

NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold their regularly scheduled on Thursday, **February 3, 2022** 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 January 6, 2022
5. Agenda Items
 - A. Pre-Conceptual- Jessica Summers Parcel # 03-036-0031
 - B. Zoning Clearance- New Residence- Dan Hunsaker, Cripple Creek Lot #4, 413 S 200 E.
 - C. Zoning Clearance- Accessory Building- Alan Walker, Cripple Creek Lot #1, 418 S 200 E.
 - D. Other
6. City Council Report- January 27, 2022
7. Agenda items for next meeting
8. Calendaring for future Planning Commission Meeting- February 17, 2022
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 February 1, 2022 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

January 6, 2022

PRESENT: Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Matt Anderson, Darcy Ripplinger, Kara Everton, Pam June, Roger Roundy, Casey Owens, Justin & Cathy Wise.

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for January 6, 2022 at 8:00p.m. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) were present. Commissioner Lewis and Thompson were absent. Development Coordinator Kara Everton was present and took the minutes.

Opening Remarks/Pledge of Allegiance

Commissioner Greenhalgh led all present in the Pledge of Allegiance.

Commissioner Lewis arrived at this point.

Approval of Agenda

The agenda for the Planning Commission Meeting was reviewed. **Commissioner Farmer moved to approve the agenda January 6, 2022.** Commissioner Dickey seconded. Commissioners Greenhalgh, Dickey, Farmer, Lewis, Ripplinger and Anderson voted in favor with Commissioner Rachel Thompson absent.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the Planning Commission Meeting for December 16, 2021.

Commissioner Dickey moved to approve the minutes. Commissioner Anderson seconded.

Commissioners Greenhalgh, Dickey, Farmer, Lewis, Ripplinger and Anderson voted in favor with Commissioner Rachel Thompson absent.

5.A. Pre-Zoning Discussion- Roger & Jamie Roundy, Parcel 02-129-0014, Approx 350 E 450 N

Roger Roundy of the property is now present. Discussion continued from the last meeting. They're beginning to start the planning process for the property located North of the Stake Center on the hill. Owner had a few questions regarding developing his property. Commission advised to plan on a septic system with a dry line installed. This is a single-family dwelling that would have access from 450 North. The access would need to be at the top of the hill. 300 East does not need to go through unless the lot is developed, however, at this time the Master Roadway plan does not see it go through to 450 N. Commission stated that aside from the primary residence at the top of the property, if the lot was to ever be split, the bottom access would need to be through Copperleaf subdivision. Currently, there is no plan to develop the property into smaller lots, however, BRHD has a limit on 3 lot subdivisions until the sewer is installed. The lot *may* qualify for the Hillside Overlay lot because it is all currently one lot. It won't affect where the plan is to build. Commission advised that when the owner is ready to build, he would come in for a Zoning Clearance.

5.B. Zoning Clearance- Wise Residence, 65 W 750 N, Millville UT 84326, Zollinger Estates Lot 3

Reviewed the setbacks and the height of the house. If there are ever renters, they would need to come in and sign up for the proper additional utilities. Landscape refund will be returned to the homeowners.

Commissioner Dickey moved to approve the Zoning Clearance for Wise Residence, 65 W 750 N, Millville UT 84326, Zollinger Estates Lot 3. Commissioner Lewis seconded. Commissioners Greenhalgh, Dickey, Farmer, Lewis, Ripplinger and Anderson voted in favor with Commissioner Rachel Thompson absent.

S.C. Other

City Council Report- December 23, 2021

Agenda Items for Next Meeting

Future Planning Commission Meeting

The next regularly scheduled meeting will be held **Thursday, January 20, 2022** at 8:00 pm

Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 8:28 p.m.

DRAFT



03-036-0032

03-036-0010

03-036-0017

03-036-0005

03-036-0029

03-036-0031

03-036-0033

03-036-0028

03-037-0039

03-037-0001

E 200 S

03-037-0016

03-037-0054



Date: 1/26/2022



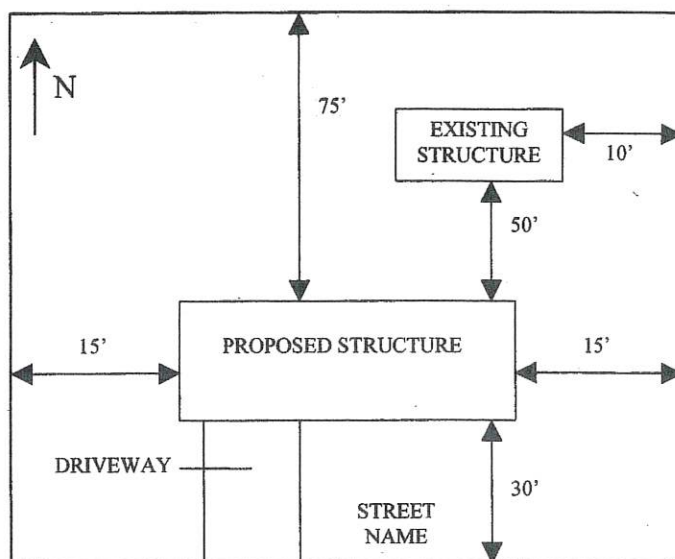
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

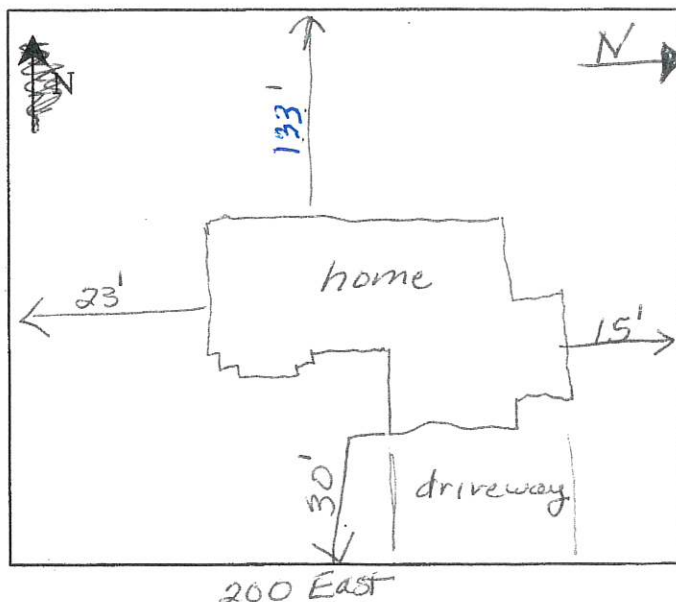
1. Dan Hunsaker
APPLICANT'S NAME
2. PO Box 82
MAILING ADDRESS
3. Wellsville UT 84339
CITY STATE ZIP CODE
3. 435-764-1457 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. new home
TYPE OF STRUCTURE
7. 3600 8. _____
SQUARE FOOTAGE ZONE
9. Cripple Creek Estates lot #4
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 208 - 0004
TAX IDENTIFICATION NUMBER
11. 413 South 200 East
ADDRESS OF CONSTRUCTION
12. 54 13. _____
LOT SIZE LOT ELEVATION
14. SEWER ☐ SEPTIC TANK ☒ N/A ☐
(choose one)
15. CITY WATER ☒ PRIVATE WELL ☐ N/A ☐
(choose one)
16. ELECTRICITY ☒ GAS ☒ OTHER UTILITY ☐
(specify in remarks)
17. _____
REMARKS

