

NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold their regularly scheduled on Thursday, **August 5, 2021** at the Millville City Offices, 510 East 300 South in Millville, Utah, which meeting shall begin promptly at **8:00 p.m.**

1. Call to Order / Roll Call
2. Opening Remarks / Pledge of Allegiance
3. Approval of agenda
4. Approval of minutes from July 15, 2021
5. Agenda Items
 - A. Zoning Clearance- Cook Homes, Mike Zollinger Residence, Zollinger Estates Lot #1 215 E 2100 S Millville
 - B. Zoning Clearance- Accessory Building, Michael Anderson, 270 E 500 N, Millville
 - C. Preliminary Plat- Zollinger Estates Subdivision Phase 2
6. City Council Report- Review minutes from July 22, 2021
7. Agenda items for next meeting
8. Calendaring for future Planning Commission Meeting- August 19, 2021
9. Adjournment

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during public meetings should notify Kara Everton at (480) 528-1467 at least three days prior to the meeting.

This agenda was posted on August 2, 2021 to the City posting locations, the City Website and the Utah Public Meeting Notices Website.


Kara Everton, Secretary
Millville City Planning Commission

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 8:00 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 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.



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

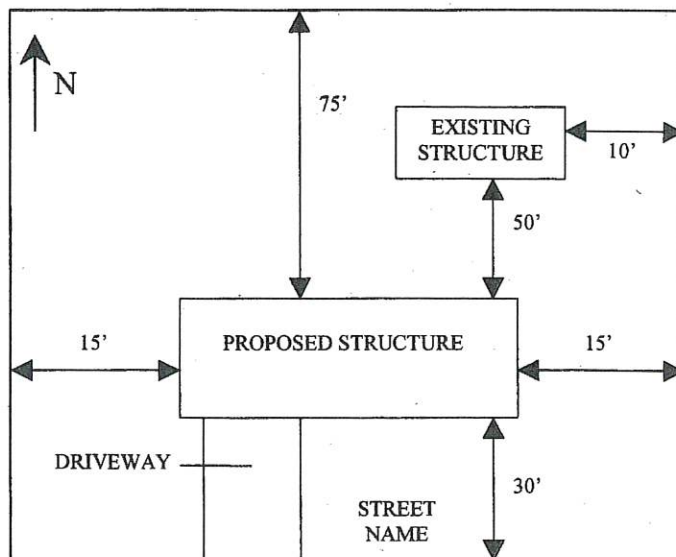
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

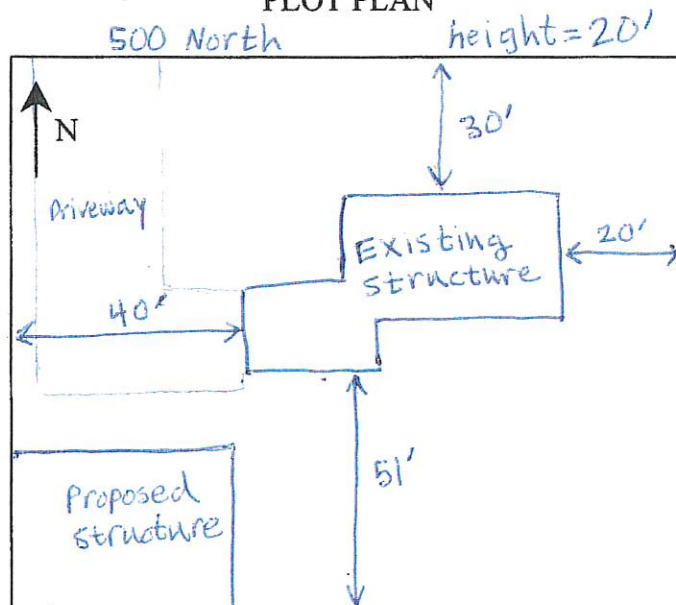
1. Michael Anderson
APPLICANT'S NAME
2. PO Box 717
MAILING ADDRESS
- Millville UT 84326
CITY STATE ZIP CODE
3. 435 232 9803 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Accessory Building
TYPE OF STRUCTURE
7. 1,178 8. Residential
SQUARE FOOTAGE ZONE
9. The Views at Copper Leaf, Lot 12
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 287 - 0012
TAX IDENTIFICATION NUMBER
11. 270 East 500 North
ADDRESS OF CONSTRUCTION
12. 0.45 13. 4,730
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

