

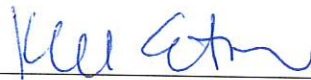
## NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold their regularly scheduled on Thursday, **February 17, 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 February 3, 2022
5. Agenda Items
  - A. Sign Permit Application- Sign Pro for Green Box Solar, 765 W 1940 S #101, Millville
  - B. Zoning Clearance- Storage Containers, Zollinger's Industrial Lot 3, 1150 W 925 N, Millville
  - C. Zoning Clearance- Accessory Building- Dan Hunsaker, Cripple Creek Lot 4, 413 S 200 E, Millville
  - D. Zoning Clearance- Accessory Building, Heber Hernandez- 548 N Main St, Millville
  - E. Zoning Clearance- Residence, Western Trades Construction, Copper Leaf #4, 561 N 250 E, Millville
  - F. Other
6. City Council Report- February 10, 2022
7. Agenda items for next meeting
8. Calendaring for future Planning Commission Meeting- March 3, 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 15, 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**

**February 3, 2022**

**PRESENT:** Garrett Greenhalgh, Lynette Dickey, Larry Lewis, Rachel Thompson, Matt Anderson, Darcy Ripplinger, Kara Everton, Tara Hobbs, Jessica Summers, Steve Hancey, Mike, Dawnette, & Hailey Hunter, Sophia Alder

### **Call to Order/Roll Call:**

Commissioner Greenhalgh opened the meeting for February 3, 2022 at 8:00 p.m. Commissioners Garrett Greenhalgh, Larry Lewis, Rachel Thompson, Lynette Dickey, Matt Anderson (Alt.) and Darcy Ripplinger (Alt.) were present. Commissioner Farmer is excused. Development Coordinator Kara Everton was present and took minutes.

### **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 Thompson moved to approve the agenda February 3, 2022.** Commissioner Ripplinger seconded. Commissioners Greenhalgh, Lewis, Thompson, Dickey, Ripplinger and Anderson voted in favor with Commissioner Farmer excused.

### **Approval of the Minutes of the Previous Meeting**

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

### **5.A. Pre-Conceptual- Jessica Summers, Parcel # 03-036-0031**

Jessica wants to take 1/3 acre to build a home. 200 S is currently an easement to go up to the well. It does block in the back part of the property so there can be no development. The owner knows that. Jessica says that the city already has some of the frontage for a future road widening. Survey and divide the lot to have 1/3 in her name. Matt Anderson said he has concerns with the back lot being inaccessible, but after further review they determined it is the same access as it is now. Now, the homeowner needs to survey the property and fill out the paperwork for subdivide.

### **5.B. Zoning Clearance- New Residence, Dan Hunsaker, Cripple Creek Lot #4, 413 S 200 E.**

Lot #4 was previously labeled the non-buildable lot. Dan said the lot line had been adjusted from a 1/3 acre to .53 acres. BRHD stated that they don't care which lot is labeled unbuildable. One lot will be vacant until the sewer goes in. Dan did get the lot lines adjusted but they are not reflected yet. Pre-sold home.

**Commissioner Thompson moved to recommend the approval of the Zoning Clearance contingent on the property line adjustment is recorded.** Commissioner Lewis seconded. Commissioners Greenhalgh, Dickey, Lewis, Thompson, Ripplinger and Anderson voted in favor with Commissioner Farmer excused.

### **5.C. Zoning Clearance- Accessory Building- Alan Walker, Cripple Creek Lot #1, 418 S 200 E.**

Alan Walker and Talon Adams are not present.

**Commissioner Thompson moved to recommend the approval of the Zoning Clearance.**

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

**5.D. Other**

1. Mike & Dawnette Hunter are here to propose an owner-occupied tiny home community. These are called decathlon tiny homes that are about 500 SF or less typically around 250 SF that are approximately \$80,000 to buy. Their daughter, Hailey, went to Neighborhood Non-Profit that stated they can build their house themselves for about \$350,000- \$400,000 home (38-year loan at \$1300 a month) which is still hard to consider as a first-time homeowner price. To make it more affordable for first time homebuyers they are proposing a tiny home community. They have properties they can sell to finance the building of a tiny home "village". They would like to purchase a property that they would be allowed to build a tiny home community. They are wanting Millville to consider a property where there would be availability to build. Commissioner Greenhalgh stated he understood the problem with income vs affordability. Dawnette stated that septic wasn't an issue because most tiny homes are run on compost toilets that filter the gray water out to gardens that would be included within the community. Commission stated that there is constant discussion for smaller properties, multi-housing, etc. The commission did mention the property on the West side of the highway that could possibly be used for something like this. Darcy stated that they do recognize that multi-family developments are in the future and we just want to anticipate and control where these lots are proposed. The owners want to know if they continue this conversation and where to go or hold back. This would need to go to City Council for the decision making with more of a visual and proposed plan for future.
2. Darcy asked what they are doing up at the power-plant. Tara Hobbs said that they are expanding their power to Hyrum.

**City Council Report- January 27, 2022**

- Darcy asked about the donated property south of the park and what the idea was for that piece. She wants to know how we input ideas for RAPZ tax.

