

## **NOTICE AND AGENDA**

Notice is hereby given that the Millville City Council will hold their regularly scheduled Council Meeting on Thursday, July 22, 2021, at the Millville City Office, 510 East 300 South in Millville, Utah, at 7:00 p.m.

1. Call to Order / Roll Call – Mayor Hair
2. Opening Remarks / Pledge of Allegiance – Councilmember Callahan
3. Approval of agenda
4. Approval of minutes of the City Council Meeting – July 8, 2021
5. Agenda Items—
  - A. Public Comment Period (2 min/person)
  - B. Business License request for Triing LLC at 30 W. 550 N. – Colt Pini
  - C. City-Purchased Fence Request along Humphreys property – Mayor Hair
  - D. Report on P&Z Meeting held July 15, 2021 – Recorder Twedt
  - E. Review of High-Density Zone Considerations from Planning and Zoning – Mayor Hair
  - F. Review of Bids for Well House and Potential Motion to Award – Mayor Hair
  - G. Sewer Funding – Mayor Hair
  - H. 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 July 19, 2021 to the City posting locations, the City Website and the Utah Public Meeting Notices Website.



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Corey Twedt, Recorder

**MILLVILLE CITY COUNCIL MEETING**  
**City Hall – 510 East 300 South – Millville, Utah**  
**July 8, 2021**

**PRESENT:** David Hair, Daniel Grange, Clay Wilker, Michael Callahan, Ryan Zollinger, Tara Hobbs, Chad Kendrick, Corey Twedt, Kara Everton, Patrick Jenkins, Mike Morgan, Lieren Hansen, Ken Hamilton, Craig Humphreys

**Call to Order/Roll Call**

Mayor David Hair called the City Council Meeting to order for July 8, 2021 at 7:00 p.m. The roll call indicated Mayor David Hair and Councilmembers Michael Callahan, Clay Wilker, Ryan Zollinger and Daniel Grange were in attendance with Councilmember Pam June excused. Also, Treasurer Tara Hobbs and Recorder Corey Twedt were present.

**Opening Remarks/Pledge of Allegiance**

Councilmember Zollinger 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 of July 8, 2021 was reviewed. **Councilmember Wilker moved to approve the agenda for July 8, 2021.** Councilmember Callahan seconded. Councilmembers Callahan, Wilker, Grange and Zollinger voted yes with Councilmember June 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 June 24, 2021. **Councilmember Callahan moved to approve the minutes for June 24, 2021.** Councilmember Grange seconded. Mayor Hair made a correction. Councilmembers Callahan, Wilker, Grange and Zollinger voted yes with Councilmember June excused.

**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 July 1, 2021**

Development Coordinator Kara Everton reviewed with the Council the Planning Commission’s draft minutes for the meeting held July 1, 2021. Councilmember Callahan asked why the Planning Commission was looking into high density zones. He said that he felt high density did not fit the character of Millville City. Mayor Hair said that he had

asked the Planning Commission to look into it just so that the City could understand the pros and cons and make informed decisions. Councilmember Zollinger said that he appreciated the proactive approach in considering different density zoning options.

### **Bio Minerals Conditional Use Permit**

Mayor Hair said that Bio Minerals had gone to the Planning Commission for consideration on a temporary office building and the Planning Commission felt that Bio Minerals would need a conditional use permit.

Mike Morgan explained that with the high construction costs, Bio Minerals would like to put a temporary mobile office building on their property until costs come down and they can continue with their planned office building construction. Mike Morgan and Ken Hamilton said that they already have the office building designed and plan to move forward as soon as costs stabilize. They explained that their warehouse is being built, but they need a temporary office building for the next year or two. They said that a temporary office won't work long term, so they will be building their permanent office as soon as they can.

Mike Morgan asked if the City Council felt that a temporary building would be a viable option. Councilmember Zollinger said that from his perspective, it would be okay if Bio Minerals wanted to pursue a conditional use permit for a temporary building.

Recorder Twedt explained the requirements for the conditional use permit public hearing.

**Councilmember Grange motioned to schedule a public hearing at the next available meeting after the information had been provided by Bio Minerals and the requirements had been met.** Councilmember Callahan seconded. Councilmembers Callahan, Wilker, Grange and Zollinger voted yes with Councilmember June excused. (The staff report is included with the minutes as Attachment "B".)