SAMPLE PLOT PLAN

(numbers do not represent required setbacks)



PLOT PLAN



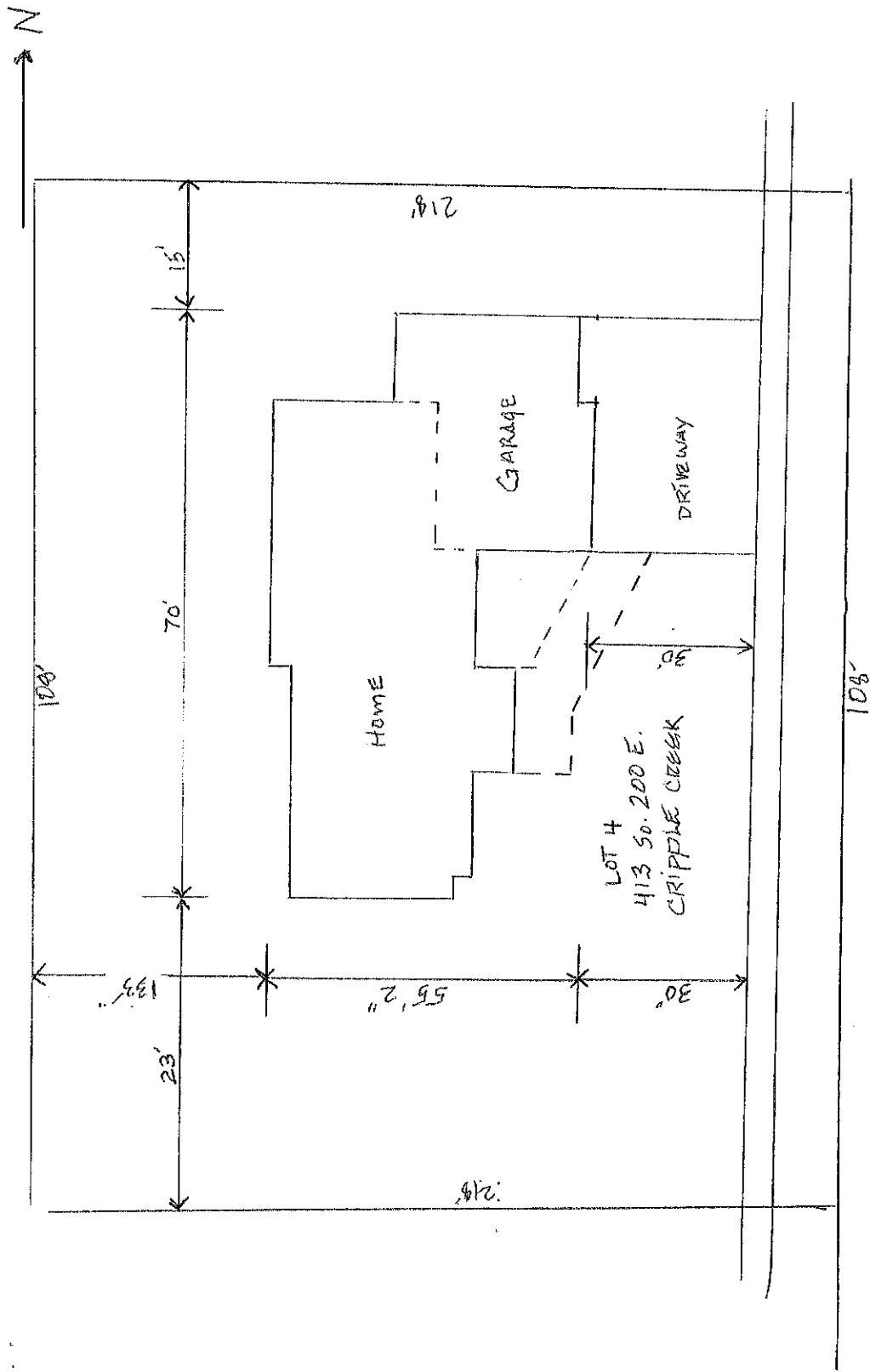
APPROVED - PLANNING AND ZONING

DATE

FEES PAID - TREASURER

DATE

This property is being approved for building permit issuance as indicated above. Any change in the type or placement of the structure is not allowed. This clearance is not a waiver of compliance with either the zoning ordinance or the building codes. Millville City Form 101 - 15 Nov. 2003 (previous edition is obsolete)