**Agenda Items for Next Meeting**

**Future Planning Commission Meeting**

The next regularly scheduled meeting will be held **Thursday, February 17, 2022** at 8:00 pm. Garrett & Rachel will be gone.

**Adjournment**

**Chairman Greenhalgh moved to adjourn the meeting at 9:03 p.m.**

CITY OF MILLVILLE, UTAH  
SIGN PERMIT APPLICATION

APPLICANT INFORMATION

Name: Matt Redd / SIGN PRO Telephone: 435-513-1988  
Address: 3205 N MAIN Fax: \_\_\_\_\_  
City/State/ZIP: N-LOGAN, UT 84341 e-mail: matt@signpro.biz  
\*\*Do you have a business license with Millville City? ☐ Yes ☒ No Green Box Solar Shop

DESCRIPTION OF SIGNAGE PROJECT

Parcel No: \_\_\_\_\_ ☒ Permanent Sign  
Address: 765 W 1940 S #101 ☒ Temporary Sign  
Plan: We plan to install 3D ACRYLIC logo & lettering on  
block surface of building for Green Box Solar.

APPLICATIONS FOR SIGN PERMITS FOR PERMANENT SIGNS MUST INCLUDE THE FOLLOWING:

1. A **site plan** drawn to scale which *specifies the location of the sign structure, or drawings or photographs* which show the scale of the sign in context with the scale of the building if the sign is to be mounted on the building;
2. Colored rendering or scaled drawing including dimensions of all sign faces, descriptions of materials to be used, manner of construction and method of attachment;
3. A complete signage plan for any commercial building which houses more than one use. This must be submitted prior to issuance of a permit for any one sign on the building;
4. This sign permit application form
5. Building permit application on a form provided by the city planner;
6. Appropriate fees.

\*PLEASE DIRECT ANY QUESTIONS TO MILLVILLE CITY PLANNER, MEAGAN HADFIELD. 435-750-0924

## APPLICANT SIGNATURE

I have submitted all required plans and reports for this application and agree to submit any other reports, plans, and information deemed necessary by the Planning Commission, City Council, or City Engineer, at my expense. I agree to pay the non-refundable Sign Permit Application fee with this application, payable to Millville City Corporation, upon approval of my permit.

Applicant Signature: \_\_\_\_\_

Date: 2/3/21

## CITY REVIEW (TO BE COMPLETED BY CITY PERSONNEL)

Y N

SIGNATURE OF REVIEWER

- ☐ ☐ Received Sign Permit Application fee
- ☐ ☐ Submitted Building Permit Clearance
- ☐ ☐ Requires other reports, plans or Info. List:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- ☐ ☐ Does the sign require electricity?

## CONDITIONS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## APPROVAL OF SIGN PERMIT APPLICATION (VOTE OF THE PLANNING COMMISSION)

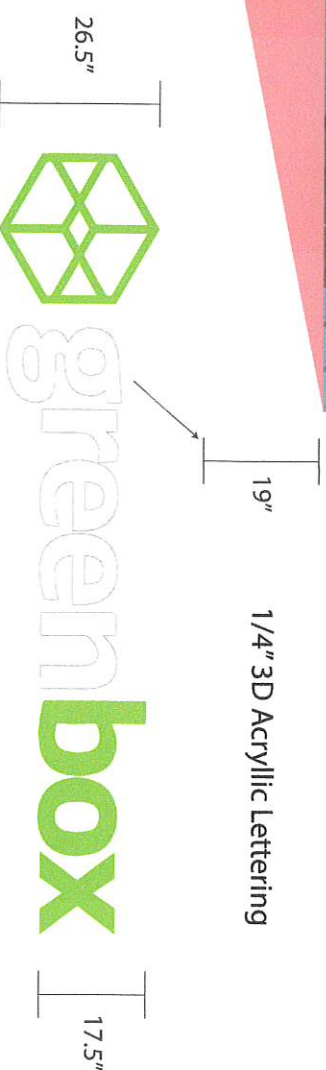
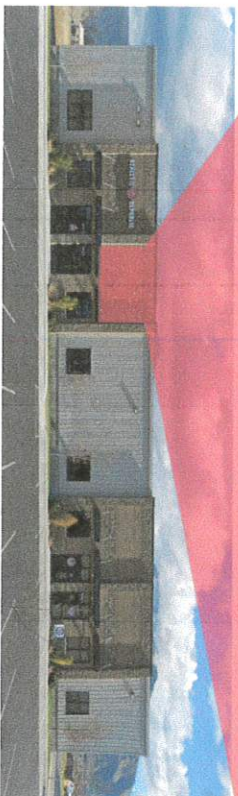
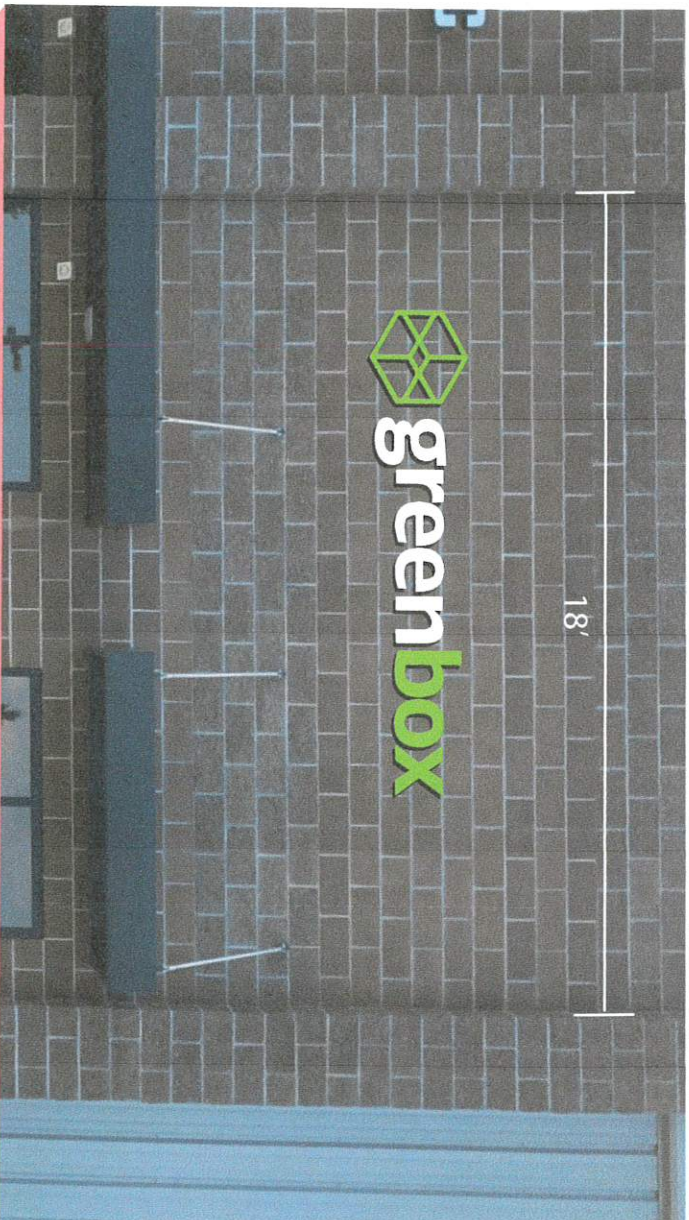
Y N