### **Report from Millville City CVTD Representative**

Lieren Hansen introduced herself to the Councilmembers who had not met her. Lieren represents Millville City on the CVTD Board of Trustees. Lieren said that she worked for the CVTD in the past as a bus driver. She said that the primary objective of the CVTD is to provide accessible transportation to as many people as they can in Cache Valley.

Patrick Jenkins was also present at the meeting representing the CVTD. He said that they are having meetings with representatives from Millville and other cities to get feedback and evaluate the CVTD services. Patrick said that they want to know how to best serve the residents of Millville City. He said that the CVTD is working to educate the community about the tools and transit options available to them.

Recorder Twedt said that he really appreciated Lieren and the time she spent representing Millville with the CVTD. He suggested that it would be good to have Lieren report to the

City Council more frequently so that they know what is going on with the CVTD and so that the Council can provide input for Lieren. Patrick agreed that Lieren has been an amazing representative for Millville City and is very active in her role.

Councilmember Wilker and Councilmember Callahan asked if the CVTD tracked metrics on the number of riders, how busy the busses are and how specifically Millville residents were benefiting from the CVTD. Patrick explained some of the tracking that is currently being done and said that they are working on new ways to track and evaluate rider information.

Patrick invited the Councilmembers to come out to the airport on August 18<sup>th</sup> to try out their bus driving skills.

#### **City Purchased Fence Request along Humphreys Property**

Mayor Hair said that he hoped to have the fence bid back by today for the Council to consider. He has had someone look into the fence and they should have a bid ready sometime next week. Mayor Hair said that the City needs to remove the fence around the softball field, so they could potentially re-use this chain link along the Humphreys property.

Craig Humphreys said that there was a fence along the west side of the North Park and asked who had paid for that fence. Nobody was sure what the history was around that piece of fence.

#### **Update to Noticing Requirements in City Code 17.76.050**

Recorder Twedt reviewed the ordinance that would update City Code Section 17.76.050 to remove some of the detail about how public notifications are made as the State requirements are currently in flux and changing. The City will be required to follow State Code and the specifics listed here only leave some room for the City to make mistakes.

**Councilmember Callahan motioned to adopt Ordinance 2021-3.** Councilmember Zollinger seconded. Councilmembers Callahan, Wilker, Grange and Zollinger voted yes with Councilmember June excused. (The adopted ordinance is included with the minutes as Attachment "C".)

#### **Open and Public Meeting Training**

Recorder Twedt reminded the Council that yearly training on public meetings is required. He reviewed the training information as prepared and distributed to the City Council. (The training information is included with the minutes as Attachment "D".)

**City Reports**

Director of Public Works Chad Kendrick said that the power box at the South Park had been moved. He is currently working on getting things set up to work on the remaining portion of the walkway loop.

Chad said that the City is currently producing about 1.2 million gallons of water per day. He has looked at the water levels of Garr Spring and although it is down a little, the spring is still doing well. Chad reviewed the recent test of the nitrate levels at the Glenridge Well. The nitrate levels are lower than they were last year. Director Kendrick said that the Matthews Spring – water from which the City leases to the Cemetery District – is down lower than usual. This spring usually produces 30 gallons per minute and is currently producing closer to 18 gallons per minute. Chad said that the Cemetery District had approached the City about connecting to the City water system. Some options have been considered including allowing the Cemetery District to use extra Garr Spring water when the City has it turns.

Director Kendrick said that the new public works employee, Andy Eames started this week and is already contributing and doing a great job.

Recorder Twedt said that the well house had gone out for bid. The bidding period ends on July 22<sup>nd</sup>. Recorder Twedt also said that the Chad and Andy had completed the cement pad in the City right-of-way at the post office for the election ballot drop box.

**Councilmember Reports and Items for Future Agendas**

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

Councilmember Callahan said that a meeting had been held with both irrigation companies as well as Director Kendrick to discuss plans for how to make it through the rest of the summer. Councilmember Callahan said that his concern from the perspective of the City is that if the canal companies shut down residential outdoor watering so that the water can get to the farmers, there will be additional demand on the City water system.

