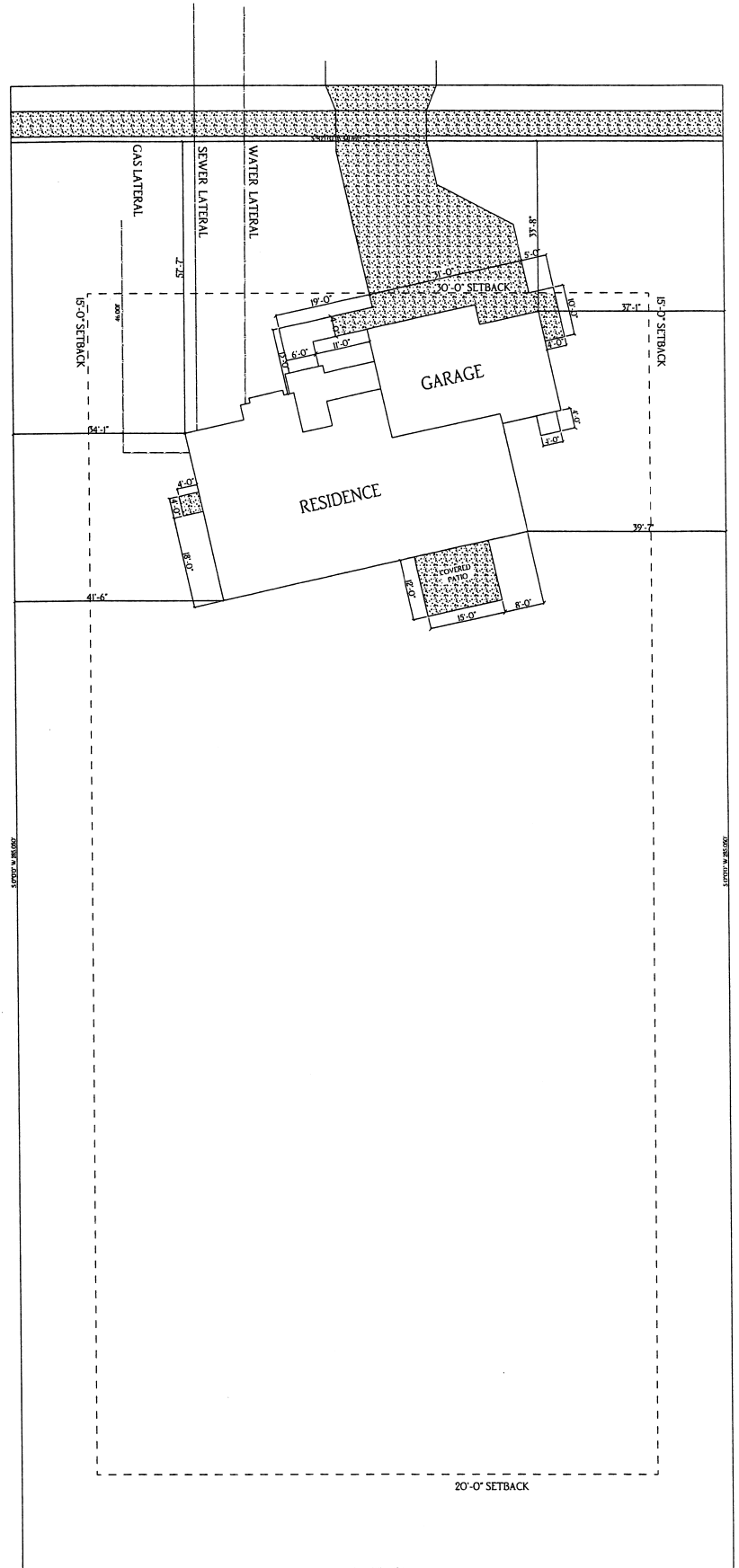
SCALE

36" X 24" Sheet : 1"=10'
17" X 11" Sheet : 1"=20'

GAS APPLIANCES TO BE INSTALLED:

1. 50 Gal Water Heater - 40,000 BTU
2. 95% Eff Furnace - 90,000 BTU
3. Gas Fireplace - 20,000 BTU
4. Gas Fireplace - 20,000 BTU
5. Gas BBQ - 45,000 BTU