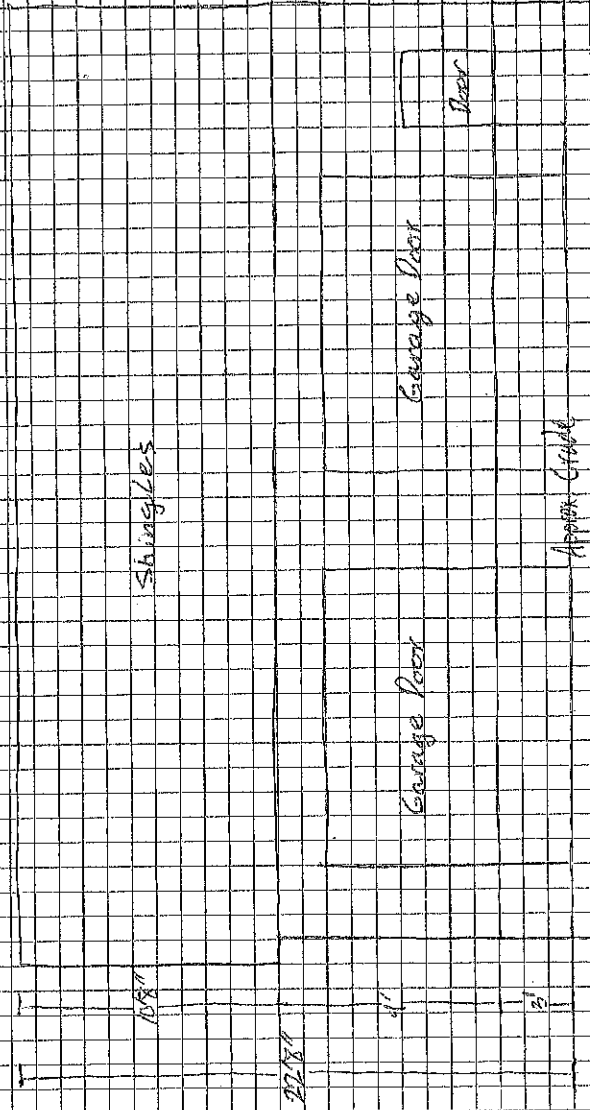
FEES PAID - TREASURER

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)

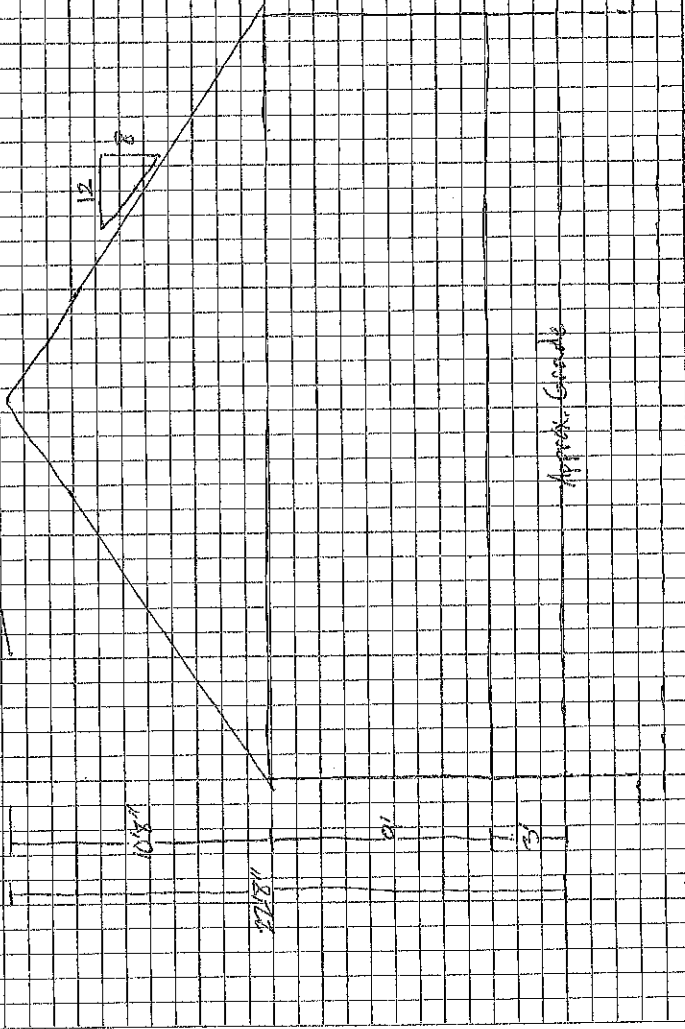
Michael Anderson
Accessory Building
Permit #E00963