Councilmember Grange said that he met with Brian Jenkins to discuss the EOC and radio system. The need for an emergency manager was discussed. This need is currently being fulfilled by the assigned councilmember. Councilmember Grange said that he is going to look into this a bit more and see if there are additional parts or supplies that he feels the City should purchase for the EOC.

Councilmember Zollinger said that he had been trying to make contact with the homeowner against which a complaint had been filed. He would continue to try and make contact with them.

Mayor Hair said that he met with other Mayors and Country representatives concerning EMS services. EMS rates will continue to increase 3% per year and we will need to increase our fees in Millville accordingly. Everything is going fairly well so far and they are averaging a seven-minute response time.

Mayor Hair has been contacted by a resident asking for permission to paint pickleball court lines in a cul-de-sac. The consensus of the Council was that they weren't going to stop this, but that they also weren't giving permission.

**Adjournment**

**Councilmember Zollinger motioned to enter a closed session to discuss possible litigation after which both the public meeting and executive session will adjourn.** Councilmember Grange seconded. Councilmembers Callahan, Wilker, Grange and Zollinger voted yes with Councilmember June excused. The meetings adjourned at 8:52 p.m.

**DRAFT**



## Millville City

PO Box 308  
510 East 300 South  
Millville, Utah 84326  
(435) 750-0924 [corey@millvillecity.org](mailto:corey@millvillecity.org)  
[www.millvillecity.org](http://www.millvillecity.org)

### CHECK APPLICABLE BOX

<input type="checkbox"/> Commercial	<input type="checkbox"/> New Application
<input type="checkbox"/> Home Business	<input type="checkbox"/> Application Amendment
<b>CHANGE OF:</b>	
<input type="checkbox"/> Ownership	<input type="checkbox"/> Business Name
<input type="checkbox"/> Address	<input type="checkbox"/> Business Description

### Business License Application

For businesses with a permanent physical location within the Millville City limits.  
This is not the application for special events, temporary businesses or solicitors.

License No. \_\_\_\_\_

Date Received \_\_\_\_\_

### SECTION I: Business Information

Application Contact: \_\_\_\_\_ Contact Ph: \_\_\_\_\_

**A. Business Name "DBA":** \_\_\_\_\_

**B. Business Location:** \_\_\_\_\_ Millville, UT 84326  
Street Address (include unit #)

**C. Mailing Address:** \_\_\_\_\_  Same as "B. Business Location"  
ATTN: \_\_\_\_\_ Street (include unit#/PO Box address) \_\_\_\_\_ City, State, Zip \_\_\_\_\_

**D. Local Business Ph:** \_\_\_\_\_ **Fax:** \_\_\_\_\_ **www:** \_\_\_\_\_

### SECTION II: Business Description — General (complete the commercial or the Home Business AND the far right column)

#### COMMERCIAL

**Building/plaza:** \_\_\_\_\_

Is this a secondary use within an existing business location?

Yes, in \_\_\_\_\_  No

**Hours of Operation:** \_\_\_\_\_

**Type of Operation:** (mark all that apply)

- Sales/Service: Customers typically come on site
- Sales/Service: Customers rarely come on-site
- Service no sales
- Fresh food service and/or preparation
- Manufacturing
- Medical/dental
- Daycare
- Instruction
- Preschool
- Other: \_\_\_\_\_

**Previous use of location:** \_\_\_\_\_

#### HOME BUSINESS

**Please Note:**

A home business does not change the aesthetic character of the area and zone.

**On-site employees?**  Yes  No

If yes,

Up to how many? \_\_\_\_\_ Working hours? \_\_\_\_\_

Where will they park? \_\_\_\_\_

**On-site customers?**  Yes  No

If yes,

Up to how many per day? \_\_\_\_\_

Up to how many per week? \_\_\_\_\_

Where will they park? \_\_\_\_\_

**On-site business will be performed from a:**

(mark all that apply)

- Home office  Garage/storage room
- Desk and chair  Carport/driveway
- Shed/out building  Vehicle
- Other: \_\_\_\_\_

**Do you intend to set-up off-site?**

(i.e. in parking lot, at festivals, within stores)