200 EAST



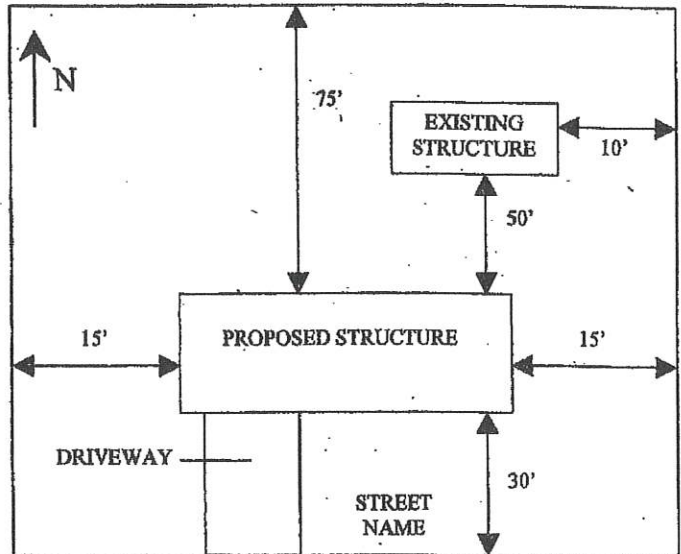
Kara 480-528-1467

MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

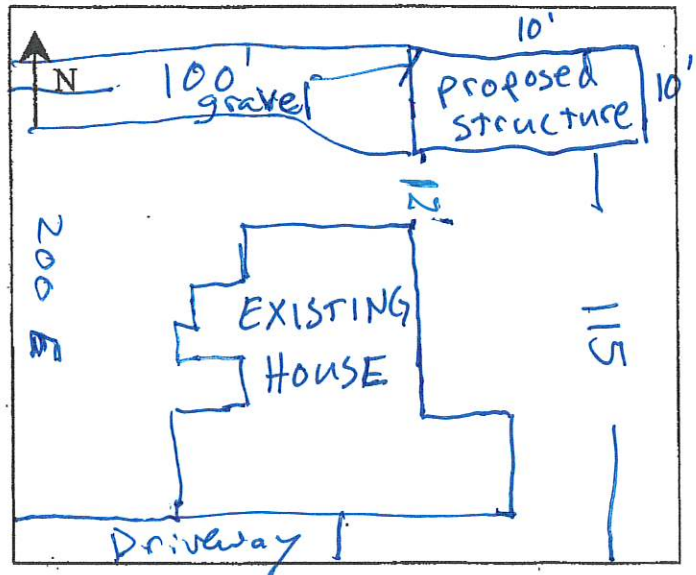
APPLICATION INFORMATION

1. Alan Walker
APPLICANT'S NAME
2. 4496 W 1650 N
MAILING ADDRESS
3. Plain City UT 84404
CITY STATE ZIP CODE
4. 385-254-1086
BUSINESS TELEPHONE
5. Talon Adams
OWNER'S NAME (if different from applicant)
6. Detached Garage
TYPE OF STRUCTURE
7. 1500 8. ZONE
SQUARE FOOTAGE
9. Cripple Creek Estates #1
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. —
TAX IDENTIFICATION NUMBER
11. 418 S 200 E millville
ADDRESS OF CONSTRUCTION
12. 22117 13. —
LOT SIZE LOT ELEVATION
14. SEWER ☐ SEPTIC TANK ☐ N/A ☒
(choose one)
15. CITY WATER ☐ PRIVATE WELL ☐ N/A ☒
(choose one)
16. ELECTRICITY ☒ GAS ☒ OTHER UTILITY ☐
(specify in remarks)
17. REMARKS

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



PLOT PLAN



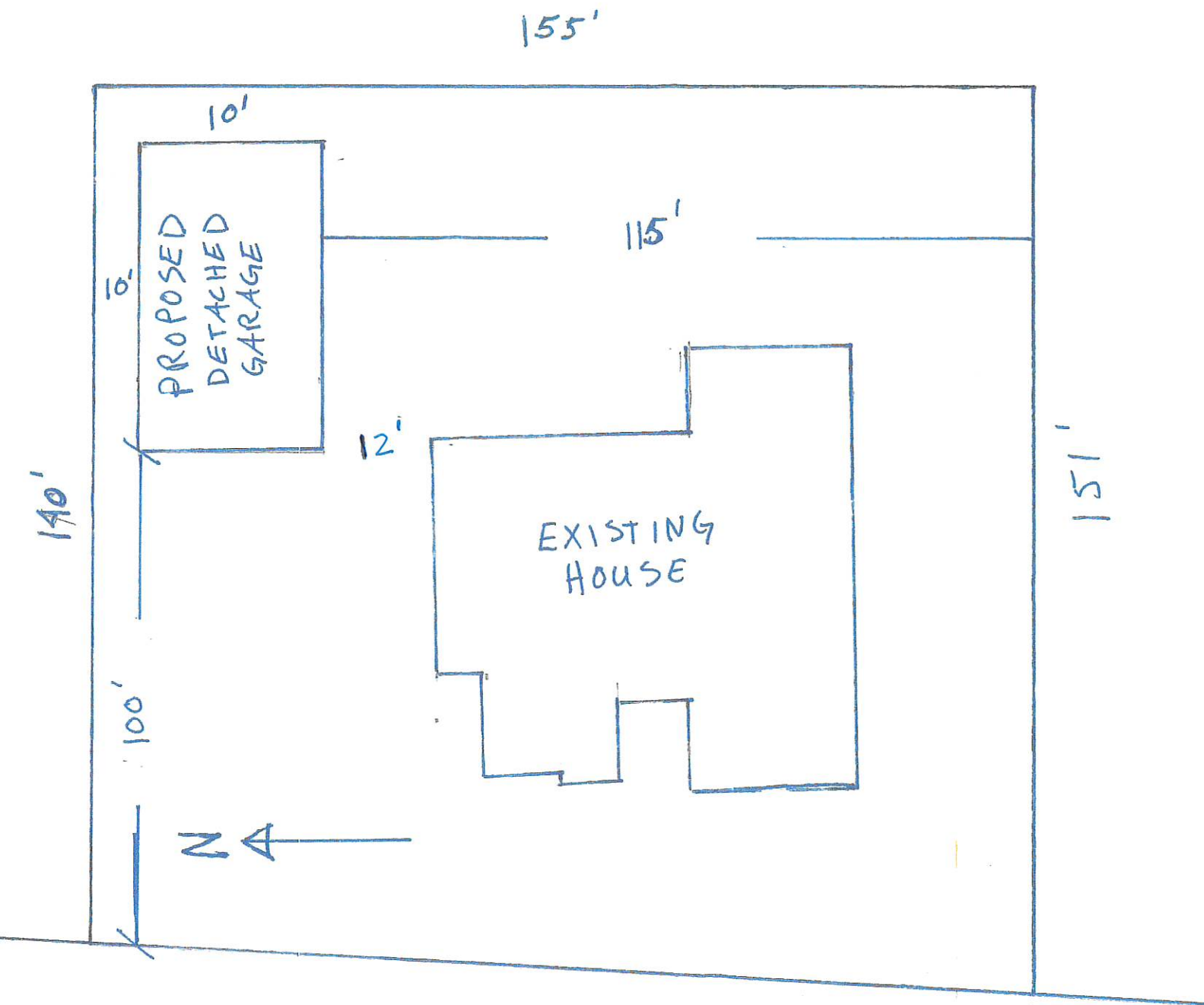
APPROVED - PLANNING AND ZONING

DATE

FEES PAID - TREASURER

DATE

This property is being approved for building permit issuance as indicated above. Any change in the type or placement of the structure is not allowed. This clearance is not a waiver of compliance with either the zoning ordinance or the building codes. Millville City Form 101 - 15 Nov. 2003 (previous edition is obsolete)