FRONT

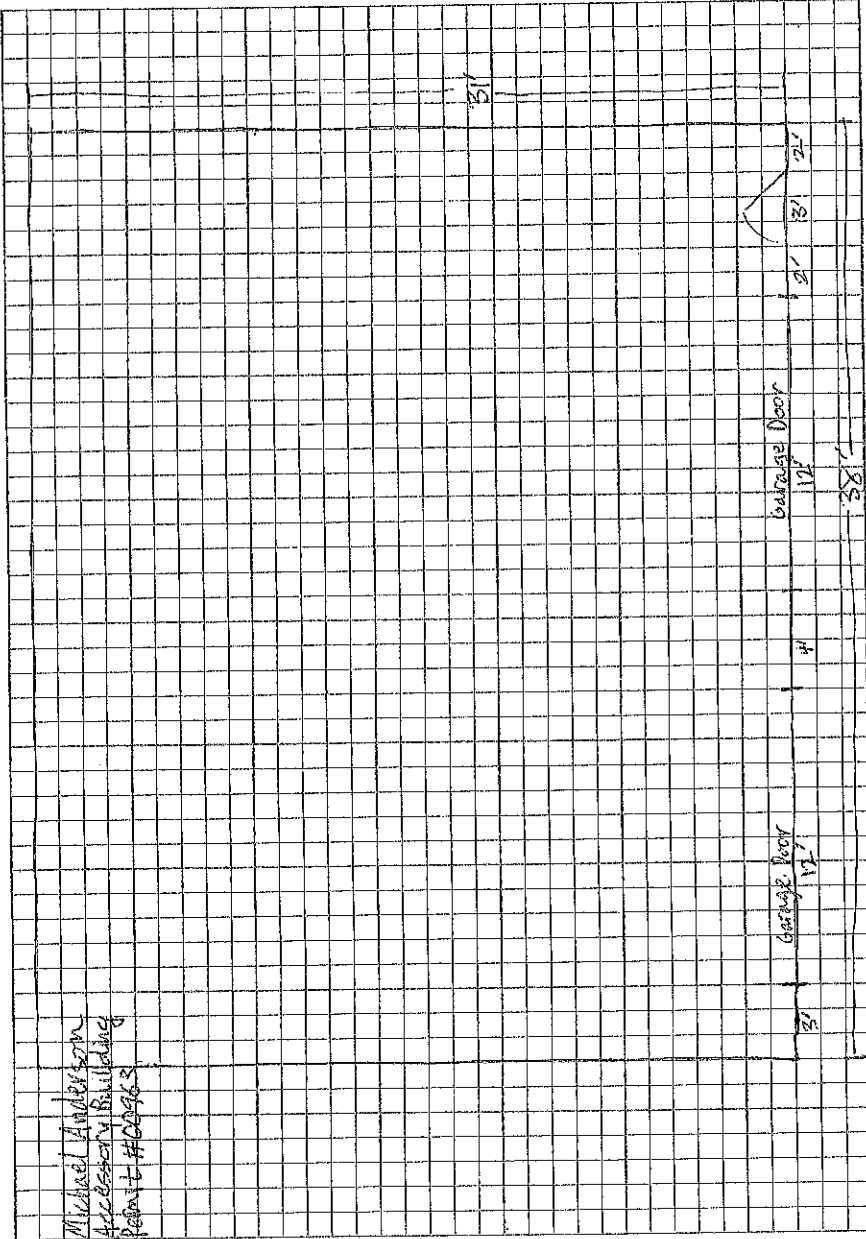


Michael Anderson
Accessory Building
Permit # 00063

LEFT



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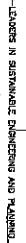


Michael Anderson
Accessory Building
Permit #00963

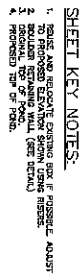
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- FT. EXPOSED HEIGHT
- 2.5 FT. EMBEDMENT
- ROCK COARSE TO MEDIUM ON UNDERSTANDING, ALL WITH ALLOWABLE BEARING CAPACITY OF 1500 PSF MIN.
- FR. 4733.00'
- FR. 4733.00'
- 1.5' MIN. COVER
- 3' ROCK CRUSHED ROCK DRAINAGE
- 4"-6" 24" INCH DIAMETER ROCK
- 2"-4" 24" INCH DIAMETER ROCK
- 4"-6" 30" INCH DIAMETER ROCK
- SEE NOTE 3
- GEOTEXTILE FIBER
- 7"-8" 36" INCH DIAMETER ROCK
- 7"-8" 36" INCH DIAMETER ROCK
- BOULDER RETAINING WALL
- NOT TO SCALE