Yes  No

**Proposed start date:** \_\_\_\_\_

#### This Business Includes:

**Yes** **No**

<input type="checkbox"/>	<input type="checkbox"/> Signage
<input type="checkbox"/>	<input type="checkbox"/> Alcohol sales and/or services
<input type="checkbox"/>	<input type="checkbox"/> Live entertainment on-site
<input type="checkbox"/>	<input type="checkbox"/> Door-to-door solicitation
<input type="checkbox"/>	<input type="checkbox"/> Fireworks sales on-site
<input type="checkbox"/>	<input type="checkbox"/> Vending machines on-site
<input type="checkbox"/>	<input type="checkbox"/> On-site secondary business
<input type="checkbox"/>	<input type="checkbox"/> On-site events (i.e. community party parking lot/sidewalk sales)
<input type="checkbox"/>	<input type="checkbox"/> Investment advice and/or service
<input type="checkbox"/>	<input type="checkbox"/> Pesticides use and storage
<input type="checkbox"/>	<input type="checkbox"/> Hazardous materials use and storage
<input type="checkbox"/>	<input type="checkbox"/> Vehicle sales
<input type="checkbox"/>	<input type="checkbox"/> Firearms or explosives sales
<input type="checkbox"/>	<input type="checkbox"/> Care of children or preschool
<input type="checkbox"/>	<input type="checkbox"/> Any construction jobs over \$1,000
<input type="checkbox"/>	<input type="checkbox"/> Piercing, tattooing, perm, make-up
<input type="checkbox"/>	<input type="checkbox"/> Used merchandise transactions
<input type="checkbox"/>	<input type="checkbox"/> Changes to existing garbage service
<input type="checkbox"/>	<input type="checkbox"/> Vehicles, trailers, mowers, etc. (stores on site)
<input type="checkbox"/>	<input type="checkbox"/> Electrical, plumbing, structural, or mechanical changes to site

### SECTION III: Business Description — Specific

(attach additional pages if necessary)

## SECTION IV: Additional Information

E. Utah State Tax Commission — Sales Tax Number: \_\_\_\_\_  Not applicable

F. State & federal regulatory agency licensing info: \_\_\_\_\_ (Not referring to an EIN or entity number)  Not applicable

G. Did you use "One-Stop Online Business Registration" to Register your business with state and federal agencies?

Completely  Partially  Not at all  I do not know — someone else did it

H. Previous Business Name: \_\_\_\_\_  Not applicable

I. Previous Business Location: \_\_\_\_\_  Not applicable

## SECTION V: Ownership (Parent business entity and business officer information)

### Parent Entity

Parent Business Name: \_\_\_\_\_  same as "A. Business Name DBA"

State Entity Type:  Sole Proprietorship  Partnership  LLC  Corporation  Non-Profit Corporation (w/501 c3 letter)

### Officers (1)

Officer Name: \_\_\_\_\_ Contact Ph. \_\_\_\_\_

<input type="checkbox"/> Owner	<input type="checkbox"/> Member	<input type="checkbox"/> President
<input type="checkbox"/> Local Manager	<input type="checkbox"/> Manager	<input type="checkbox"/> Director
	<input type="checkbox"/> Local Manager	<input type="checkbox"/> Officer
		<input type="checkbox"/> Local Manager

Home Address: \_\_\_\_\_  
Street (include unit #) / PO Box Address \_\_\_\_\_ City, State, ZIP \_\_\_\_\_

This person can be contacted in the event of an after-hours police or fire emergency.

### Officers (2)

Officer Name: \_\_\_\_\_ Contact Ph. \_\_\_\_\_

<input type="checkbox"/> Owner	<input type="checkbox"/> Member	<input type="checkbox"/> President
<input type="checkbox"/> Local Manager	<input type="checkbox"/> Manager	<input type="checkbox"/> Director
	<input type="checkbox"/> Local Manager	<input type="checkbox"/> Officer
		<input type="checkbox"/> Local Manager

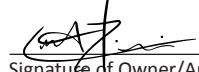
Home Address: \_\_\_\_\_  
Street (include unit #) / PO Box Address \_\_\_\_\_ City, State, ZIP \_\_\_\_\_

This person can be contacted in the event of an after-hours police or fire emergency.