SIGNATURES

- ☐ ☐ PLANNING COMMISSION GRANTS APPROVAL.
- ☐ ☐ APPLICANT AGREES TO THE CONDITIONS, IF ANY.

\_\_\_\_\_  
\_\_\_\_\_





|                                                                                   |                |                                                                                      |                                                                           |                                                                 |
|-----------------------------------------------------------------------------------|----------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------|-----------------------------------------------------------------|
|  | <p>Client:</p> | <p>Start Date:</p> <p>Last Revision:</p> <p>Job#:</p> <p>Revision#:</p> <p>Page:</p> | <p>.....</p> <p>Client Approval</p> <p>.....</p> <p>Landlord Approval</p> | <p>Sales Rep: <b>Matt Redd</b></p> <p>Designer: <b>Nick</b></p> |
|-----------------------------------------------------------------------------------|----------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------|-----------------------------------------------------------------|



00898

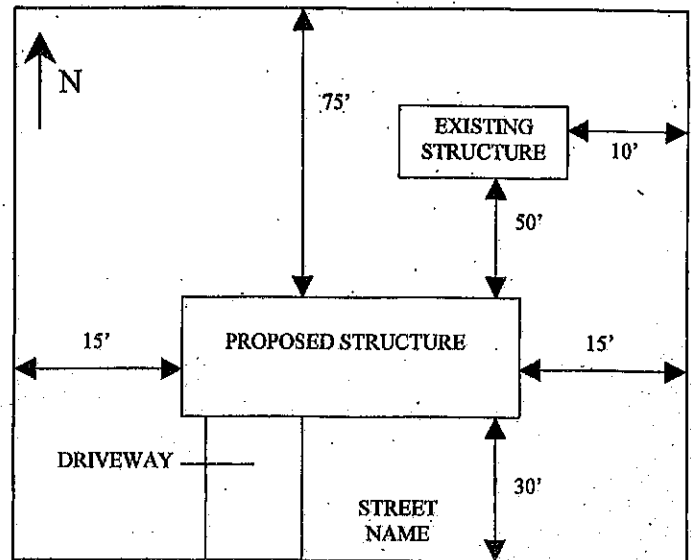
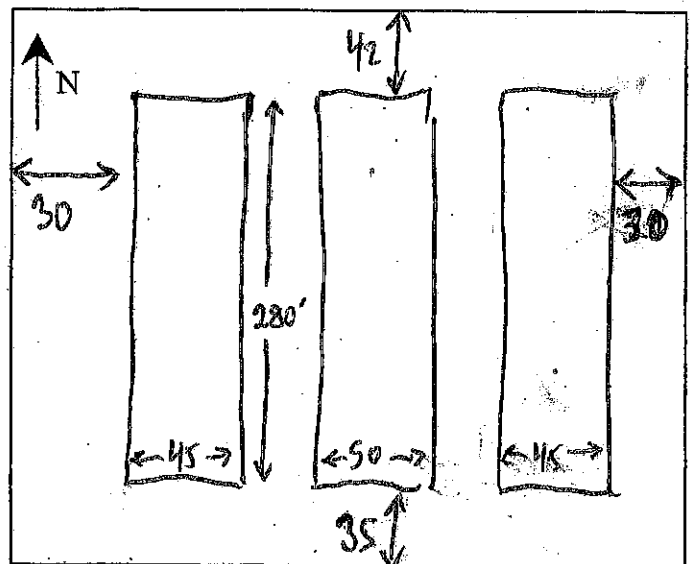
**MILLVILLE CITY**  
**ZONING CLEARANCE FOR BUILDING PERMIT**  
**THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL**