- STORM WATER NOTES:
ORIGINAL POND VOLUME = 3672 CF
UPDATED POND VOLUME = 3853 CF
STORM WATER ROUTING UNCHANGED

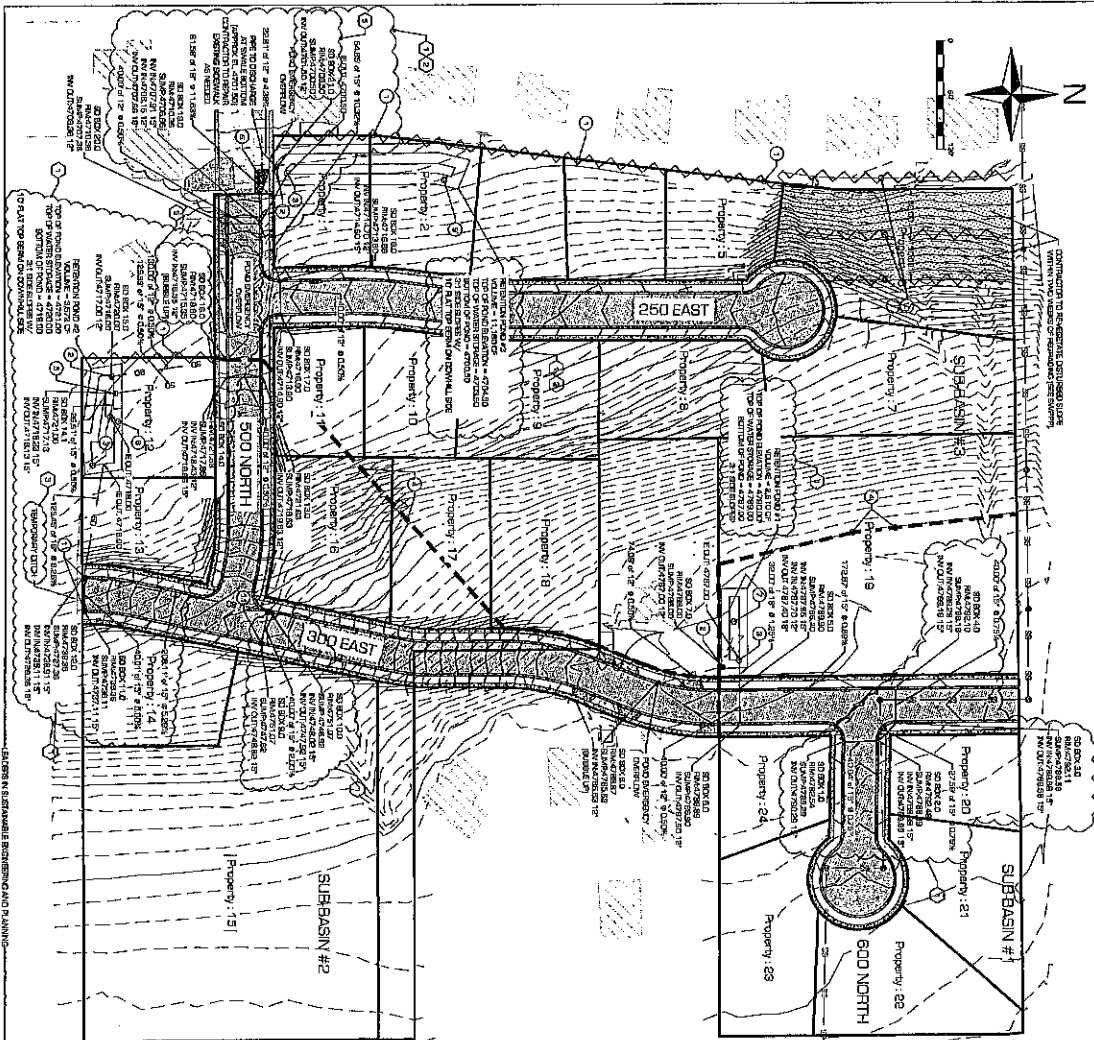
LEGEND:

_____	PROPERTY BOUNDARY
_____	RIGHT-OF-WAY/PAVED LANE
_____	EX. STREET CROWN LINE
_____	EX. WATER LINE
_____	EX. POWER LINE
_____	PROPOSED WATER LINE
_____	PROPOSED STREET CROWN
_____	EX. CATCH BASIN
_____	PROPOSED CATCH BASIN
_____	EX. ASPHALT
_____	PROPOSED ASPHALT
_____	PUBLIC UTILITY EASEMENT

LOT 12 POND REVISION
MILLVILLE, UT

THE VIEWS AT COPPERLEAF STORM DRAIN/EROSION CONTROL PLAN

SCALE: 1"=60'



Civil Solutions Group, Inc.									
Storm Drain/ Erosion Control Plan									
Project: The Views at Copperleaf, Subbasin #1									
Location: 1200 S. 1200 E., Salt Lake City, UT 84119									
Scale: 1"=60'									
Date: 10/10/2010									
Drawn by: [Name]									
Checked by: [Name]									
Approved by: [Name]									
Revision: 1.0									
Description: Storm Drain/ Erosion Control Plan									
Notes: See attached drawings for details.									
Contact: Civil Solutions Group, Inc. 1200 S. 1200 E., Salt Lake City, UT 84119									
Phone: (801) 555-1234									
Fax: (801) 555-5678									
Email: info@civilsolutionsgroup.com									
Website: www.civilsolutionsgroup.com									

STORMWATER GENERAL NOTES

1. ALL STORMWATER SHALL BE COLLECTED AND CONVEYED TO THE STORM DRAIN SYSTEM.
2. THE STORM DRAIN SYSTEM SHALL BE DESIGNED TO CARRY THE 100-YEAR FLOOD FLOW RATE.
3. THE STORM DRAIN SYSTEM SHALL BE CONSTRUCTED TO MEET THE 100-YEAR FLOOD FLOW RATE.
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20. THE STORM DRAIN SYSTEM SHALL BE CONSTRUCTED TO MEET THE 100-YEAR FLOOD FLOW RATE.

