

NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold their regularly scheduled on Thursday, **November 18, 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 October 21, 2021
5. Agenda Items
 - A. Zoning Clearance- Spencer Munyon New Residence, Zollinger Estates Lot 2, 95 W 750 N
 - B. Zoning Clearance- Berry Banham New Residence, Knowles Minor Subdivision Lot 1, 240 S 100 E.
 - C. Brad Webster Final Plat
 - D. Other
6. City Council Report from October 28, 2021 and November 11, 2021
7. Agenda items for next meeting
8. Calendaring for future Planning Commission Meeting- December 2, 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/before November 16, 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

October 21, 2021

PRESENT: Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Matt Anderson, Darcy Ripplinger, Kara Everton, Tara Hobbs, Pam June, Michael Everton, Mark Bodily, Floyd & Kate Powell

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for October 21, 2021 at 8:01p.m. Commissioners Garrett Greenhalgh, Lynette Dickey, Larry Lewis, Bonnie Farmer, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) were present. Commissioner Thompson was excused. Also, Treasurer Tara Hobbs and Development Coordinator Kara Everton were present.

Opening Remarks/Pledge of Allegiance

Commissioner Greenhalgh led all present in the Pledge of Allegiance.

Approval of Agenda

The agenda for the Planning Commission Meeting was reviewed. **Commissioner Farmer moved to approve the agenda October 21, 2021.** Commissioner Dickey seconded. Commissioners Greenhalgh, Dickey, Lewis, Farmer, Ripplinger and Anderson voted in favor.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the Planning Commission Meeting for October 7, 2021 and October 14, 2021. **Commissioner Ripplinger moved to approve the minutes.** Commissioner Lewis seconded. Commissioners Greenhalgh, Dickey, Lewis, Farmer, Ripplinger and Anderson voted in favor.

5.A. Zoning Clearance- Mark Bodily- Steel Building, 160 W 200 N, Millville

There is an existing shop that is 30x45 and will tie in and extend it to the south. There's a firewall on the side setback that is 5' and 4'.

Commissioner Ripplinger moved to approve the Zoning Clearance for a Steel Building.

Commissioner Lewis seconded. Commissioners Greenhalgh, Dickey, Lewis, Farmer, Ripplinger and Anderson voted in favor.

5.B. Others

- Mike Everton came in and asked how to move forward with a remodel with the current setback on the South side on the dripline. Commission agreed that the setbacks would apply to the new addition, but not to the current house.

City Council Report- No Report

Agenda Items for Next Meeting

- Frank Smith- electrical wiring remodel. Turn in the plot map, but state that there will be no changes to the footprint.

Future Planning Commission Meeting

The next regularly scheduled meeting will be held **Thursday, November 4, 2021** at 8:00 pm

Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 8:19 p.m.



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

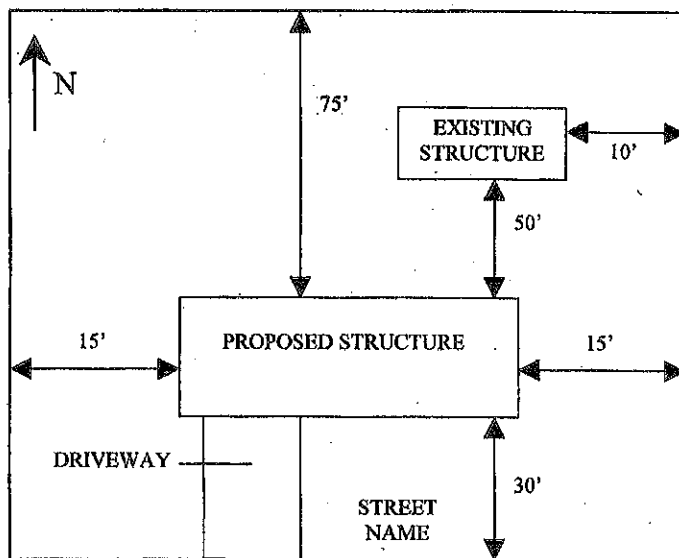
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

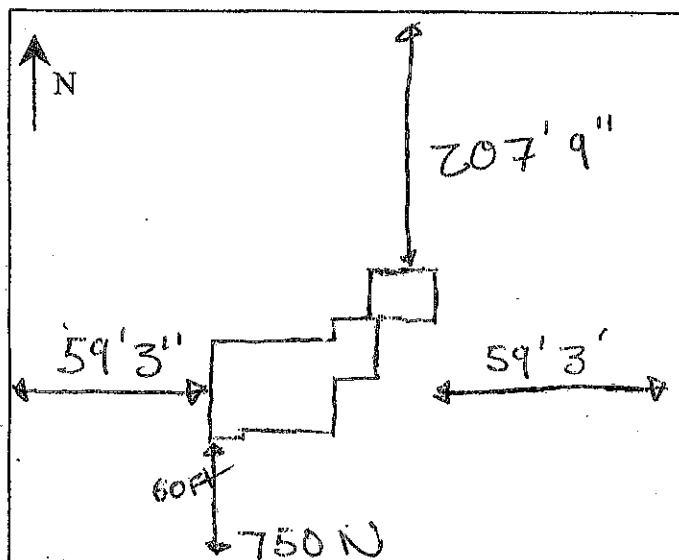
1. Spencer & Maron Morgan
APPLICANT'S NAME
2. 515 S 330 W
MAILING ADDRESS
- Providence Utah 84332
CITY STATE ZIP CODE
3. 435 760 5264 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Single Family
TYPE OF STRUCTURE
7. 4789 8. R2
SQUARE FOOTAGE ZONE
9. Zollinger Estates Lot 2
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 304 - 0002
TAX IDENTIFICATION NUMBER
11. 95 W 750 N
ADDRESS OF CONSTRUCTION
12. 1.51 Acres 13. 4575
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