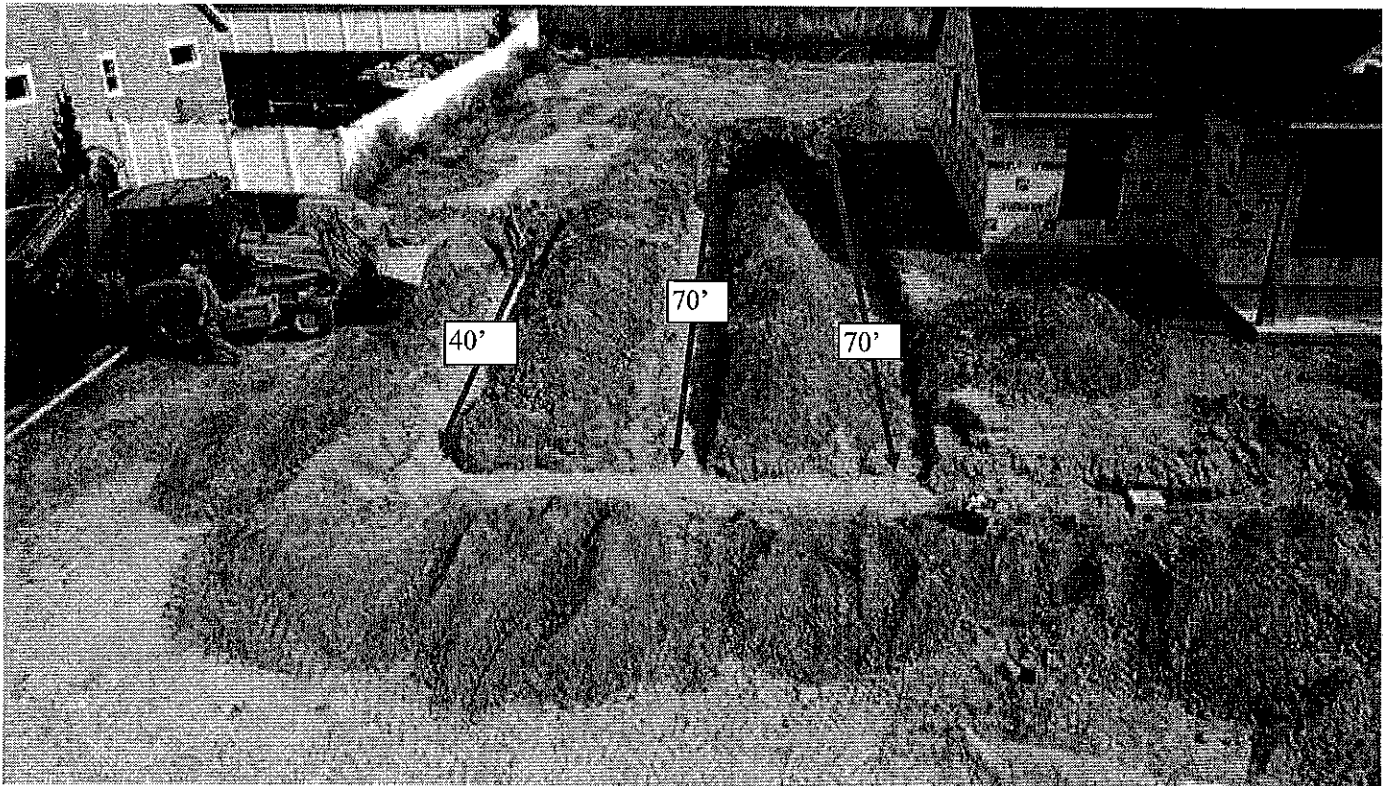


200 E

Talon Adams
418 S 200 E
MILLVILLE UT

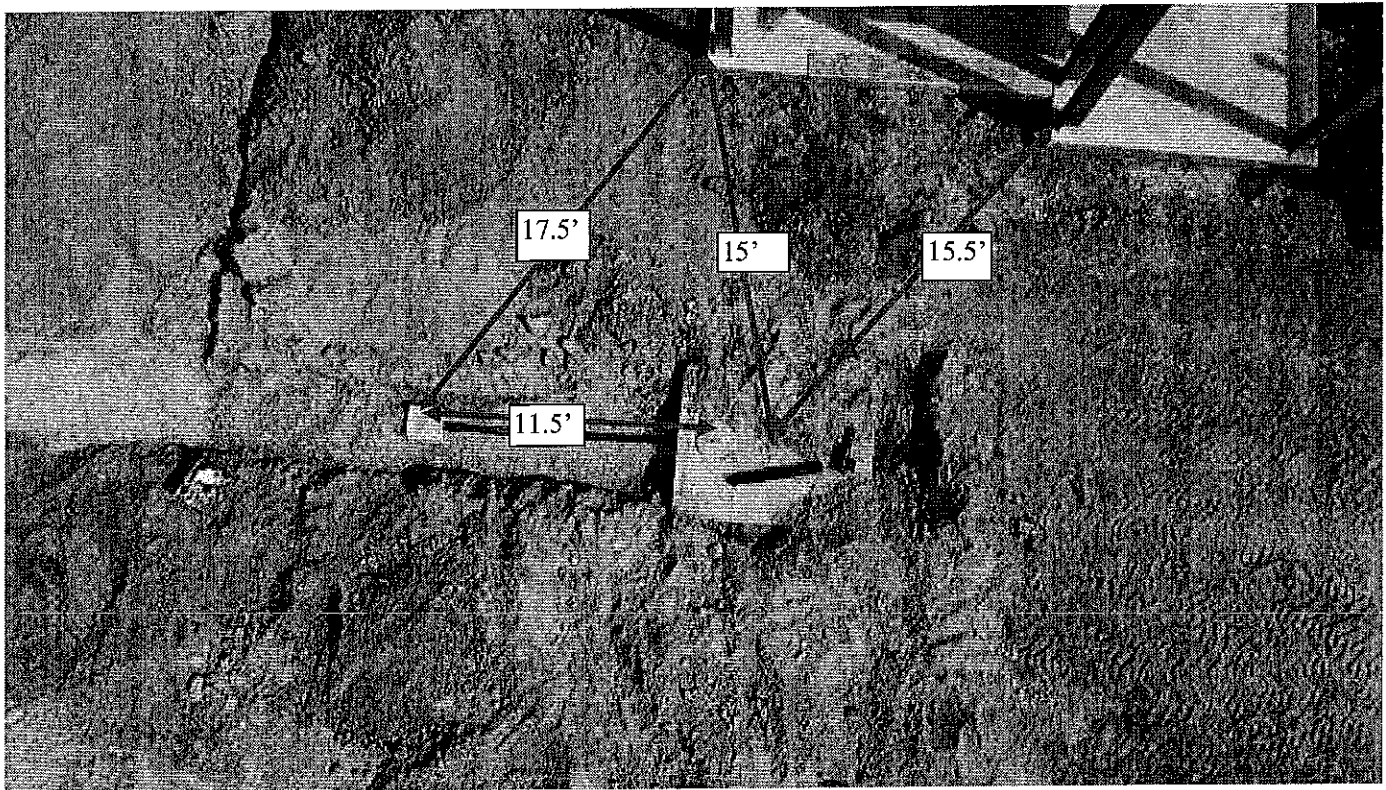
SEPTIC SYSTEM FINAL INSPECTION REPORT

Parcel number: 03-208-0001	City: Millville	County: Cache
Address: 418 South 200 East	Final inspection date: 9/28/2021	
Notes: Install by Dan Hunsaker, Rupp 1000 gallon, Sewer dryline installed to corner of foundation south of tank (a clean out with tracer wire is at this location, sewer is run out to the street as this subdivision has the sewer collection system installed as part of the construction of the street, curb, and gutter.		