Know what's below.

Call 811 before you dig.

BLUE STAKES OF UTAH

1-800-664-1111

THE VIEWS AT COPPERLEAF

CONSTRUCTION DOCUMENTS

MILLVILLE, UT

civilsolutionsgroupinc.

PROVIDENCE | P: 435.213.3762

SALT LAKE CITY | P: 801.216.3192

info@civilsolutionsgroup.com

www.civilsolutionsgroup.net



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

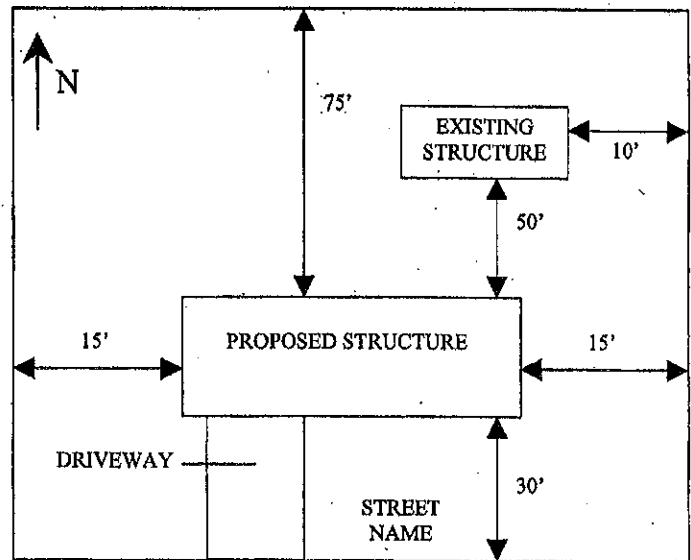
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

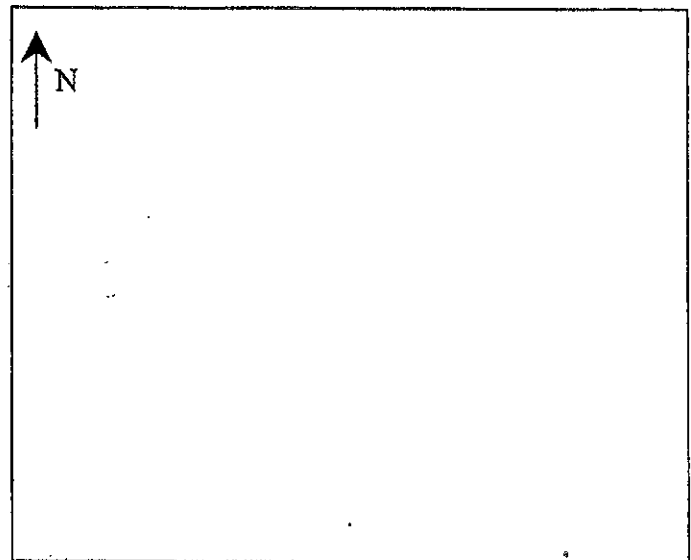
1. Cook Homes Inc.
APPLICANT'S NAME
2. P.O. Box 353
MAILING ADDRESS
- Logan UT 84323
CITY STATE ZIP CODE
3. _____ 4. 435-764-4779
HOME TELEPHONE BUSINESS TELEPHONE
5. Mike Zollinger
OWNER'S NAME (if different from applicant)
6. Residential
TYPE OF STRUCTURE
7. 6,550 8. R1
SQUARE FOOTAGE ZONE
9. Zollinger Estates Lot #1
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 304 - 0001
TAX IDENTIFICATION NUMBER
11. 215 E. 2100 S. Millville, VT
ADDRESS OF CONSTRUCTION
12. 1.61 Acres 13. 4568
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. height 24' 3"
REMARKS

SAMPLE PLOT PLAN

(numbers do not represent required setbacks)