## SECTION VI: Notification and Verification of Authority

- Mandatory review process** – this application does not constitute a business license. All applications are subject to the review process mandated by Title 5 of the Municipal Code. Incomplete applications will not be processed. Decisions on applications will take 15 days (minimum), and are made based on:
  - the information provided on the application, and
  - review of the Mayor and City Council
- Additional Requirements** – Under the Municipal Code, additional Business License application requirements are necessitated for some business types.
- Denial of License** – Application denial or subsequent license suspension or revocation are most often the result of:
  - an inaccurate or incomplete application, or failure to update information with the City and/or
  - non-compliance with the Municipal Code, Land Use Code, and/or applicable building, fire, and environmental codes.
- Other regulatory bodies** – It is the applicant's responsibility to determine and comply with any requirements from other regulatory agencies.
- Signage** – Permanent signage requires a separate Sign Permit Application, which is located on the city web site, Millvillecity.org.
- Building alterations** – All alterations to buildings or spaces, including electrical, plumbing, and mechanical alterations, require a separate building application.

I/We hereby agree to conduct said business strictly in accordance with the business license regulations as set forth in the Millville City Code, and swear under penalty of law the information contained herein is true.

  
Signature of Owner/Authorized Agent

Colt Pini  
Printed Name

July 5th, 2021  
Date

## SECTION VII: For administration use only

Classification:  Conforming  Non-Conforming  Child Care  Home Business  Low Impact  Medium Impact

Conditional Use: (If box is checked see conditions)

Agree  Do not agree Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Yes  No City Council grants permission Signature: \_\_\_\_\_ Date: \_\_\_\_\_

FEES  \$25.00  EXEMPT

PAYMENT TYPE

RECEIPT

## HOME-BASED BUSINESS FEE EXEMPTION CERTIFICATION

Business Name Triing

Owner Name Colt Pini

Business Address 30 W 550 N, #132, Millville, Ut 84326

I hereby attest that the business operations I run from my home do not create any additional offsite impacts in my neighborhood. I see no clients or customers and require no off or on street parking, no large equipment is stored at my home and my business operations will not impact the neighbors through loud noise, odors, traffic or other unusual activity. Other reasons as to why I believe that my business qualifies for a fee exemption from the Millville City business license requirements ([Millville Code 5.04.140](#)) are as follows:

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For all of the foregoing reasons, I hereby request that my home-based business be granted exempt status from the business license fee.



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Signature

July 5th, 2021

Date

***MILLVILLE PLANNING COMMISSION MEETING***

**City Hall - 510 East 300 South - Millville, Utah**

**July 15, 2021**

**1. Roll Call:**

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

**Others Present:**

Recorder Corey Twedt, Treasurer Tara Hobbs, Chris Coombs, Justin Card, Gary Stauffer, Lesa Haymore, Shane Jessop

**2. Opening Remarks/Pledge of Allegiance**

Commissioner Greenhalgh opened the meeting at 9:00 p.m.

Commissioner Greenhalgh led all present in the Pledge of Allegiance.

**3. Review and Approval of agenda**

**The agenda for the Planning Commission meeting of July 15, 2021 was reviewed. A motion was made by Commissioner Anderson to approve the agenda as outlined. Commissioner Dickey seconded.**

Commissioners Garrett Greenhalgh, Lynette Dickey, Larry Lewis, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in Favor with Commissioners Bonnie Farmer and Rachel Thompson excused.

**4. Review and Approval of the Minutes from July 1, 2021**

The Planning Commission meeting minutes were reviewed.

**A motion was made by Commissioner Dickey to approve the minutes. Commissioner Lewis seconded.**

Commissioners Garrett Greenhalgh, Lynette Dickey, Larry Lewis, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in Favor with Commissioners Bonnie Farmer and Rachel Thompson excused.

**5.A. Zoning Clearance – Justin Card, Accessory Building, 34 N. Main**

Justin said he was back before the Commission for a revision to the plans that had been accepted at the previous meeting. He said he wanted to reduce the scope of the accessory building and move the location on the lot.

Chairman Greenhalgh confirmed that clearances were accounted for properly. No sewer or septic in the building. Total height is about 22 feet.

**Commissioner Lewis motioned to approve the clearance. Commissioner Ripplinger seconded.**

Commissioners Garrett Greenhalgh, Lynette Dickey, Larry Lewis, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in Favor with Commissioners Bonnie Farmer and Rachel Thompson excused.