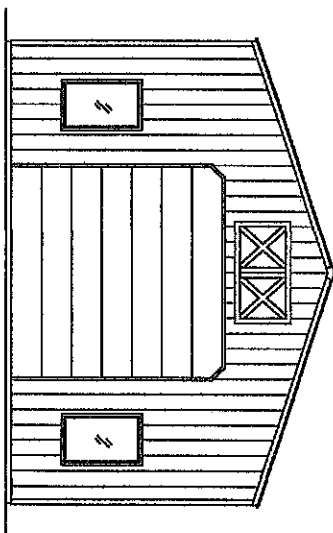
SEPTIC SYSTEM FINAL INSPECTION REPORT

Parcel number: 03-208-0001	City: Millville	County: Cache
Address: 418 South 200 East	Final inspection date: 9/28/2021	
Notes: Install by Dan Hunsaker, Rupp 1000 gallon, Sewer dryline installed to corner of foundation south of tank (a clean out with tracer wire is at this location, sewer is run out to the street as this subdivision has the sewer collection system installed as part of the construction of the street, curb, and gutter.		



NORTH STAR BUILDINGS

TALON ADAMS BUILDING



DRAWING NOTES

- DESIGN CODE: 2018 IBC.
USE GROUP: U
CONSTRUCTION TYPE: VB
DESIGN CATEGORY: RISK CATEGORY 1 - LOW RISK
- SEISMIC CRITERIA:
DESIGN CATEGORY D
SOIL SITE CLASS D (ASSUMED)
 $R = 2.5$ (LIGHT-FRAME WALLS WITH SHEAR PANELS OF ALL OTHER MATERIALS)
 $SS = 1.025g$, $SI = 0.345g$, $SDS = 0.82g$
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
BASE SHEAR = 5528 LBS
- WIND LOAD:
ULTIMATE WIND DESIGN SPEED: 97 MPH 3 SEC. GUST
(RISK CATEGORY 1, 2018 IBC FIGURE 1609.3(4))
TERRAIN EXPOSURE: C
- FROST DEPTH: 30 IN
SITE ELEVATION: 4920 FT
- SNOW LOAD:
GROUND SNOW LOAD: 44 PSF
ROOF DESIGN SNOW LOAD: 30 PSF
- DEAD LOADS:
ROOF: 4 PSF
WALLS: 4 PSF
- ROOF LIVE LOAD: 20 PSF
- CONCRETE FOUNDATION NOTES:
1. 28 DAY STRENGTH (F'CD) W/ NORMAL 145 PCF DENSITY:
1.1. FOOTINGS: 3500 PSI
1.2. SLABS ON GRADE: 3000 PSI REC'D, 3500 PSI RECOMMEND
2. ALL SLABS: PROVIDE A MIN. THICKNESS OF 4" W/ 4" DEEP MIN. CRUSHED GRAVEL BASE.
3. CONTRACTION/CONTROL JOINTS SHALL BE INSTALLED IN SLABS ON GRADE SO THE LENGTH TO WIDTH RATIO OF THE SLAB IS NO MORE THAN 1.5:1. CONTROL JOINT SPACING SHALL NOT EXCEED 30 TIMES THE SLAB THICKNESS IN ANY DIRECTION, UNLESS OTHERWISE NOTED.
4. CONTROL JOINTS SHALL BE COMPLETED WITHIN 6-18 HOURS OF CONCRETE PLACEMENT.
5. CONTROL JOINTS SHALL BE TOOLED OR SAWED TO THE GREATER DEPTH OF 1" DEEP OR 1/4 THICKNESS OF CONCRETE SLAB.
- SOILS AND EXCAVATION:
6. NO SOILS REPORT PROVIDED - STABLE SOIL CHARACTERISTICS ASSUMED. ALL DESIGN WAS BASED ON STABLE SOIL CHARACTERISTICS. GEOTECHNICAL HAZARDS FOUND ON OR AROUND THE SITE INCLUDING EXPANSIVE CLAYS, OR SOILS FOUND AT THE SITE WHILE EXCAVATION OCCURS WHICH DIFFERS FROM THOSE ASSUMED SHOULD BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND ENGINEER.
7. ALLOWABLE BEARING PRESSURE: 1500 PSF
8. NATIVE MATERIAL SURROUNDING FOOTING TO BE DISTURBED MINIMALLY DURING EXCAVATION.
9. FOOTINGS SHALL BE PLACED ENTIRELY IN UNDISTURBED NATIVE SOILS OR STRUCTURAL FILL WHICH IS BEARING ON UNDISTURBED NATIVE SOILS AND IS COMPACTED TO 95% OF THE MODIFIED PROCTOR DENSITY.
- GENERAL:
10. PLEASE REFER TO THE STRUCTURAL CALCULATIONS FOR ALL SPECIFICATIONS AND DESIGN CRITERIA NOT LISTED HERE WHERE DETAILS ARE NOT SPECIFIED. TYPICAL DETAILS AS SPECIFIED ON PLANS AND ON THE STRUCTURAL DETAILS SHEET SHALL APPLY.
11. FOR SPECIFICATIONS NOT SHOWN REFER TO THE IBC.

BUILDING INFORMATION

SITE INFORMATION:
ADDRESS:
418 S 200 E
MILLVILLE, UTAH
BUILDING INFORMATION:
DIMENSIONS: 30' x 50'
TOTAL SQUARE FOOTAGE: 1500 S.F.