PLOT PLAN



APPROVED - PLANNING AND ZONING

DATE

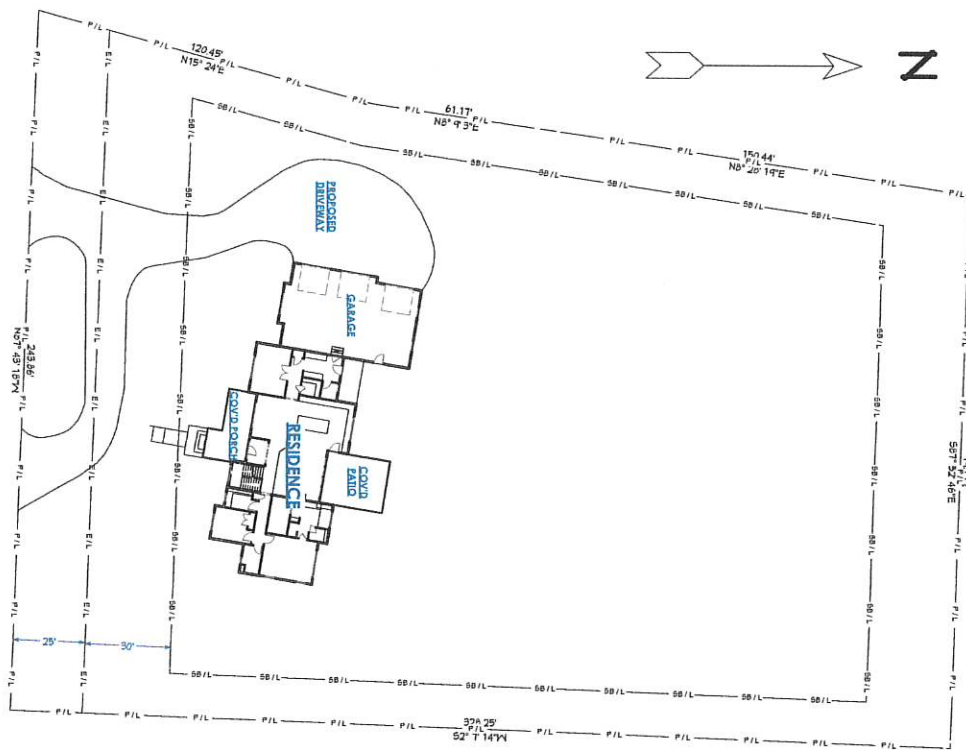
FEES PAID - TREASURER

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.

SITE PLAN

SCALE: 1" = 20'-0"



PAGE:

CALYPSO GROVE

© COPYRIGHT DOMANI HOME DESIGN 2021

DESIGNER:
STEFANI THATCHER

PRINT DATE:
May 24, 2021

NAME	AREA
MAIN FLOOR	2,071 SF
BASEMENT	2,001 SF
DRIVAGE	1,177 SF
CORPORATION	400 SF
CORPORATION	400 SF
CORPORATION	400 SF

APPROX. 215 EAS 2100 SOUTH
PROVIDENCE, UT 84332

Address:

Client:
Michael & Karlee
Zollinger

425 South 800 East
Providence, UT 84332
mydomaindesign.com



MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
July 22, 2021

PRESENT: David Hair, Daniel Grange, Pamela June, Ryan Zollinger, Tara Hobbs, Chad Kendrick, Corey Twedt, Justin Ferguson, Laura Ferguson, Emilee Pini, Colt Pini, Norman Balls

Call to Order/Roll Call

Mayor David Hair called the City Council Meeting to order for July 22, 2021 at 7:00 p.m. The roll call indicated Mayor David Hair and Councilmembers Pamela June, Ryan Zollinger and Daniel Grange were in attendance with Councilmembers Clay Wilker and Michael Callahan excused. Also, Treasurer Tara Hobbs and Recorder Corey Twedt were present.

Opening Remarks/Pledge of Allegiance

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

Approval of Agenda

The agenda for the City Council Meeting of July 22, 2021 was reviewed. **Councilmember Zollinger moved to approve the agenda for July 22, 2021.** Councilmember Grange seconded. Councilmembers June, Grange and Zollinger voted yes with Councilmembers Wilker and Callahan 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 July 8, 2021. Councilmember June pointed out a typo on both the regular meeting minutes and the minutes from the executive session which were corrected. **Councilmember June motioned to approve the minutes for July 8, 2021 as well as the minutes from the Executive Session on that date.** Councilmember Zollinger seconded. Councilmembers June, Grange and Zollinger voted yes with Councilmembers Wilker and Callahan 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.

Request for a Business License for Triing LLC

Colt Pini has submitted a request for a business license for Triing LLC at 30 West 550 North. Colt explained that the focus of the company is to help improve physical and mental health through training programs and activities. **Councilmember Grange motioned to approve the business license for Triing LLC.** Councilmember Zollinger seconded. Councilmembers June, Grange and Zollinger voted yes with Councilmembers Wilker and Callahan excused. (A copy of the license application is included with the minutes as Attachment "B".)

City-Purchased Fence along Humphreys Property

Mayor Hair reviewed with the Council the quote he had received for installation using existing fence from the softball diamond. The total is around \$5,000. It was discussed that the City would be responsible for removing the existing fence and the contractor would cut it to size and install it along the property boundary.

Mayor Hair said that he felt the quote was a bit high. Councilmember Zollinger said that for the work that would be involved, he was comfortable with that amount. Councilmember Grange said that he felt this would solve the problem for the Humphreys.