**5.B. Zoning Clearance – Chris Coombs, Accessory Building, 11 N. Main**

Chairman Greenhalgh confirmed the setbacks met the requirements. Chris said that it would be a 19-foot-tall metal building and would not need sewer or septic.

**Commissioner Lewis made a motion to approve the clearance. Commissioner Dickey seconded.**

Commissioners Garrett Greenhalgh, Lynette Dickey, Larry Lewis, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) voted in Favor with Commissioners Bonnie Farmer and Rachel Thompson excused.

**5.C. Gary Stauffer Subdivision Conceptual Design – Parcel 02-124-0009**

Gary said that he built his home in 1962 which is in Providence on the north Millville border. He recently annexed 4.64 acres of property south of his home into Millville. He never planned on developing this property, but has been looking into options in subdividing to create lots on which his children could build their homes.

Gary said that he just wanted to understand costs and required infrastructure if they plan to develop. He asked about curb and gutter, sidewalks, sewer vs septic and road dedication. The Planning Commission said that sidewalks would not be required as this area was not marked on the sidewalk map. This area would most likely be swell and not curb and gutter. As new private roads are not permitted. A road would have to be built and dedicated to the City. This would most likely be a road with 66 feet of right of way and about 35 feet of asphalt. Chairman Greenhalgh said that there were a few options for a turnaround at the end of the road that could be reviewed. Commissioner Ripplinger clarified that these were just estimates being provided tonight. The requirements would have to be determined when there is a full plat and the development process is followed.

Recorder Twedt reminded Gary that the property annexed into Millville as Agricultural and would need to be rezoned before development. Gary said that he was aware of the required rezone. Chairman Greenhalgh suggested that the R2 Residential Zone may work good for this parcel with the lot sizes they were planning on. Recorder Twedt said that Gary may want to work with Mike Zollinger on the rezone as he needed to do one right now as well and they could potentially team up and do it together.

Lesa asked for some clarification on the sewer infrastructure requirements. The Commissioners explained that sewer infrastructure will be required no matter what. Depending on the status of the sewer project and when they plan on building, they may need to put in septic tanks as well.

Recorder Twedt said that although this was an initial review an official conceptual review would be needed at some point in the future when there was a little more clarity on what the development would look like and when the property is zoned for residential.

**5.D. Discussion on Possibility of Creating New Higher Density Zone**

Chairman Greenhalgh explained that Mayor Hair had asked the Planning Commission to look into the possibility of a higher density zone and create a pro and con list. Garrett said that now that they had been looking into this for a couple of weeks, there were more pros and more cons than he had originally expected.

Chairman Greenhalgh reviewed his list and added to it with comments from the rest of the Planning Commission. This is the list that they created:

**Pros in a Higher Density Zone or Multi-Family Zone**

- If we don't have a multi-family zone, we may lose the property to another city and we are already short on developable land.
- Having a multi-family zone will provide greater tax revenue to the city.
- Having a multi-family zone would fulfill the low-income housing requirement from the state, and provide housing for lower income families that would otherwise not be able to afford a home due to recent jumps in inflation.
- With more tax revenue, we could afford more things as a city; more parks, more sidewalks, etc.
- The proposed location (west of the highway) is a very logical location for multi-family. It is between residential and commercial zones and can be used as a buffer. It is close to two highways. It will not crowd existing City streets.
- If we lose the property to another city, we will still feel some of that impact to our city, but with no benefit to us.
- Making a multi-family zone means that we have control over what that looks like. We can determine maximum numbers, or design criteria.
- The multi-family zone is close to Nibley, so we could hook to sewer quickly if Nibley decides to go to Hyrum for sewer.
- Hyrum city has multi-family zones, and they still have a "small town" feel. They also have a library, and other benefits that higher tax revenue brings.