CONTRACTOR

NORTH STAR BUILDINGS
CONTACT: ALAN WALKER
ALAN@NORTHSTARBUILDINGS.COM
PHONE: 385-254-1086

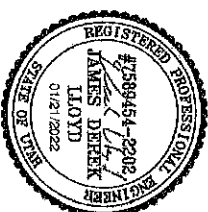
DRAFTING & ENGINEERING

MOUNTAIN POINT ENGINEERING
CONTACT: DEREK LLOYD
DEREK@MOUNTAINPOINTEENGINEERING.COM
PHONE: 801-450-5332

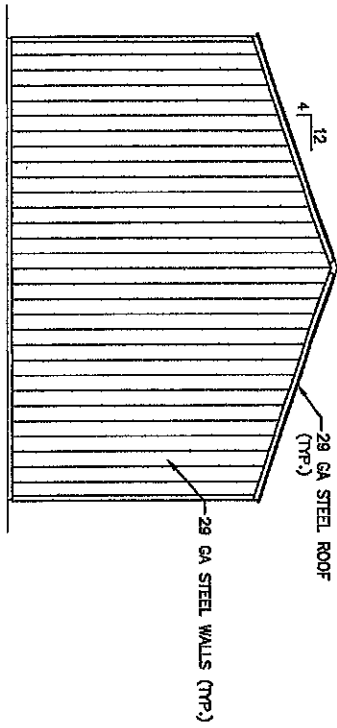


DRAWING INDEX

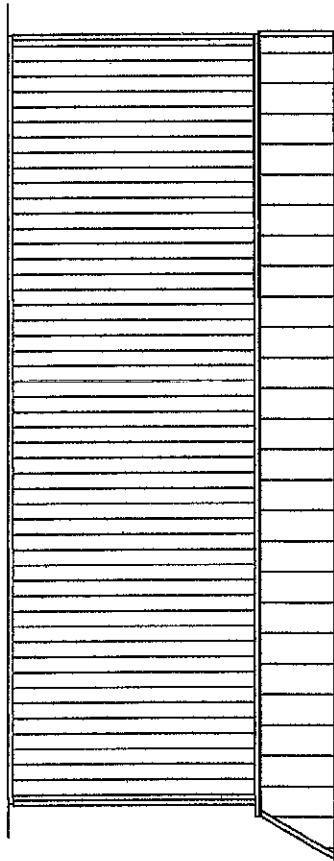
SHEET	DESCRIPTION
00	COVER SHEET
01	FOUNDATION PLAN
02	FLOOR PLAN
03	ROOF PLAN
04	ELEVATIONS
05	GRT PLAN
06	PANEL LAYOUT
07-09	DETAIL SHEETS



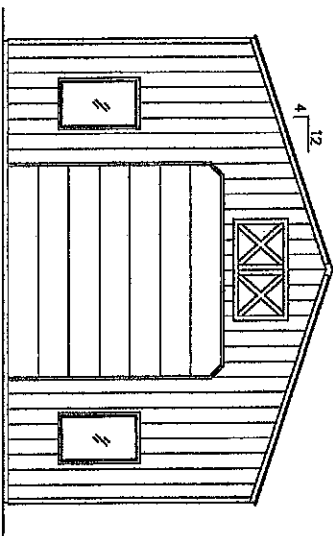
DATE
01/21/2022
ENGINEER STAMP



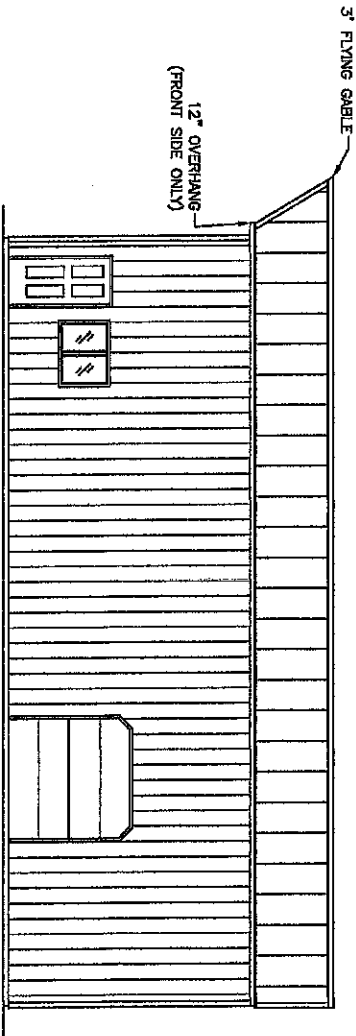
GABLE END ELEVATION - EAST



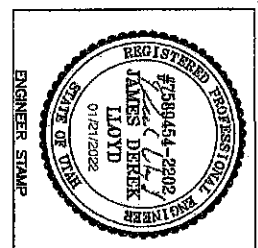
SIDE ELEVATION - NORTH



GABLE END ELEVATION - WEST



SIDE ELEVATION - SOUTH



ELEVATIONS

TALON ADAMS BUILDING

MILLVILLE, UTAH

PROJECT	NSS3
SCALE	1/8" = 1'-0"
DATE	01/21/2022
SHEET	04

MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
January 27, 2022

PRESENT: David Hair, Clay Wilker, Michael Callahan, Pamela June, Ryan Zollinger, Tara Hobbs, Chad Kendrick, Corey Twedt, Sheryl Hair, Bridgett Farmer, Luke Farmer, Michael Kidman, Scott Swenson, Chad Brown, Andy Eames, Scott Sealy

Call to Order/Roll Call

Mayor David Hair called the City Council Meeting to order for January 27, 2022 at 7:00 p.m. The roll call indicated Mayor David Hair and Councilmembers Pamela June, Michael Callahan, Ryan Zollinger and Clay Wilker were in attendance with Councilmember Daniel Grange 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 then offered a word of prayer.

Oath of Office for Newly Elected Officials

Recorder Twedt gave the Oath of Office to Mayor David Hair and Councilmember Clay Wilker.

Approval of Agenda

The agenda for the City Council Meeting of January 27, 2022 was reviewed.

Councilmember Wilker moved to approve the agenda for January 27, 2022.

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

Approval of Minutes of the Previous Meeting

The Council reviewed the minutes of the City Council Meeting for December 23, 2021.

Councilmember Callahan moved to approve the minutes for December 23, 2021.

Councilmember Zollinger seconded. Councilmembers June, Wilker and Zollinger voted yes. Councilmember Callahan abstained as he was not at the last meeting. Councilmember Grange was 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 Farmhouse Salon

Bridgett Farmer has submitted a request for a business license for Farmhouse Salon at 259 East 300 South. Bridgett said that there would not be any employees other than herself and that the salon will have a separate entrance to the home. She is planning to work part time. There will only be one client at a time and they will park on the driveway and not on the road. **Councilmember Callahan motioned to approve the business license for Farmhouse Salon.** Councilmember June seconded. Councilmembers Callahan, June, Wilker and Zollinger voted yes with Councilmember Grange excused. (A copy of the license application is included with the minutes as Attachment "B".)

Report on P & Z Meeting held January 6, 2022

Development Coordinator Kara Everton reviewed with the Council the Planning Commission's draft minutes for the meeting held January 6, 2022.