TOTAL BTU LOAD - 215,000 BTU



MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
September 24, 2020

PRESENT: David Hair, Daniel Grange, Clay Wilker, Michael Callahan, Pamela June, Ryan Zollinger, Tara Hobbs, Chad Kendrick, Randy Wall, Corey Twedt, Lance Houser, Holly Jaacks, Mary Jo Davis, Lance Zollinger

Call to Order/Roll Call

Mayor David Hair called the City Council Meeting to order for September 24, 2020 at 7:00 p.m. The roll call indicated Mayor Hair and Councilmembers Pamela June, Michael Callahan, Ryan Zollinger, Clay Wilker and Daniel Grange were in attendance. 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. Councilmember Grange then offered a prayer.

Approval of Agenda

The agenda for the City Council Meeting of September 24, 2020 was reviewed.

Councilmember Grange moved to approve the agenda for September 24, 2020.

Councilmember Callahan seconded. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes. Recorder Twedt pointed out that the minute approval line was incorrect and should have listed the last meeting minutes as September 10, 2020. (A copy of the revised agenda is included as Attachment "A".)

Approval of minutes of the previous meeting

The Council reviewed the minutes of the City Council Meeting for September 10, 2020.

Councilmember Zollinger moved to approve the minutes for September 10, 2020.

Councilmember June seconded. Mayor Hair said that there was one correction that needed to be made. On the last page, it said that Logan City had discussed the green waste bin in the wake of the big windstorm. The minutes should say that this was a resident.

Councilmembers June, Grange, Wilker and Zollinger voted yes and Councilmember Callahan abstained.

Public Comment Period

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

Report on P & Z Meeting held September 17, 2020

Development Coordinator Randy Wall reviewed with the Council the Planning Commission's draft minutes for the meeting held September 17, 2020.

Sewer Depths

Councilmember Zollinger said that sewer depths had been discussed at the previous meeting in some detail. The question is whether the City should pay more for the overall construction to put in some deeper sewer lines to keep as much as possible using gravity flow or require pumps of some homeowners throughout the City to reduce the depth. The cost of the pumps was estimated between \$4,000 and \$6,000 each, plus the higher electricity cost and ongoing maintenance.

Mayor Hair said that there were concerns with the pumps during power outages. If the power was out for a couple of days, as it was in parts of Utah recently during the large windstorm, there would be 163 homes without power for their sewer pumps. Mayor Hair also discussed the funding from RDA that had been received. The way this was set up is that the loan money on the project is used first. After that, the grant money kicks in. The funding has now been obligated and the amount that has been received should cover the full project, including the deeper sewer lines. Reducing the cost of construction would not result in savings to the City. It would just mean that the City would use less of the grant money.

Councilmember Grange asked the City Engineer, Lance Houser, what his opinion was and what he would recommend. Lance said that he doesn't like pump stations. Pumps go out at bad times and can be a long-term maintenance problem. He said that he thinks the deeper lines with gravity flow would be better for the City.

Councilmember Callahan asked about the possibility of grouping homes to do less pumps. Lance explained that they have looked into the possibility of grouping. The homes that would require pumps are scattered all over the City. Grouping and adding pumps at strategic locations would not work.

Councilmember Zollinger said that the initial question was if the Council felt that all of the residents should bear the cost of deeper sewer for the few that need it. Councilmember Callahan said that it isn't just a few that need it. With the shallower lines, 23% of the homes would have to put in a pump. Councilmember Callahan said that he had major concerns about the maintenance nightmare with pumps. Councilmember Zollinger said that now that we have a better handle on the funding, it seems that the deeper lines would be better as the cost to the City would be the same.

Recorder Twedt pointed out that if the Council were to decide to go with the deeper lines and the bidding comes in too high and we can't make it work, we would have the ability to go back into design and lower the depths to reduce the costs to the City. This would give the City a card to play if needed for cost reduction although he didn't expect this to be needed.