Public Works Director Chad Kendrick said that the Humphreys have several trees along their property. If the City puts up a fence that is later damaged by one of the Humphreys trees, the City should not be responsible for the repair. The Council agreed.

Councilmember Zollinger said that the City should not pay additional money for a gate. The rest of the Council agreed. Mayor Hair said that the Humphreys could pick where they wanted to start the fence on the south side of their property and they could leave room to get around it to access the park if they wanted to.

Councilmember Zollinger motioned to approve the fence project as proposed for \$5,000. Councilmember Grange seconded. Councilmembers June, Grange and Zollinger voted yes with Councilmembers Wilker and Callahan excused.

Report on P & Z Meeting held July 15, 2021

Recorder Twedt reviewed with the Council the Planning Commission's draft minutes for the meeting held July 15, 2021.

Review of High-Density Zone Considerations from Planning and Zoning

Mayor Hair reviewed with the Council the list generated by the Planning Commission with the pros and cons for implementing a higher density residential zone. He said that he felt they had done a good job in reviewing all of the pros and cons. At this point, the Planning Commission recommended that a higher density zone not be considered.

Councilmember June said that she agreed with the recommendation from the Planning Commission. Councilmember Zollinger said that he appreciated Planning and Zoning looking into the possibility of the higher density zone and the potential impact it would have on the City. He said that he was not in favor of having higher density in Millville right now, but that they needed to be aware that they will likely lose some of the property on the borders of the City to other cities that do allow for high density. Councilmember Zollinger said that other cities are making higher density work and potentially benefiting from the larger populations that attract more businesses. He said that he didn't feel Millville was ready to allow for high density right now, but that they should continue to look at and consider the option going forward. Everyone on the Council agreed with this plan.

Well House Bids

Mayor Hair reviewed with the Council the bids that had come in for construction of the new well house. The low bid was from VanCon construction for \$1,072,260. Recorder Twedt reviewed with the Council the budget and explained that with the increases in material costs, they were over the planned budget for this project.

The Council reviewed the three items that had been included in the bid that could be removed to reduce the costs. Removing the generator would reduce the cost by \$49,000, not paving the roadway would reduce the cost by \$73,640 and not doing the road base at the top as specified by the bid would reduce the cost by \$27,120.

Director Kendrick said that they could likely find a generator for a better price and could potentially do what they needed on the road and upper parking area themselves for less money. He said that they won't be up there too much during the winter and a regrind road may be an option. Also, development could happen in that area at some point and put in a portion of the road as well. Councilmember Zollinger said that he agreed that this was a possibility.

Recorder Twedt said that he agreed these things should be removed from the project with VanCon, but that the City should not neglect to get a generator and make adequate improvements to the road now, while they are working on the project. He said that the City had already received half of the expected grant money from the American Rescue Plan and these funds would cover the costs to finish up the well project.

Councilmember Zollinger motioned to award the well house project to Vancon after removing the generator, roadway paving and the parking road base from the project. Councilmember Grange seconded. Councilmembers June, Grange and Zollinger voted yes with Councilmembers Wilker and Callahan excused.

Sewer Funding

Mayor Hair reviewed with the Council the latest updates related to the funding of the sewer project. He said that the current extension for acceptance of the bid from Whittaker

Construction would expire on July 24th. A new 90-day extension request had been sent. This extension would expire on October 22, 2021.

Councilmember Grange asked if Whittaker seemed okay with the extension. Recorder Twedt said that the engineers had been in contact and Whittaker was okay with the extension. Mayor Hair said that he and Recorder Twedt were planning to meet with Whittaker next week in person to talk through the progress that had been made and keep them in the loop as to how things were going.

Mayor Hair said that he continues to work with the State Legislature. Also, the RDA funding is not finalized, but getting close. Recorder Twedt said that Millville was still high on the list for additional DEQ grant funding as well.

Councilmember Reports and Items for Future Agendas

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

Councilmember Grange said that he spoke again with Brian Jenkins who sent him some information on grants that would potentially cover upgrades to the City EOC radio system. Councilmember Grange said that he would look into them and see if they made sense for the City to pursue.

Councilmember Zollinger said that he had been asked by Mayor Hair to be the representative from the City for the deposition regarding the Cemetery litigation. He said that to prepare for the deposition, he will be interviewing the other councilmembers to get their input.

Recorder Twedt reminded the City Council that the Truth in Taxation Public Hearing would be at the next City Council meeting on August 12th at 7:15 p.m.

Adjournment

Councilmember Zollinger motioned to adjourn the meeting. Councilmember June seconded. Councilmembers June, Grange and Zollinger voted yes with Councilmembers Wilker and Callahan excused. The meeting adjourned at 7:43 p.m.

MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
July 22, 2021

PRESENT: David Hair, Daniel Grange, Pamela June, Ryan Zollinger, Tara Hobbs, Chad Kendrick, Corey Twedt, Justin Ferguson, Laura Ferguson, Emilee Pini, Colt Pini, Norman Balls

Call to Order/Roll Call

Mayor David Hair called the City Council Meeting to order for July 22, 2021 at 7:00 p.m. The roll call indicated Mayor David Hair and Councilmembers Pamela June, Ryan Zollinger and Daniel Grange were in attendance with Councilmembers Clay Wilker and Michael Callahan excused. Also, Treasurer Tara Hobbs and Recorder Corey Twedt were present.

Opening Remarks/Pledge of Allegiance

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

Approval of Agenda

The agenda for the City Council Meeting of July 22, 2021 was reviewed. **Councilmember Zollinger moved to approve the agenda for July 22, 2021.** Councilmember Grange seconded. Councilmembers June, Grange and Zollinger voted yes with Councilmembers Wilker and Callahan 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 July 8, 2021. Councilmember June pointed out a typo on both the regular meeting minutes and the minutes from the executive session which were corrected. **Councilmember June motioned to approve the minutes for July 8, 2021 as well as the minutes from the Executive Session on that date.** Councilmember Zollinger seconded. Councilmembers June, Grange and Zollinger voted yes with Councilmembers Wilker and Callahan 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.

Request for a Business License for Triing LLC

Colt Pini has submitted a request for a business license for Triing LLC at 30 West 550 North. Colt explained that the focus of the company is to help improve physical and mental health through training programs and activities. **Councilmember Grange motioned to approve the business license for Triing LLC.** Councilmember Zollinger seconded. Councilmembers June, Grange and Zollinger voted yes with Councilmembers Wilker and Callahan excused. (A copy of the license application is included with the minutes as Attachment "B".)

City-Purchased Fence along Humphreys Property

Mayor Hair reviewed with the Council the quote he had received for installation using existing fence from the softball diamond. The total is around \$5,000. It was discussed that the City would be responsible for removing the existing fence and the contractor would cut it to size and install it along the property boundary.

Mayor Hair said that he felt the quote was a bit high. Councilmember Zollinger said that for the work that would be involved, he was comfortable with that amount. Councilmember Grange said that he felt this would solve the problem for the Humphreys.

Public Works Director Chad Kendrick said that the Humphreys have several trees along their property. If the City puts up a fence that is later damaged by one of the Humphreys trees, the City should not be responsible for the repair. The Council agreed.

Councilmember Zollinger said that the City should not pay additional money for a gate. The rest of the Council agreed. Mayor Hair said that the Humphreys could pick where they wanted to start the fence on the south side of their property and they could leave room to get around it to access the park if they wanted to.

Councilmember Zollinger motioned to approve the fence project as proposed for \$5,000. Councilmember Grange seconded. Councilmembers June, Grange and Zollinger voted yes with Councilmembers Wilker and Callahan excused.

Report on P & Z Meeting held July 15, 2021

Recorder Twedt reviewed with the Council the Planning Commission's draft minutes for the meeting held July 15, 2021.

Review of High-Density Zone Considerations from Planning and Zoning

Mayor Hair reviewed with the Council the list generated by the Planning Commission with the pros and cons for implementing a higher density residential zone. He said that he felt they had done a good job in reviewing all of the pros and cons. At this point, the Planning Commission recommended that a higher density zone not be considered.

Councilmember June said that she agreed with the recommendation from the Planning Commission. Councilmember Zollinger said that he appreciated Planning and Zoning looking into the possibility of the higher density zone and the potential impact it would have on the City. He said that he was not in favor of having higher density in Millville right now, but that they needed to be aware that they will likely lose some of the property on the borders of the City to other cities that do allow for high density. Councilmember Zollinger said that other cities are making higher density work and potentially benefiting from the larger populations that attract more businesses. He said that he didn't feel Millville was ready to allow for high density right now, but that they should continue to look at and consider the option going forward. Everyone on the Council agreed with this plan.

Well House Bids

Mayor Hair reviewed with the Council the bids that had come in for construction of the new well house. The low bid was from VanCon construction for \$1,072,260. Recorder Twedt reviewed with the Council the budget and explained that with the increases in material costs, they were over the planned budget for this project.

The Council reviewed the three items that had been included in the bid that could be removed to reduce the costs. Removing the generator would reduce the cost by \$49,000, not paving the roadway would reduce the cost by \$73,640 and not doing the road base at the top as specified by the bid would reduce the cost by \$27,120.

Director Kendrick said that they could likely find a generator for a better price and could potentially do what they needed on the road and upper parking area themselves for less money. He said that they won't be up there too much during the winter and a regrind road may be an option. Also, development could happen in that area at some point and put in a portion of the road as well. Councilmember Zollinger said that he agreed that this was a possibility.

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