**APPLICATION INFORMATION**

1. Tomlinber's  
APPLICANT'S NAME
2. 695 W 1700 SO.  
MAILING ADDRESS
3. LOGAN 4. UTAH 5. 84321  
CITY STATE ZIP CODE
3. 435-770-2450 4. 435-753-1122  
HOME TELEPHONE BUSINESS TELEPHONE
5. Global Property 2014 LLC  
OWNER'S NAME (if different from applicant)
6. Block - Wood  
TYPE OF STRUCTURE
7. 38,900 8. \_\_\_\_\_  
SQUARE FOOTAGE ZONE
9. Tomlinber Industrial Lot 3  
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 001 - 0043  
TAX IDENTIFICATION NUMBER
11. 1450 W 925 N MILLVILLE  
ADDRESS OF CONSTRUCTION
12. 2.90 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

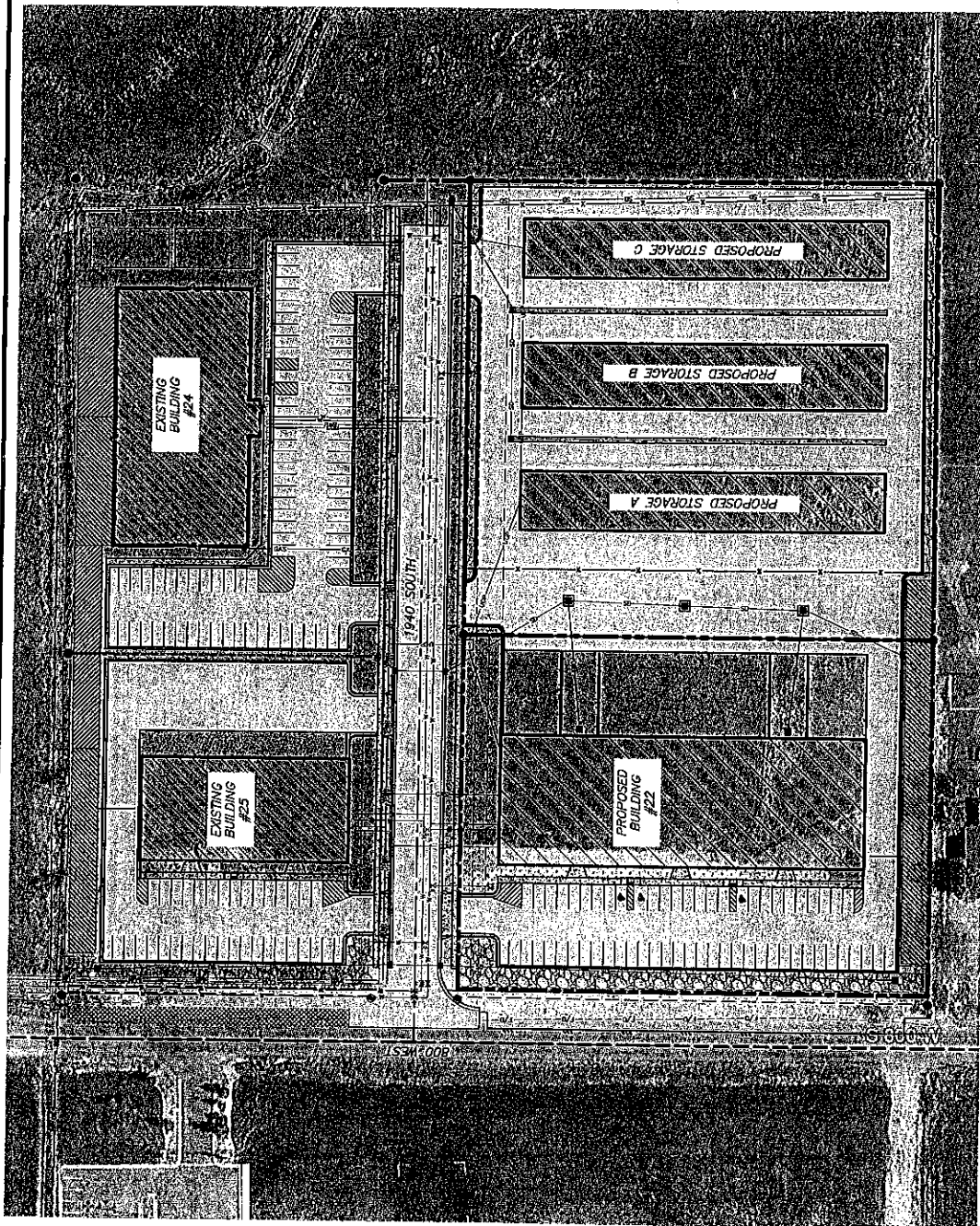
DATE

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)