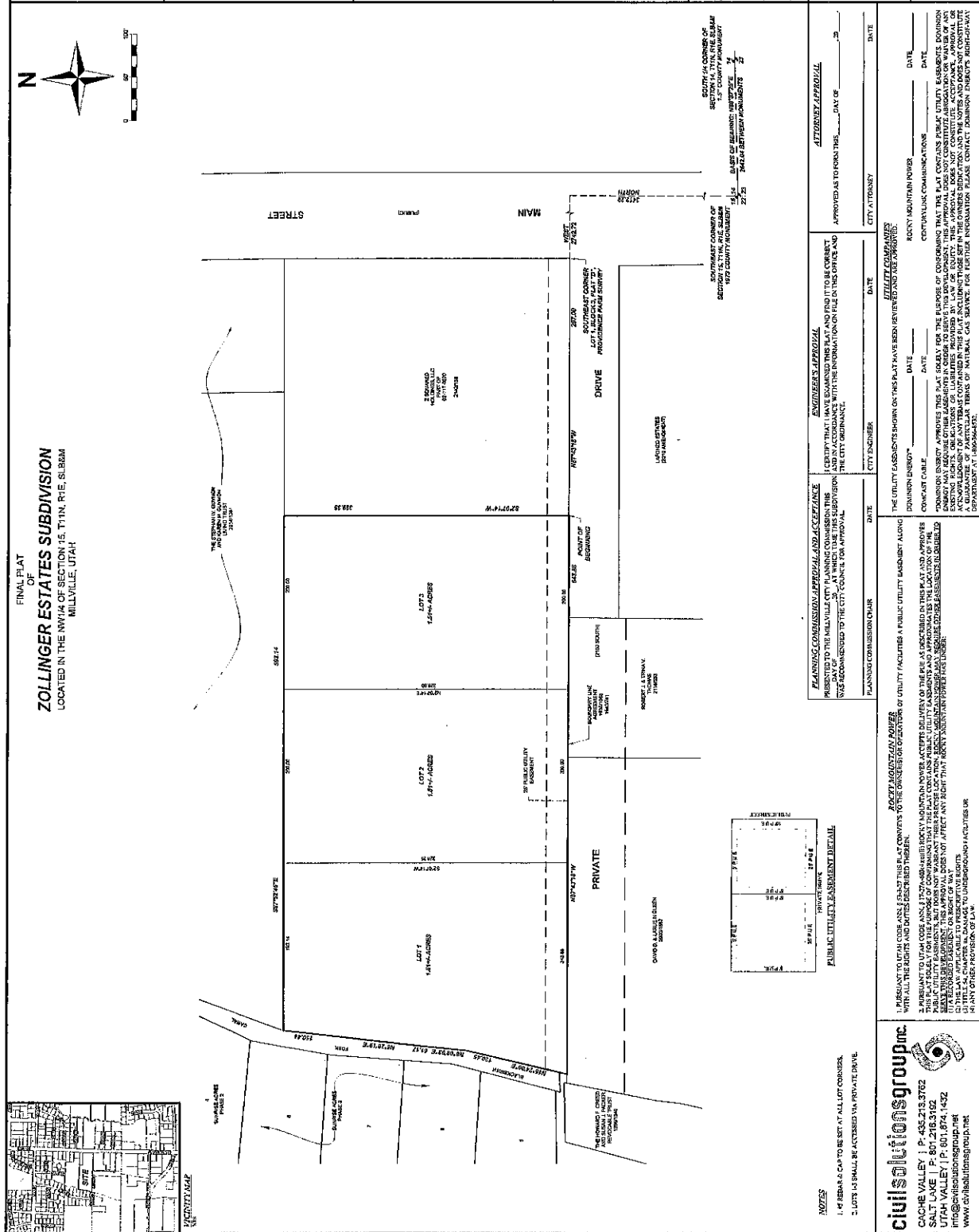
APPROVED - PLANNING AND ZONING

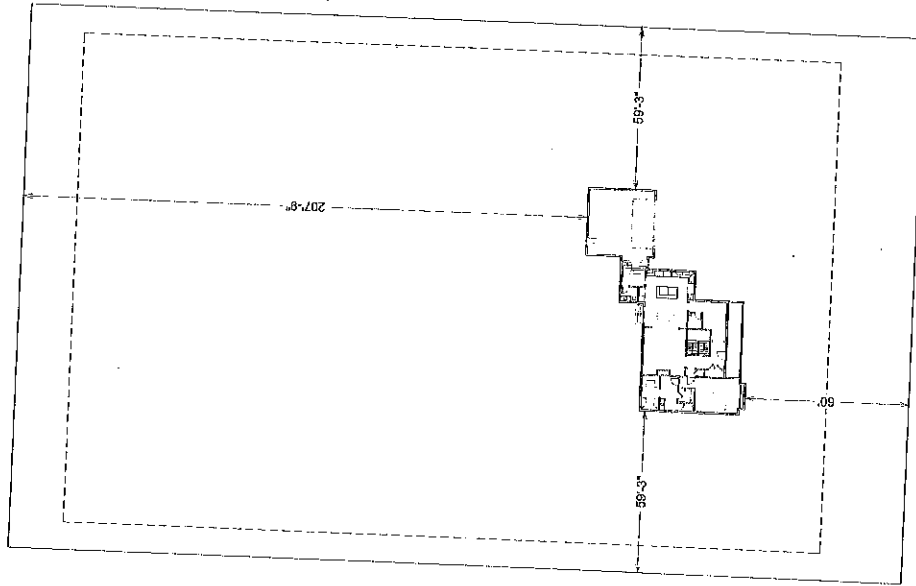
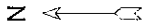
DATE

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)





2100 SOUTH STREET

PLOT PLAN
SCALE 1" = 20'

MUNYAN RESIDENCE
TAX ID - 02-304-0002
MILLVILLE, UT



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

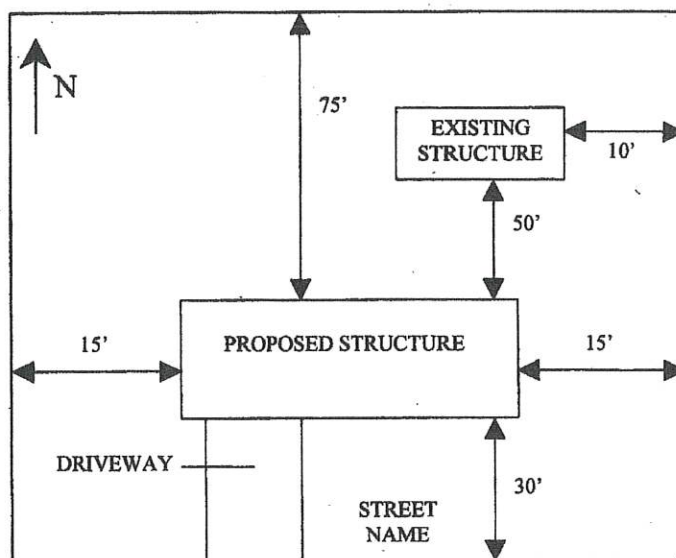
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

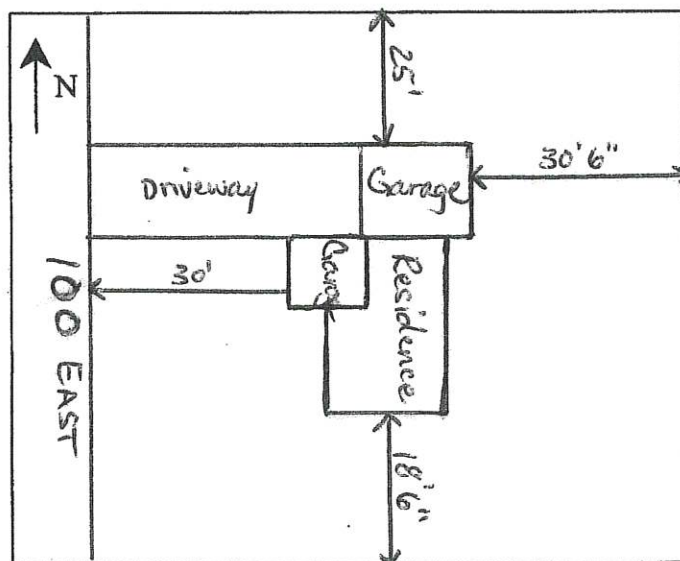
1. BERRY BANHAM
APPLICANT'S NAME
2. PO Box 500
MAILING ADDRESS
- MILLVILLE UT 84326
CITY STATE ZIP CODE
3. (435) 232-5965 4. (435) 232-5965
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. RESIDENTIAL HOME
TYPE OF STRUCTURE
7. 4600 8. R1
SQUARE FOOTAGE ZONE
9. KNOWLES MINOR SUB. LOT 1
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 035 - 0075
TAX IDENTIFICATION NUMBER
11. 240 S. 100 E. MILLVILLE
ADDRESS OF CONSTRUCTION
12. .37 acre 13. 4624
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 30' 6"
REMARKS

SAMPLE PLOT PLAN

(numbers do not represent required setbacks)