Review of Fiscal Year 2021 Financial Audit Report

Mike Kidman from Jones Simkins reviewed the 2021 Financial Audit Report with the City Council. The Stormwater Fund operating income was briefly discussed. The negative operating income shown on the audit report indicates that there is not enough money in that Stormwater Fund to cover all expenses and depreciation within that fund. Recorder Twedt said that two years ago, this was a much larger negative number and because of the audit review, the Council voted to increase the monthly stormwater fee. As a result of that change, the City continues to creep the number higher and we should be in good shape in the future to cover operating costs as well as replacing aging infrastructure as needed.

Mike Kidman explained that the City had to do what is called a "Single Audit" this year, because over \$750,000 had been spent in federal funds. This just means that there is some more in-depth work during the auditing process. Councilmember Zollinger asked about how the federal funding affected the net position of the City's financials. Mr. Kidman explained that it didn't change things. The audit shows the funding coming in and going out and the bottom line doesn't really change for the City.

Approval of Financial Audit Report

Councilmember Callahan motioned to approve the Fiscal Year 2021 Financial Audit Report. Councilmember June seconded. Councilmembers Callahan, June, Wilker and Zollinger voted yes with Councilmember Grange excused.

Sewer Funding and Updated Cost Structure

Mayor Hair explained that he and Recorder Twedt had attended the Board Meeting from the Utah Division of Water Quality on Wednesday and the City had received additional funding for the sewer project. Mayor Hair said that there is a contractor on the Water Quality Board who explained that if we don't get things moving before May, the costs of the project could increase by an estimated additional 25% due to new regulations that will go into effect.

Mayor Hair said that Provo also was at this Board Meeting requesting funding assistance. Provo currently has a sewer rate of \$90/month and they applied for a lot of new sewer funding. Other cities are going through this as well. Many of the cities in the State are going to see rate increases. Especially as improvements are needed on their sewer systems and development costs are so high and not likely to decrease. With the funding that we now have in place, Millville will receive about 60% grant and 40% loan for this project.

Mayor Hair said that the Director of the Bear River Health Department had been at the meeting and expressed support for the Millville sewer project. He also discussed with the board the ongoing inspections on Millville water from his department.

Mayor Hair explained that with the current sewer agreement with Nibley, Millville is responsible for 40% of maintenance and repair costs on the pump house and sewer lines in the joint system. For Millville, this system only services the High School and LDS Seminary building. Millville will need to pay for thousands of dollars in repairs in the near future if we are still part owners with Nibley of this sewer infrastructure.

Recorder Twedt talked about some of the numbers for the record that had been provided earlier today to the Council by email. With the new funding package plus all of the funding packages received previously from the Division of Water Quality and from the US Rural Development, the current estimated monthly sewer rate would be \$98/month. If the City assumes some risk and plans on a growth rate of 2.25% per year and an impact fee of \$5,000, the monthly rate would be \$82/month. If the City were to begin charging \$50/month from the residents when construction begins to build up a reserve, the monthly rate could be dropped to approximately \$76/month.

Mayor Hair explained that there was still a possibility of additional funding. There are members of the legislature that are working on getting ARPA funding for the City, but it is not guaranteed. Every \$1 million we are able to find will lower the monthly rate by about \$5 per month. He said that the bottom line is that this is a really tough decision.

Mayor Hair discussed the possible repercussions of not moving forward with the project. He said that they would have to move forward quickly or the State funding would not be available. In addition to that problem, he said that it was unlikely that they could continue to extend the bid from Whittaker Construction and after May, there are new additional regulations that will come online that would increase the overall cost of the project significantly. Mayor Hair said that if the City did not proceed with the sewer project, he thought it likely that the moratorium on all new homes would be placed upon the City

again. This would have a major effect on anyone with property within the City as they would be stuck and would not be allowed to develop their property.

Councilmember Callahan discussed the bidding. He said that if they lose Whittaker and have to re-bid, the cost will be higher. Whittaker Construction was \$5 million lower than the next low bid. He said that he doesn't love the numbers, but he thinks the City needs to accept it and move forward with the project. He also discussed the sunk costs in engineering that have been spent for all of the design work. If the City does not proceed with the project, we may have to pay back that money and we don't have the funds to do so.

Councilmember Wilker said that he has experience with "Buy America" contracts and they result in a huge increase in the cost of a project. The manufacturing base is just not established in the US for all of the supplies needed for a project like this.

Councilmember Zollinger said that he is concerned about the cost and the monthly rate. All of the Councilmembers are. There are people that live on slopes that may have to pay a significant amount to install their lateral connection. He also understands that if Millville City is going to allow for growth, they will need to move forward with a sewer system. To pay for the sewer system, the City is going to need growth. Councilmember Zollinger said that he feels the Mayor, staff and engineers have done a great job to get the rate as low as they have. He said that Millville needs to take responsibility for what is going into the ground and the possible negative impacts it may have on the groundwater. Councilmember Zollinger said he just wished there was a better answer available to the Millville residents.

Councilmember Callahan said that he would be fine if we didn't have another house built in Millville City, but he knows that would not be the responsible thing to do.

Councilmember June asked if it made sense to begin charging a sewer rate to residents before the sewer is active and online. Recorder Twedt said that the benefit is that it would result in a lower sewer rate in the long-term for the residents. He said that they would prepare some numbers so that the Council and residents can see what paying now will do to their long-term rates and then a decision can be made. Councilmember June pointed out that residents that live here now would be pre-paying for the sewer system. When new people move in, they won't have had to pay for those costs. Recorder Twedt said that new residents would pay those costs in the form of the required impact fee.

Councilmember Wilker said that they also need to keep in mind the land that is dedicated to a future Town Center. This is land that is expected to generate sales tax revenue in the future. That benefit would likely go away if there is no sewer available.

Councilmember Callahan motioned to move forward with the sewer project with the current funding packages and hold a public hearing as soon as possible to discuss the expected rates with the residents. Councilmember Wilker seconded. Councilmembers Callahan, June, Wilker and Zollinger voted yes with Councilmember Grange excused.

Review of Utility Adjustments for the Second Quarter of Fiscal Year 2022

Treasurer Tara Hobbs reviewed the utility adjustments for the last quarter. There were no concerns from the City Council with the adjustments that had been made.

Review of Budget Progress through the Second Quarter of Fiscal Year 2022

Recorder Twedt reviewed the budget to date. He explained that there had been less new homes than the previous year and the impact fee revenue had been less than originally estimated in the budget. Recorder Twedt said that he would continue to monitor this and would re-estimate for the next budget revision. Other than that, he said that he felt the City was tracking well with the budget and he didn't have any major concerns. (A copy of the budget review is included with the minutes as Attachment "C".)