- LEGEND**
- PROPERTY LINE
  - PAVE
  - BUILDING SETBACK
  - EDGE OF CONCRETE
  - EDGE OF OIL
  - CURB AND GUTTER
  - WATER LINE
  - STORM DRAIN LINE
  - LANDSCAPING
  - UNDERGROUND POWER LINE
- HATCH LEGEND**
- ASPHALT
  - CONCRETE
  - BUILDING
  - LANDSCAPING
  - SEPTIC FIELD
  - STORM WATER RETENTION



|                                                          |                                                |                                                               |
|----------------------------------------------------------|------------------------------------------------|---------------------------------------------------------------|
| EXHIBIT A<br>ZOLLINGER BUILDING SITES<br>MILLVILLE, UTAH |                                                | PROJECT #:<br>2000620L<br>SCALE:<br>1" = 80'<br>SHEET:<br>1/1 |
| DATE:<br>4/29/2020                                       | APPROVED BY:<br>L. ANDERSON                    | CHECKED BY:<br>L. ANDERSON                                    |
| DRAFTING BY:<br>J. JENSEN                                | 50 West Center Road, Suite 101<br>855-711-0099 |                                                               |

- SITE CONSTRUCTION NOTES**
1. CONSTRUCT STANDARD ASPHALT. SECTION. SEE SHEET C-3.0/GENERAL 1.
  2. CONSTRUCT STANDARD DRIVE AND OUTLETS. SEE SHEET C-3.0/GENERAL 2.
  3. DRIVE AND OUTLET ASSOCIATED WITH BUILDING 22 SHALL PROTECT IN PLACE.
  4. CONSTRUCT STANDARD WASTEWATER. SEE SHEET C-3.0/GENERAL 3.
  5. CONSTRUCT STANDARD WALKWAY OUTLETS. SEE SHEET C-3.0/GENERAL 4.
  6. INSTALL STANDARD WATER DETENTION AREA. SEE SHEET C-3.0/GENERAL 5.
  7. INSTALL STANDARD STYLE, IDENTIFY, AND COLOR TO BE DETERMINED BY OWNER.
  8. INSTALL FENCE GATE. TYPE TO BE DETERMINED BY OWNER.
  9. REMOVE EXISTING FENCE IN PROPOSED FENCE LINE.
  10. CONSTRUCT WASTEWATER. SEE SHEET C-3.0/GENERAL 3, AND MATCH ALONGSIDE WITH DRIVEWAY ON NORTH SIDE OF 1940 SOUTH.
  11. CONSTRUCT SIDEWALK SECTION. SEE SHEET C-3.0/GENERAL 7.

SITE GENERAL NOTES

1. ALL PAVEMENTS AND ROADWAYS ARE DESIGNED TO TOP BACK OF CURB - UNLESS OTHERWISE NOTED OR WHEN NO CURB IS PRESENT.
2. ALL CONCRETE JOINING AND FINISHING SHALL MEET MINUTELL CITY STANDARDS AND SPECIFICATIONS FOR CONCRETE PAVING.
3. CONTRACTORS TO REFER TO GRADING PLAN FOR ALL FINISH GRADE ELEVATIONS.
4. SEE SHEET C-0.1 FOR GENERAL NOTES AND LEGEND.



**SITE PLAN**  
SCALE: 1"=20'

| C-2.0 | DATE: 27 APRIL 2010<br>SCALE: 1"=40'<br>DRAWN BY: J. JOHNSON<br>CHECKED BY: L. ANDERSON<br>PROJECT NO.: 20090006<br>SHEET: C-2.0 |  <p>           Contour = 1-foot intervals<br/>           Surveyed by:<br/>           Date:<br/>           99 Golf Course Rd.<br/>           Layton, UT 84041<br/>           435.713.0099         </p> | <b>ZOLLINGER MINI-STORAGE</b><br><br>1940 S 800 W<br>MILLVILLE, UTAH 84326 | SITE DESCRIPTION:<br><br><b>SITE PLAN</b> |  | NO. |  | DATE |  | DESCRIPTION |
|-------|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|-------------------------------------------|---------------------------------------------------------------------------------------|-----|--|------|--|-------------|
|       |                                                                                                                                  |                                                                                                                                                                                                                                                                                          |                                                                            |                                           |                                                                                       |     |  |      |  |             |