PLOT PLAN



APPROVED - PLANNING AND ZONING

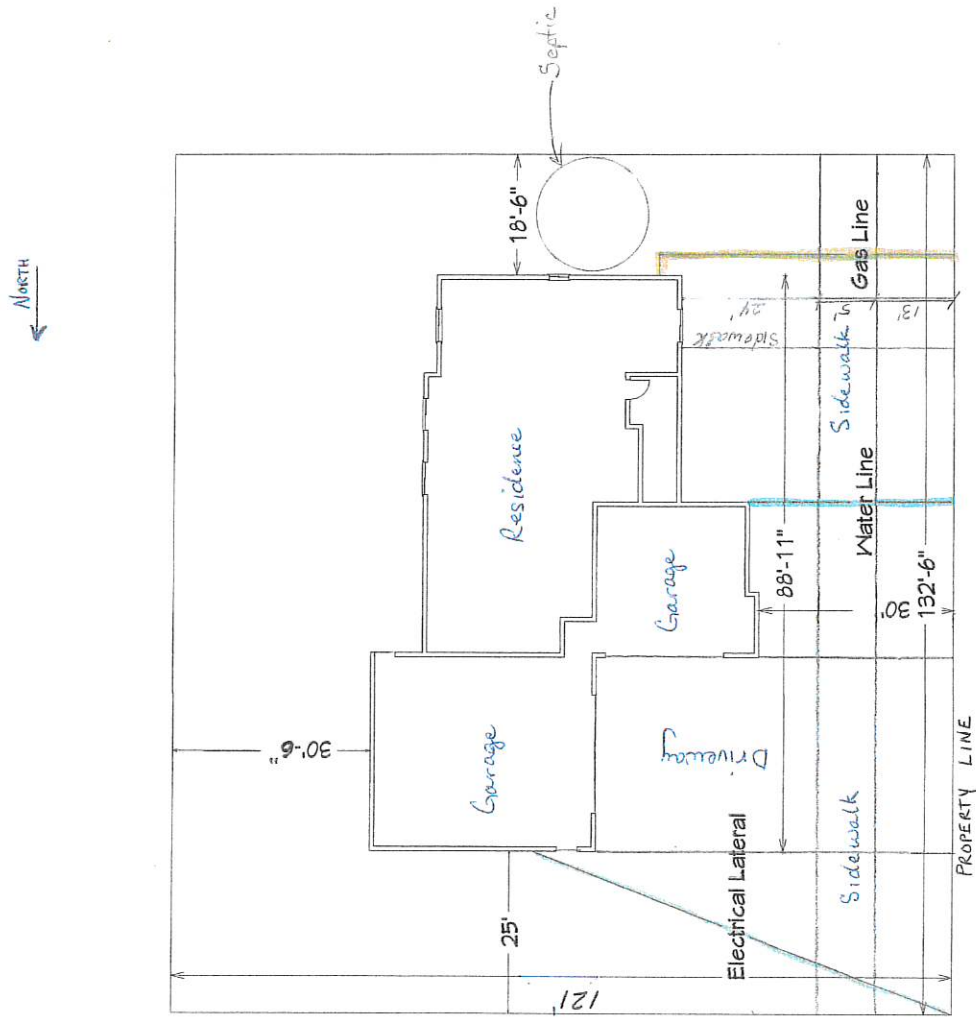
DATE

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)

Berry & Melissa Banham
PO Box 500
240 S. 100 E.
Millville, UT 84326
435-232-5965
Parcel # 03-035-0075



100 EAST

Final Plat For **95 North Subdivision** Millville City, Cache County, Utah A Part of the Northwest Quarter of Section 22, Township 11 North, Range 1 East, Salt Lake Base & Meridian, October, 2021

CERTIFICATE OF DEDICATION
 Know all men by these presents that the undersigned, Kathy Schneider, being the registered owner, owner, proprietor, or partner of interest in the land shown in this plat, do hereby certify:
 That the foregoing plat dedicating as 95 North Subdivision is located in the Northwest Quarter of Section 22, Township 11 North, Range 1 East, Salt Lake Base and Meridian, also a part of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 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2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205

MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
October 28, 2021

PRESENT: David Hair, Daniel Grange, Clay Wilker, Pamela June, Ryan Zollinger, Tara Hobbs, Chad Kendrick, Corey Twedt, Denise Samples, Hal Christensen, Kara Everton, Laura Ferguson, Justin Ferguson, Stevie Wilson, Jason Bateman, Archer Bateman, Doug Nielson, Robert Cudney, Floyd Powell

Call to Order/Roll Call

Mayor David Hair called the City Council Meeting to order for October 28, 2021 at 7:00 p.m. The roll call indicated Mayor David Hair and Councilmembers Pamela June, Clay Wilker, Ryan Zollinger and Daniel Grange were in attendance with Councilmember Michael Callahan excused. Also, Treasurer Tara Hobbs and Recorder Corey Twedt were present.

Opening Remarks/Pledge of Allegiance

Mayor Hair welcomed everyone to the Council Meeting and turned the time over to Boy Scout Stevie Wilson who led all present in the pledge of allegiance.

Approval of Agenda

The agenda for the City Council Meeting of October 28, 2021 was reviewed.

Councilmember Zollinger moved to approve the agenda for October 28, 2021.

Councilmember June seconded. Councilmembers Wilker, June, Grange and Zollinger voted yes with Councilmember 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 September 23, 2021. Councilmember June pointed out a grammatical error on page five which was fixed.

Councilmember June moved to approve the minutes for September 23, 2021.