RAPZ Tax Application

Recorder Twedt said that it was time to decide if the City wanted to apply for RAPZ Tax Funding for a City project in 2022. He said the deadline for the application was the beginning of March. Recorder Twedt asked if the City Council had ideas for the application this year.

Recorder Twedt and Public Works Director Chad Kendrick discussed the possibility of applying for funding for a bridge or something else to help with a project Mayor Hair is working on regarding some donated land and an extension of the South Park going further south. A canal lies between the existing park and the extension for which a walking bridge will be needed.

Recorder Twedt said that he would need to know by the next meeting what the Council wanted to do so that he could write up the application.

Councilmember Assignments for 2022

Mayor Hair reviewed the adjusted Councilmember Assignments list that he had created for 2022. Councilmember Zollinger had been assigned Planning and Zoning on the new list. He said that it would be difficult for him to make those meetings on Thursday nights with the other obligations he has. Councilmember June said that she enjoyed Planning and Zoning and would like to continue to have that be one of her responsibilities. There was a change to the assignments with Councilmember Zollinger responsible for the parade and Councilmember June overseeing the Planning Commission. (A copy of the updated 2022 Councilmember Assignment List is included with the minutes as Attachment "D".)

City Recreation Activities for 2022

Mayor Hair suggested that the Council pick dates for the City Celebration for 2022. It was discussed that the LDS Stake Conference is scheduled for June 18th and 19th and it would be good to avoid that Saturday if possible. Councilmember Wilker said that he has a family

reunion in June and asked that he have until the next meeting to try and find a date that wouldn't conflict since he was assigned to plan the City Celebration this year.

Recorder Twedt noted that the City Easter Egg Hunt was scheduled for April 16, 2022 and the City Christmas Celebration was scheduled for December 3, 2022. These are activities that are scheduled, planned and carried out by the City Youth Council.

Councilmember Zollinger suggested that the City look into the possibility of having the meal at the City Celebration catered this year. He said that when he is spending the entire night serving, he feels that he is missing the opportunity to speak with the residents. Recorder Twedt said that yearly, they also discuss the potential of having people pay a little bit for the meal to relieve some of the financial burden on the City. The Council discussed the possibility of mailing out tickets in the newsletter as some other cities do to provide a free meal to Millville residents and potentially charge a small amount to those in attendance that do not live in the City.

City Reports

Director Kendrick reported that the new well house is painted and the brick work is complete. He said that the piping is done and the electricians are doing their work now. Everything is progressing as planned.

Mayor Hair said that he had provided recorder Twedt with a geological study that had been paid for by Martha Balph. He said that there were suggestions in that study for protecting this area from potential geological natural disasters. Mayor Hair asked Recorder Twedt and Director Kendrick to review the study to evaluate implementing some of the suggestions around the new well house.

Councilmember Reports and Items for Future Agendas

Councilmember Zollinger said that he had been given a complaint recently regarding noise from snow plows near the High School. Councilmember Zollinger worked with the principal and the resident that had made the complaint and they were able to resolve the concern.

Recorder Twedt reminded the Council of the upcoming Rural Water Conference at the beginning of March and the Mid-Year ULCT Conference in April. He asked the Councilmembers to let him know if they wanted to attend one of these conferences so that he could get them registered.

Adjournment

Councilmember Callahan moved to adjourn the meeting. Councilmember Zollinger seconded. Councilmembers Callahan, June, Wilker and Zollinger voted yes with Councilmember Grange excused. The meeting adjourned at 8:31 p.m.

MILLVILLE PLANNING COMMISSION MEETING

City Hall - 510 East 300 South - Millville, Utah

January 6, 2022

PRESENT: Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Matt Anderson, Darcy Ripplinger, Kara Everton, Pam June, Roger Roundy, Casey Owens, Justin & Cathy Wise.

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for January 6, 2022 at 8:00p.m. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) were present. Commissioner Lewis and Thompson were absent. Development Coordinator Kara Everton was present and took the minutes.

Opening Remarks/Pledge of Allegiance

Commissioner Greenhalgh led all present in the Pledge of Allegiance.

Commissioner Lewis arrived at this point.

Approval of Agenda

The agenda for the Planning Commission Meeting was reviewed. **Commissioner Farmer moved to approve the agenda January 6, 2022.** Commissioner Dickey seconded. Commissioners Greenhalgh, Dickey, Farmer, Lewis, Ripplinger and Anderson voted in favor with Commissioner Rachel Thompson absent.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the Planning Commission Meeting for December 16, 2021.

Commissioner Dickey moved to approve the minutes. Commissioner Anderson seconded.

Commissioners Greenhalgh, Dickey, Farmer, Lewis, Ripplinger and Anderson voted in favor with Commissioner Rachel Thompson absent.

5.A. Pre-Zoning Discussion- Roger & Jamie Roundy, Parcel 02-129-0014, Approx 350 E 450 N

Roger Roundy of the property is now present. Discussion continued from the last meeting. They're beginning to start the planning process for the property located North of the Stake Center on the hill. Owner had a few questions regarding developing his property. Commission advised to plan on a septic system with a dry line installed. This is a single-family dwelling that would have access from 450 North. The access would need to be at the top of the hill. 300 East does not need to go through unless the lot is developed, however, at this time the Master Roadway plan does not see it go through to 450 N. Commission stated that aside from the primary residence at the top of the property, if the lot was to ever be split, the bottom access would need to be through Copperleaf subdivision. Currently, there is no plan to develop the property into smaller lots, however, BRHD has a limit on 3 lot subdivisions until the sewer is installed. The lot *may* qualify for the Hillside Overlay lot because it is all currently one lot. It won't affect where the plan is to build. Commission advised that when the owner is ready to build, he would come in for a Zoning Clearance.

5.B. Zoning Clearance- Wise Residence, 65 W 750 N, Millville UT 84326, Zollinger Estates Lot 3

Reviewed the setbacks and the height of the house. If there are ever renters, they would need to come in and sign up for the proper additional utilities. Landscape refund will be returned to the homeowners.

Commissioner Dickey moved to approve the Zoning Clearance for Wise Residence, 65 W 750 N, Millville UT 84326, Zollinger Estates Lot 3. Commissioner Lewis seconded. Commissioners Greenhalgh, Dickey, Farmer, Lewis, Ripplinger and Anderson voted in favor with Commissioner Rachel Thompson absent.

5.C. Other

City Council Report- December 23, 2021

Agenda Items for Next Meeting

Future Planning Commission Meeting

The next regularly scheduled meeting will be held **Thursday, January 20, 2022 at 8:00 pm**

Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 8:28 p.m.

DRAFT