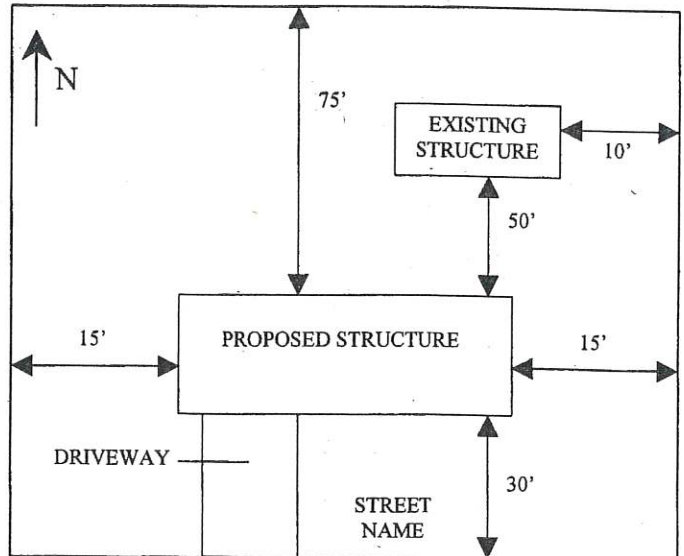


MILLVILLE CITY  
ZONING CLEARANCE FOR BUILDING PERMIT  
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

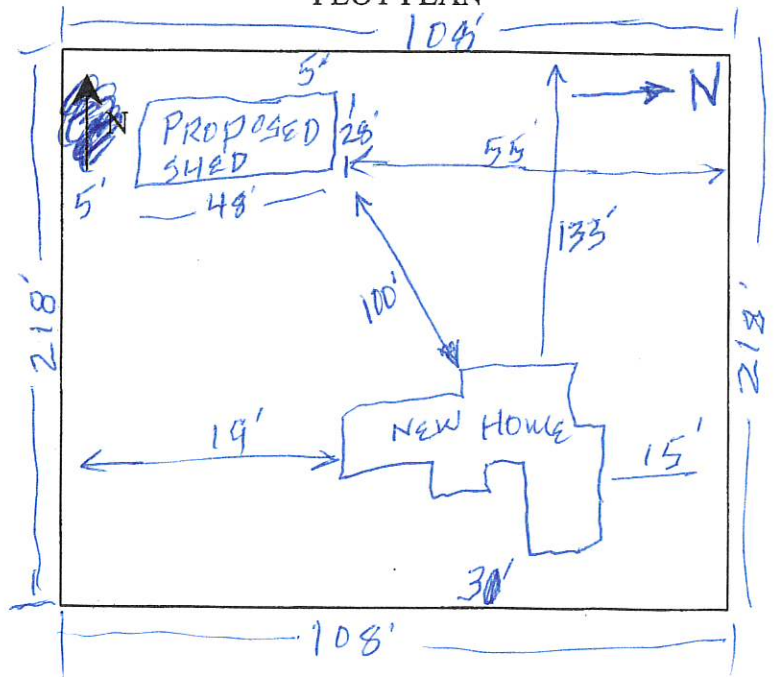
APPLICATION INFORMATION

1. DAN HUNSAKER  
APPLICANT'S NAME
2. PO Box 82  
MAILING ADDRESS
- WELLSVILLE UT 84739  
CITY STATE ZIP CODE
3. \_\_\_\_\_ HOME TELEPHONE
4. 435-764-1457  
BUSINESS TELEPHONE
5. \_\_\_\_\_  
OWNER'S NAME (if different from applicant)
6. Garage-Shed  
TYPE OF STRUCTURE
7. 1340 8. \_\_\_\_\_  
SQUARE FOOTAGE ZONE
9. CRIPPLE CREEK LOT 4  
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 208 - 0004  
TAX IDENTIFICATION NUMBER
11. 413 SO. 200 EAST  
ADDRESS OF CONSTRUCTION
12. .54 ACRE 13. \_\_\_\_\_  
LOT SIZE LOT ELEVATION
14. SEWER ☐ SEPTIC TANK ☐ N/A ☐  
(choose one)
15. CITY WATER ☐ PRIVATE WELL ☐ N/A ☐  
(choose one)
16. ELECTRICITY ☒ GAS ☐ OTHER UTILITY ☐  
(specify in remarks)
17. \_\_\_\_\_  
REMARKS

SAMPLE PLOT PLAN  
(numbers do not represent required setbacks)