Councilmember Grange seconded. Councilmembers Wilker, June, Grange and Zollinger voted yes with Councilmember 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 White Birch Farms

Linda Hendrickson has submitted a request for a business license for White Birch Farms at 380 South 200 East. She was not present at the City Council Meeting. **Councilmember Zollinger moved to approve the business license for White Birch Farms.**

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

Report on P & Z Meetings held October 7th, October 14th and October 21, 2021

Development Coordinator Kara Everton reviewed with the Council the Planning Commission's draft minutes. Councilmember Zollinger asked a few questions concerning the Brad Webster Conceptual Plat review that occurred on October 7, 2021.

Celco Development Discussion

Denise Samples and Hal Christensen were present at the meeting representing Terrex Engineering and Construction who are under contract to purchase the Celco property east of Millville. Hal Christensen introduced himself as a civil engineer general contractor and owner of Terrex Engineering and Construction out of Ogden. Hal said that he has a contract to purchase the Celco property in both Providence and Millville City.

Hal reviewed an initial first draft conceptual plat that his company has put together for developing this property with single-family homes. Hal said that he is aware of the street and sewer issues and concerns from the Millville standpoint, but he thinks this can all be worked out and that they want to fast-track the entire project. The desire is to have a preliminary plat approved before the end of the year.

Mayor Hair pointed out that the biggest concern for Millville is all of the additional traffic that this will put on the Millville 550 East Road.

Councilmember Zollinger said to Hal that as he knows, Millville is currently in a lawsuit with the current owners of the property and that Millville would prefer to keep this property within the City limits. Hal said that he understood the current issues and that he thinks they can find solutions that would work for everyone.

Councilmember Grange said that he felt the roads in this area were not equipped for this amount of traffic. Hal said that his plan was to work with the existing owner to drop the current boundary line adjustment request and to develop that property in Millville instead of Providence. Councilmember Zollinger said that regardless of the City in which the property gets developed, the traffic will impact Millville City and the residents of Millville. He said that he was grateful that they were there to start a dialog and talk about the best way to make it work.

Hal said that they would be meeting with Providence and would be back in touch for next steps. Recorder Twedt said that Millville wouldn't be moving forward with this

subdivision until the lawsuit was resolved. He pointed out that fees up to this point for the previous Celco subdivision had not been paid. The City is currently spending money defending a lawsuit regarding a boundary adjustment that would move the property out of Millville. This would need to be cleaned up before the City started on another subdivision on this property. Hal said that he would work with the current owner to provide a letter saying that the lawsuit would be dropped. Denise said that the lawsuit may not be dropped until there is some progress on this development. (A copy of the conceptual plat that was reviewed is included with the minutes as Attachment "C".)

Review of Utility Adjustments for FY2022 Q1

Treasurer Hobbs reviewed with the Council the utility bill adjustments that have been made for residents during the first quarter of Fiscal Year 2022.

Review of Budget for FY2022 Q1

Recorder Twedt reviewed with the Council the budget revenue and expense progress through the end of the first quarter of Fiscal Year 2022. He said that everything was progressing well and the City was doing good as far as the budget is concerned. (A copy of the quarterly budget review is included with the minutes as Attachment "D".)

Ridgeline High School Statue Request

Mayor Hair said that the principal of Ridgeline High School has asked if the school can purchase and put a statue of a hawk in the roundabout near the high school. Mayor Hair asked if there were any concerns from the Council with the City allowing this to happen since the roundabout is City property.

Recorder Twedt said that his concern was maintenance and responsibility if something were to break or need replacement with the statue. Mayor Hair said that the High School would take full responsibility for this. Councilmember Wilker said that he would just want to ensure that the statue was not so large that it would obstruct view for cars driving in and around the roundabout. Mayor Hair said that he would communicate the concerns to the school. He also said that they may want to light the hawk in future years, but not right away.

The consensus of the City Council was that it would be okay for Ridgeline High School to put the hawk statue in the roundabout.

City Reports

Director of Public Works Chad Kendrick said that in relation to the roundabout near the High School, the City may want to consider a ban on large trucks. The dump trucks and other construction equipment that is going through that roundabout are causing damage to the road at the roundabout and the road will require maintenance sooner if this continues to be a route for trucks coming into the City. Councilmember Zollinger said that with the

traffic light on the highway just west of the roundabout, this was the safest location for trucks to enter and exit Millville. He said that he wasn't sure how to solve the issue with this being the only traffic light on the highway with access to the City. Councilmember Zollinger said that he wasn't opposed to considering action on this, but he wasn't sure what the correct way to deal with the issue might be.

Director Kendrick reported that the well house construction was progressing as planned and he feels that the construction company is doing a good job. He reported that the static water at the new well is currently at a depth of 102 feet which is good. Director Kendrick also reported that the parks and wells have been winterized and the City is now running completely on spring water.

Director Kendrick said that they have been working on some asphalt patching of potholes. If the Council is aware of additional potholes, they should let him know.

Director Kendrick said that there were some issues with lights near the LDS Seminary building. He is aware of the problem and is working on getting them fixed.