**Cons in a Higher Density Zone or Multi-Family Zone**

- Making a multi-family zone so that we can keep the property in the city may make it very costly for us to provide utilities to that area that is so far away from the rest of our infrastructure.
- Commercial development also provides tax revenue to the city without as much cost and impact to the rest of the city. If we make this a multi-family zone, we lose it as potential commercial development.
- All the impact fees that we would collect from the new multi-family development still can't make water appear out of thin air. Water rights and availability would have to be carefully considered with any additional future growth.
- The same goes for roads and parks. We would need to add additional infrastructure and staff to maintain them.
- Currently our city population is small enough that we are not required to implement higher density zones. If we add a multi-family zone, it may increase our population to the point that we will be required to provide higher density housing. Most townhomes cost more than the low-income housing price-point anyway.
- Multi-family developments will change our city and will not be consistent with our town motto: "Country living at its finest." It will change the overall feel.
- People that move in to multi-family development may have different views on what they think our city should be like. They may have enough voting power to change us into a Nibley or Providence.
- The consequences of multi-family may not be completely clear. As an example, if Mond-Aire never existed, would we have had to drill a new well? Would we even be talking about sewer? Would our water pressure be higher?
- Multi-family housing may bring more crime to the city, which may cost us more in law enforcement.
- Multi-family could add 1,000 people very quickly to our city. This means more people at our parks, more people at our city celebrations and more people on our roads. What would that mean for our post office or our elementary school?
- Once the multi-family door is open, it doesn't close. Even if this particular piece isn't close to single family residential, the door is open for multi-family in our backyards. Once we have created a higher density zone, it's more difficult to fight off developers in any open part of our city.
- Maybe we are fine to lose the property, because then it's someone else's problem to provide for this new development.
- Just because we make a multi-family zone does not mean that we will keep the property. We would still need to be able to provide sewer to that location in order to support multi-family. Since our sewer is delayed at the moment, there still may be grounds for annexation. Even if our sewer was underway, it would still probably not be done in time. This would mean that we open the door to multi-family in our city, and we lose the ground anyway.
- Our current efficiency rate as a city is better than most. If we add that many more people we will have to add more city employees, which will cost everyone more money and probably decrease city efficiency.

Commissioner Ripplinger discussed different types of zones and said that if they were to do something with higher density, she felt it should be mixed use. There was more discussion on the difficulties in providing utilities to new high-density areas.

**Commissioner Dickey left at this time.**

Commissioner Lewis said that he was not a fan of big apartment buildings, but that he wouldn't mind if the City allowed 4-plexes. He feels that a slightly higher density in certain areas might be good. He said that he would prefer see property move into Providence than have to deal with all of the negative consequences of extremely high density.

## Millville City Planning Commission Minutes, July 15, 2021, Continued

The potential of bringing in more revenue was briefly discussed. If law enforcement costs increase and the city has to hire additional staff, the additional revenue may not net a positive for Millville.

Commissioner Anderson said that he didn't like the idea of creating higher-density zones, but if they were to do so, he felt they should only be on the other side of the river. He said that higher density down by the Zollinger complex would be less of a burden to the City. The major issue would be finding a way to provide utilities.

The consensus from the Planning Commission was that having a high-density zone did not make sense for Millville at this point. They would share the pros and cons list that was created with the City Council to see how they wanted to proceed.

### **5.D. Other**

No other items were discussed.

### **6. City Council Report – review minutes from the July 8, 2021 meeting**

The Planning Commission reviewed the minutes from the City Council Meeting.

### **7. Agenda Items for Next Meeting**

No agenda items were known at the time.

### **8. Calendaring of future Planning Commission Meeting**

The next regularly scheduled meeting will be held Thursday, August 5, 2021 at 8:00 pm. Commissioner Greenhalgh said that he would be gone that day.

### **9. Adjournment**

Chairman Greenhalgh moved to adjourn the meeting at 9:32 p.m.

# **Councilmember Assignments 2021**

**Updated 12/10/20**

## **Councilmember Daniel Grange**

- Sewer
- Fire/EMS/Emergency Preparedness

## **Councilmember Ryan Zollinger**

- Ordinance Enforcement
- Fiber Internet
- Sewer Support
- Trails

## **Councilmember Clay Wilker**

- Animal Control
- City Celebration Support
- Youth Council and Parades

## **Councilmember Pamela June**

- City Events (Millville Days/ Night Out Against Crime, Easter, Christmas, Fair Booth)
- P&Z

## **Councilmember Michael Callahan**

- Water
- Wildfire
- P&Z Support
- Sewer Support