Councilmember Grange asked about how deep the deepest line would be. Lance Houser said that it would be 23 feet deep. There are only two locations in the City that would be deeper than 20 feet with a total of approximately 150 linear feet at that depth.

Councilmember June said that she would expect there to be more pushback and concerns from residents if pumps were required of some and not others. Councilmember Zollinger said that he agreed with the deeper lines as long as there was money in the funding to cover them.

Councilmember Grange motioned to proceed with the deeper sewer lines and stay away from pumping as much as possible as long as there is money available in the funding that has been allocated. Councilmember Callahan seconded. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes. (The information from the agenda packet is included with the minutes as Attachment "B".)

Mayor Hair pointed out that a lot of work and research has gone into this. It has been looked at from every direction and he believes that this is the right decision.

Request for Variance Regarding Development Requirements at Zollinger Complex

Councilmember Zollinger explained that the Zollinger business area is located in the Commercial Zone. When construction is happening in the area for a large warehouse or building you need to pour a lot of concrete and the cement contractor dictates the time of day when it will be poured. In the most recent construction happening there, this has been very early in the morning or in the middle of the night. The Zollingers would like to request a variance to allow for pouring at early hours when it is needed during construction. Councilmember Zollinger explained that there had been a recent complaint.

Mayor Hair said that when it is really hot during the summer on a large project, they have to extend construction times to allow for cement work.

Councilmember Zollinger said that they are not looking to do construction all night long, but there are a few times when the cement work is needed outside of regular hours. Councilmember Grange said that there are times in construction when you don't have a choice. If it is a big job, it can't be done in the middle of the day. He said that a variance should be given on an as-needed basis, but that there are times where there are no other options.

Councilmember Callahan said that two things needed to happen. The City would need to address this right now for the immediate concern at the Zollinger Complex and then review the City Code to see if changes should be made regarding these restrictions in the Commercial Zone. There was some discussion on whether the code should be updated for Residential Zones as well. The consensus was to focus on Commercial for now.

Councilmember Callahan motioned to allow a variance to the Zollingers for construction to be done outside of the hours listed in the City Code for work that cannot be done during regular hours with the understanding that it will be done sparingly. Councilmember Wilker seconded. Councilmember Zollinger noted his conflict of interest. Mayor Hair registered the conflict. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes.

Councilmember Reports and Items for Future Agendas

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

Councilmember Zollinger asked about the status of the sewer easements. Mayor Hair said that they were progressing, and most had been approved. The next portion of the funding was contingent on completion of the easements. Councilmember Grange asked what else was needed to go out to bid. Lance Houser said that the State has reviewed the plans and the two major things that needed to be finished up was the environmental permit approval and the easements.

Mayor Hair reported that a new complaint had been received today from Brian Munson concerning Stellar Collision Repair. The main issue listed in this complaint was the smell of the paint. This complaint will be distributed to the Council and will need to be reviewed.

Recorder Twedt reminded the Council that there will be fireworks tomorrow evening during the Ridgeline High School homecoming football game.

Recorder Twedt said that the Council should hold a public hearing in October to review expected sewer rate ranges. The consensus of the Council was to schedule this hearing for some time in October.

Recorder Twedt reviewed the dates for the low-income later grant program. He said that they planned to publish information on applying for the grant in the October newsletter as well as putting the information on the website and sending out notice through the City notification system.

Recorder Twedt said that Director Kendrick had finished the walkway around the park and that it had turned out very nice. Director Kendrick said that it was already getting a lot of use and that he felt it was a good addition to the park.

Treasurer Hobbs said that she has received a verbal complaint from a resident expressing concern about people locking their bikes to a no parking sign in the City right-of-way near Ridgeline. Mayor Hair said that he thought this was more of a school issue than a City issue and that the resident should address the concern with the school.

Mary Jo Davis asked when sewer plans for the entire City would be published for review by the residents. It was discussed that updated plans could be available for the hearing in October along with the sewer rate estimates.

Development Coordinator Wall said that there were some things coming up regarding retention ponds and fences that will come before the City Council in a future meeting.

Adjournment

Councilmember Callahan moved to adjourn the meeting. Councilmember Zollinger seconded. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes. The meeting adjourned at 7:47 p.m.