The walkway at the South Park is now complete and is already getting some use. Chad said that it turned out good. They also installed some storm boxes at the southwest corner of the park parking lot to clean up some of the drainage issues. Director Kendrick said that as planned, they had removed a portion of the curb and grass at the park along with the walkway project to allow for additional parking to make it look a little better. The cost to add some patch asphalt to that area of the parking lot will be about \$12,000 and it will just be a temporary cover up as the entire parking lot at this park is in pretty bad shape and will need replacement in the near future. Director Kendrick suggested that the City may want to look into breaking up the parking lot into three projects and just do a complete repair of this middle portion now if the money was available to do so. Councilmember Zollinger said that he agreed and would prefer do a complete fix rather than paying \$12,000 for a temporary fix that would need to be redone soon. Recorder Twedt said that Director Kendrick was getting a quote for this middle portion and that they would look at available funding and come back to the Council with some more information.

Director Kendrick said that the new pickleball courts had been poured and look good.

Councilmember Grange asked how the trees in the park did with the recent snowstorm. Director Kendrick said that the parks did really well considering how much damage to trees had happened in other parts of the City. He said that Millville Elementary had a lot of damage to their trees and that the City had helped out with their clean up.

Councilmember Reports and Items for Future Agendas

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

Councilmember Zollinger said that he has been doing some research on alternative sewer treatment options and has been discussing one alternative option with an environmental engineer. There is one particular sewer option that Councilmember Zollinger said he would like to explore that may save some costs as the City has not yet been able to find the funding for the existing plan. He said that he would like to bring this engineer to the next meeting to discuss the technology as a potential alternative. Mayor Hair said that it would be good to have the City Engineer at that meeting as well to hear the proposal and provide additional information and insight as they had looked into many different options at the beginning of the project.

Councilmember Wilker said that he had a concerned resident approach him about vacation rentals. It was briefly discussed that they had discussed vacation rentals in previous meetings. They are not something the City can outlaw, but they can put in rules to help control them. The City Council had previously asked the Planning Commission to look into regulations around vacation rentals, which they did. When it came before the City Council, the decision was made not to take any action. Councilmember Wilker said that he would like to review it again and asked that it be on the next meeting agenda.

Councilmember Zollinger said that the issues addressed in the Merritt nuisance complaint regarding the animals from their neighbors had not been resolved and that he hasn't been able to make a lot of progress in speaking to the neighbors. Councilmember Zollinger said that he would be doing some research of the ordinances and see what the next steps should be.

Treasurer Hobbs said that she had received a call about lights being out on a street in Mond-Aire and suggested that maybe brighter lights be installed. The Council pointed out that there were specifications that needed to be followed with lighting the streets. Director Kendrick said that they could just get the number of the light off the pole and call Rocky Mountain Power to do the repair.

Mayor Hair said that he received a call from someone that lives across the street from the cemetery. There are leaves from the trees in the cemetery that are falling and not being picked up, so they are blowing across the street on to her property. The resident had contacted the Cemetery District but had been told that they would not clean up the leaves. Mayor Hair said that he may gather up some people to help with the leaf clean up. One of the residents present in the meeting said that he lived in the area as well and would be willing to help.

Recorder Twedt reminded everyone that Tuesday was the last day to turn in ballots and reminded everyone to vote. Treasurer Hobbs said that she had received a request for more information on the candidates for residents that had not attended the Candidate Night or that did not know the two candidates running for Mayor. It was discussed that there is a State website on which candidates can post their profile, but that it has not been used by candidates running in Millville in the past. The City may try and get candidates to write up a profile that can go in the newsletter for future elections.

Adjournment

Councilmember Wilker motioned to adjourn the meeting. Councilmember Grange seconded. Councilmembers Wilker, June, Grange and Zollinger voted yes with Councilmember Callahan excused. The meetings adjourned at 7:58 p.m.

MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
November 11, 2021

PRESENT: David Hair, Daniel Grange, Michael Callahan, Pamela June, Ryan Zollinger, Tara Hobbs, Chad Kendrick, Kara Everton, Corey Twedt, Lance Houser, Floyd Powell, Kate Powell, Coby Price, Richard Jex, Colt Pini, Emilee Pini

Call to Order/Roll Call

Mayor David Hair called the City Council Meeting to order for November 11, 2021 at 7:00 p.m. The roll call indicated Mayor David Hair and Councilmembers Pamela June, Michael Callahan, Ryan Zollinger and Daniel Grange were in attendance with Councilmember Clay Wilker excused. Also, Treasurer Tara Hobbs and Recorder Corey Twedt were present.

Opening Remarks/Pledge of Allegiance

Councilmember Callahan welcomed everyone to the Council Meeting and led all present in the pledge of allegiance. He recognized Veterans Day and recommended everyone reach out and support a veteran on this special day.

Approval of Agenda

The agenda for the City Council Meeting of November 11, 2021 was reviewed.

Councilmember Callahan moved to approve the agenda for November 11, 2021.

Councilmember Grange seconded. Councilmembers Callahan, June, Grange and Zollinger voted yes with Councilmember Wilker 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 October 28, 2021.

Mayor Hair pointed out that the minutes incorrectly said "Boy Scout" and should say "Cub Scout". This was fixed in the minutes. **Councilmember Callahan moved to approve the minutes for October 28, 2021.** Councilmember Zollinger seconded. Councilmembers Callahan, June, Grange and Zollinger voted yes with Councilmember Wilker 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.

Millville City Municipal Election Canvass

Recorder Twedt explained that the preliminary results for the election had been available late the night of the election, on November 2nd. The County – that had been charged with counting the ballots – provided the official report yesterday which is not much different from what was in the unofficial totals. For Millville, the Mayor and Councilmembers make up the Board of Canvassers and the City Recorder is the Election Official. Recorder Twedt read through the official Canvass Report and then the report was passed around for the Mayor and Councilmembers to sign.

Recorder Twedt said that Robert Cudney had wanted to attend the meeting tonight, but wasn't feeling well. He expressed well wishes and congratulations to Mayor Hair for winning the election. Recorder Twedt also said that he felt Cache County had done a good job in dealing with the parts of the election for which they were contracted. (A copy of the canvass report is included with the minutes as Attachment "B".)

Alternative Sewer Technology Discussion

Councilmember Zollinger said that he has been doing a bit of research into options for sewer technology to make sure the City is using the best and most cost-effective sewer solutions. As part of this, he spoke with Richard Jex who is here tonight. Richard sales sewer technology that may be an option for Millville City.

Richard Jex introduced himself. He is an Environmental Engineer and owner of Jex Enviromental Solutions. He explained that the niche of the company is small sewer collection facilities. Richard said that he is not real familiar with the Millville sewer project, but that he has spoken with various councilmembers as well as the Mayor over the years. He said that he spoke with the City Engineer, Lance Houser, earlier this week.

One of the main suppliers for an alternative sewer collection system technology that Richard represents is Orenco Systems. Under this type of effluent sewer system, there is a processing tank near the home that removes the solids, similar to what a septic tank does. The sewage undergoes primary treatment at the home tanks and then the liquid is transported to the treatment facility in smaller pipes with less expensive pumps (estimated at about \$700). These pumps last between 15 and 20 years before they need to be replaced. One of the main benefits of this type of sewer treatment is that you can reduce the depths of your sewer lines. It also means that pumps are required, whereas the City was planning to do almost completely a gravity-fed system. Councilmember Zollinger briefly discussed the pumps they use for sewage pumping at Zollinger Warehousing and said that they are not without maintenance and problems. With the sewer treatment tanks and pumps proposed by Mr. Jex, the pumps would be less expensive and less problematic as they would be dealing primarily with liquids.

Councilmember Callahan asked if residents could use their existing septic tanks for the initial processing tank that would be located on the homeowner's property. Richard Jex

said that if the tanks are over a certain age, they for sure won't work. Some of the newer septic tanks may work, but it would have to be evaluated on a case-by-case basis.

Councilmember Callahan asked about ownership of the tanks near the homes. Richard said that he would recommend that the City take ownership of these tanks. Recorder Twedt said that there were a couple big concerns here from a logistics standpoint. If the City were to take ownership of the tanks, they would have to have a legal easement created and signed for every home in the City. The easements that have been done so far on the sewer project for the sewer lines that have to pass through personal property have been expensive, time consuming and very difficult. And there have been relatively few of them. Recorder Twedt said that another issue was getting funding to cover this work that would be "on lot" or on personal property. The State would not fund this type of project and the Federal funding agency would likely have issues with it as well. He said that he wasn't sure how they would get over this hurdle.

Recorder Twedt asked Richard if this type of sewer system had been used in existing cities in Utah or only for communities that had not yet been developed. Richard said that in Utah, it had only been used on new development and not on existing neighborhoods. Recorder Twedt pointed out that there would be an additional cost to new home builders forever in Millville as they would now have to purchase and install one of these processing tanks on their property.

It was discussed that with this type of system, the City would have additional overhead costs with maintaining all of the processing tanks and pumps throughout the City. Richard said that one concern that frequently comes up is what happens if the power goes out or there is some mechanical failure. The tanks can store one to two days of waste before there is an issue. The system comes with an alarm to notify the homeowner if there is a problem. The way that this would work is a homeowner would hear or see the alarm and then call the City to come out and make repairs.

Councilmember Zollinger asked City Engineer Lance Houser for his opinion on the technology with the little bit that he had researched so far. Lance said that there is some potential cost savings in parts of the City where deep sewer lines were planned. The City had looked at pumping in certain areas previously and decided that the maintenance costs were not worth the cost savings. A hybrid system that was primarily gravity and implemented this type of system including pumps in some parts of the City may save costs by reducing depths even more. This is something they could examine.

The Council asked that Lance Houser look into this in a little more detail. Recorder Twedt asked that they start with a preliminary, surface level analysis to understand just the ballpark of potential cost savings before a lot of engineering time and money is spent. From there, the City Council could see what might be possible and understand the potential issues and determine if it makes sense to look into this in more detail. Lance Houser said that he would take a look and get back to the Council at a future meeting.

Short-Term Rentals

Councilmember Callahan suggested they move this agenda item to a future meeting when Councilmember Wilker would be present as he had made the request for this discussion. Councilmember Grange asked if anyone in attendance had come to discuss short-term rentals.

Coby Price said that he had spoken with Councilmember Wilker and asked that short-term rentals be discussed. Coby explained that he felt short-term rentals had some inherent problems. They result in increased traffic and use of City infrastructure. Coby said that he had concerns of having renters in the city. You never know who is going to be there. There are no screenings or background checks. Most of the renters will be fine, but over time, you will eventually get a renter that is a problem for the city. Coby said that he has read a study that indicated that short-term rentals come with higher rates of drug use and criminal activity. He said that he doesn't think Millville should allow those risks in the city.

There was some discussion about whether or not a city in Utah could even ban short-term rentals if they wanted to. Recorder Twedt said that he had been told this wasn't allowed by State Law. Coby said that the bill to prevent the banning of short-term rentals had not passed and cities were able to ban them if they chose to do so. Councilmember Zollinger discussed laws that had gone into effect that stopped the banning of accessory dwelling units. There was some brief discussion on the difference between the laws surrounding accessory dwelling units and short-term rentals. Councilmember Zollinger looked up HB 253 that was passed in 2017 that appeared to prevent the banning of short-term rentals. Kate Powell said that a neighbor of hers had a short-term rental in Logan City that been shut down a year ago. As there was some confusion about what State Law permitted, it was determined that the City Council and City Staff would research this more and come back at a future meeting with more information.

Coby said that there are other ways to regulate short-term rentals that are being used in other states. For example, the City could limit the number of days per month for which a home could be rented.

Mayor Hair said that there are difficulties in regulating short-term rentals, but that he thought something should be considered. The repair and maintenance costs for the infrastructure was being paid by all of the residents and those that have short-term rentals may be creating more of an impact.

Colt Pini asked if there were currently any regulations on short-term rentals in Millville City. The Council said that one thing that had been discussed is requiring business licenses for those that wish to use their home as a short-term rental, but as of right now, there are no short-term rental regulations in Millville.

Councilmember Zollinger said that they would start by researching what types of regulations are permitted by a city in the State of Utah and then they could see if they wanted to take any action. (A copy of the staff report is included with the minutes as Attachment "C".)

Consideration for Cancelling Council Meeting Scheduled for November 25, 2021

Mayor Hair said that generally, the Council cancels the second meeting in November, because of Thanksgiving. He asked the City Council what they wanted to do.

Councilmember Callahan motioned to Cancel the City Council meeting scheduled for November 25, 2021. Councilmember June seconded. Councilmembers Callahan, June, Grange and Zollinger voted yes with Councilmember Wilker excused.

Review of 2021 Business Licenses for 2022 Renewals

Recorder Twedt reviewed the list of 2021 business licenses. He said that this is done on a yearly basis to see if the City Council has any concerns before renewals are sent for the upcoming year.

The Council asked that a letter be sent to the owner of the repair shop on Main Street near the Elementary School and ask him to come to a City Council meeting to discuss the parking issue in front of his home before he could renew his license. Other than that, they said that renewal letters could be sent to all business owners. (A copy of the staff report is included with the minutes as Attachment "D".)

City Reports

Public Works Director Chad Kendrick said that the green waste bins would be done for the year and picked up on November 19th.

He said that the well house was still progressing as planned.

Director Kendrick said that he was still working on getting a quote for asphalt for the middle section of the parking lot at the South Park. It has been extremely difficult to even get people to come and provide a quote.

Councilmember Zollinger asked when the City street Christmas lights would be going up. Director Kendrick said it would be done in the next week or two. Recorder Twedt said that he appreciated Rocky Mountain Power. They were always good about helping put up and take down the lights. They had also given the City a \$300 donation this year.

Councilmember Reports and Items for Future Agendas

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

Recorder Twedt reported that the audit is happening right now.

Recorder Twedt said that Nibley had reached out and apparently the subdivision near the High School in Millville is not complete and has not been recorded yet with the County. Councilmember Zollinger suggested Recorder Twedt reach out to Mike Liechty to try and get this finished up.

Recorder Twedt said that the process for impact fees for businesses was not very well defined. Bio Minerals Technologies had only been required to pay the water impact fee with their new construction on the south side of the City. They make a significant impact on roads and should probably be required to pay that impact fee. The Council discussed this and decided they should be looking at new businesses on a case-by-case basis to determine fair impact fees depending on the business and the location. Businesses within the Zollinger complex do not impact the City roads, parks or water supply directly. Bio Minerals impacts the water supply as well as roads, but will not be charged the park impact fee.

Treasurer Hobbs said that she had received a request for scouts to hold a large Klondike Derby overnight campout at the Millville South Park. Recorder Twedt said that he was concerned, depending on the weather at the time, of the grass being torn up and muddy. Councilmember Callahan said that the park policy did not allow overnight camping and that he felt they should not make exceptions. Councilmember Zollinger agreed and said that he didn't think they should open doors to exceptions and that the scouts should look for other camping options.

Treasurer Hobbs said that the Bear River Health Department had received two complaints about a trailer down near the river in Millville City. The BRHD said that they were investigating to see if there were any health concerns from waste with the close proximity to the river.

Mayor Hair said that he had received a request from Guy Curtis about the City preparing a letter to try and get the local business mailers sent to Millville residents again. He said that they would prepare a letter and provide it to Mr. Curtis.

Adjournment

Councilmember Zollinger moved to adjourn the meeting. Councilmember Callahan seconded. Councilmembers Callahan, June, Grange and Zollinger voted yes with Councilmember Wilker excused. The meeting adjourned at 8:41 p.m.