PLOT PLAN



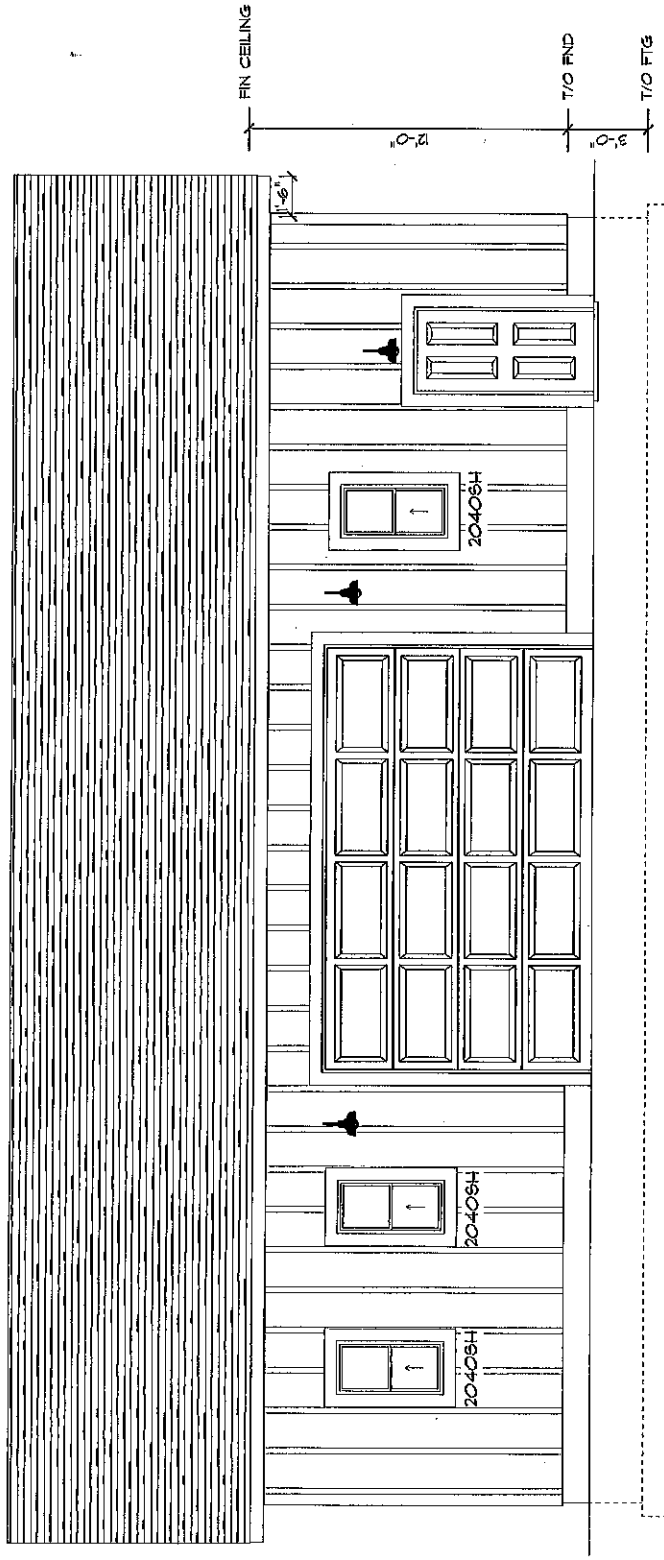
APPROVED - PLANNING AND ZONING

DATE

FEES PAID - TREASURER

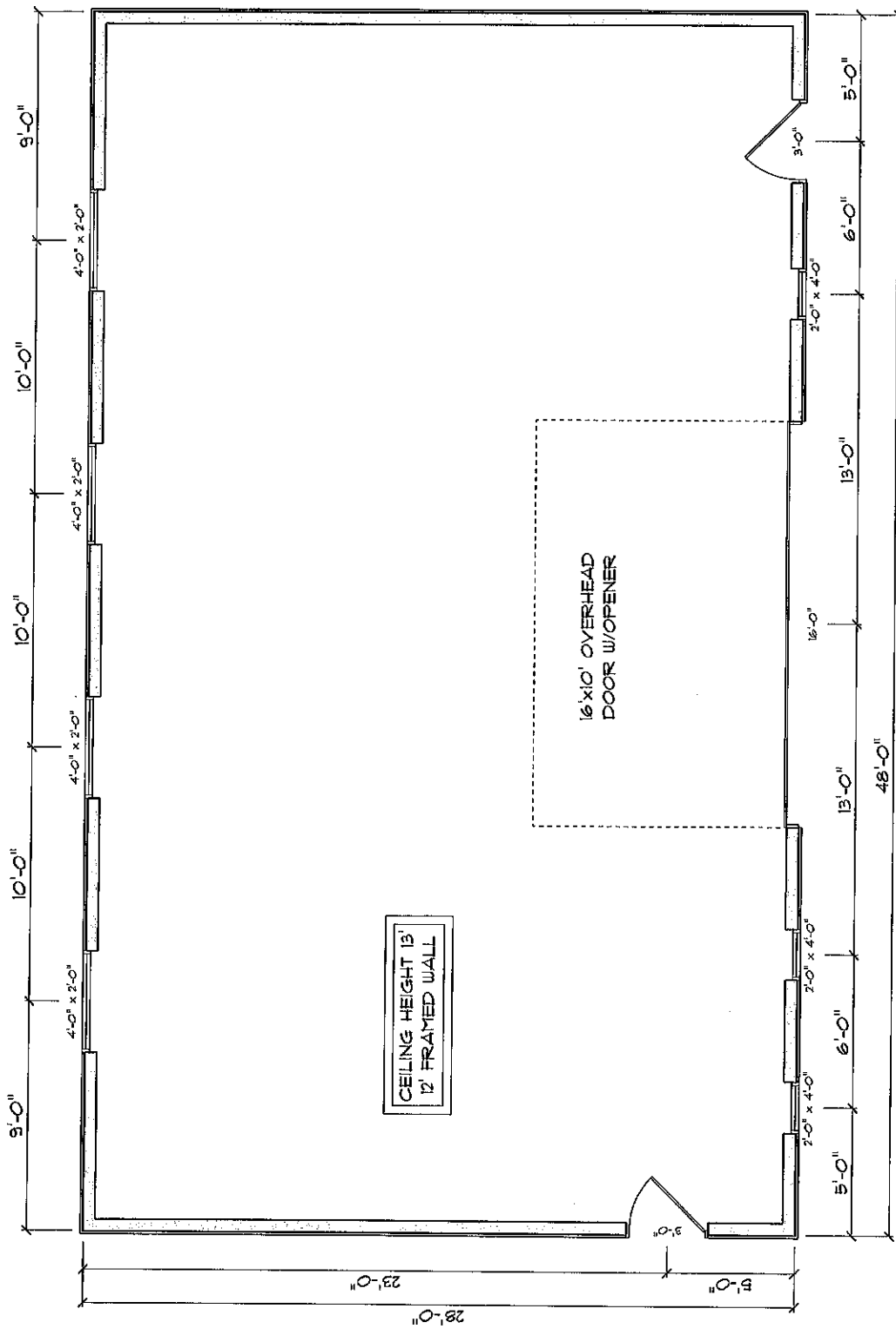
DATE

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**FRONT ELEVATION**

**SCALE: 1/4" = 1'-0"**



# **SHED MAIN FLOOR PLAN**

SCALE: 1/4" = 1'-0"



# MILLVILLE CITY

## ZONING CLEARANCE FOR BUILDING PERMIT

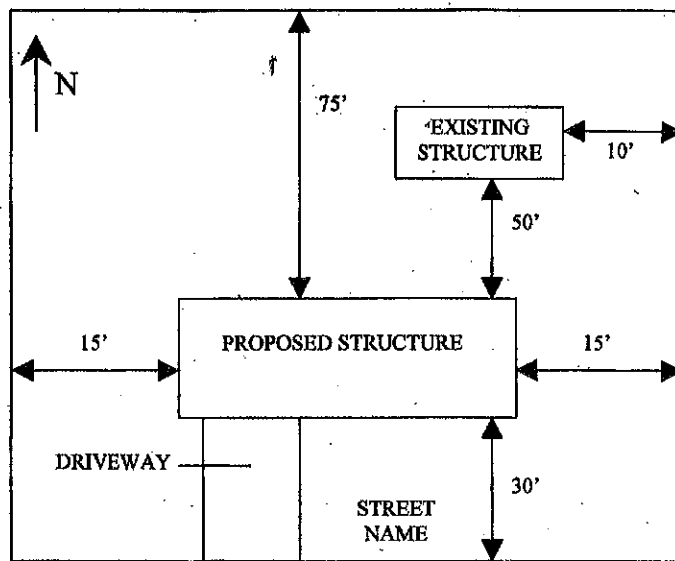
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

### APPLICATION INFORMATION

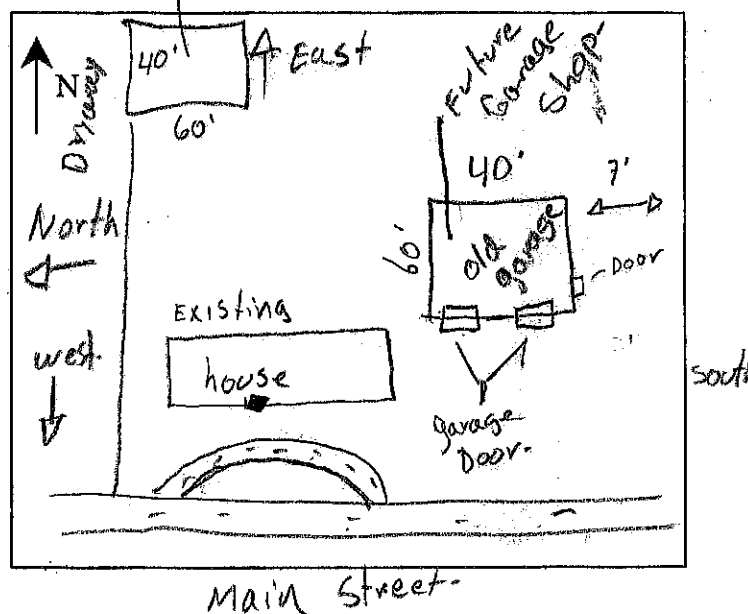
1. Heber Hernandez  
APPLICANT'S NAME
2. P.O. BOX 461 Millville  
MAILING ADDRESS
- Millville VT 84326  
CITY STATE ZIP CODE
3. 435-232-1371 4. 801-600-2001  
HOME TELEPHONE BUSINESS TELEPHONE
5. Heber Hernandez  
OWNER'S NAME (if different from applicant)
6. Metal  
TYPE OF STRUCTURE
7. 2,400 8. \_\_\_\_\_  
SQUARE FOOTAGE ZONE
9. \_\_\_\_\_  
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. \_\_\_\_\_  
TAX IDENTIFICATION NUMBER
11. 548 N Main Street Millville  
ADDRESS OF CONSTRUCTION
12. \_\_\_\_\_ 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

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### PLOT PLAN



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1st option

30' FT  
4

5 FT

40

02-129-0010  
HEBER  
HERNANDEZ

old Garage

40'  
x  
60'  
Height  
18'

2nd  
Option



00990

# MILLVILLE CITY

## ZONING CLEARANCE FOR BUILDING PERMIT

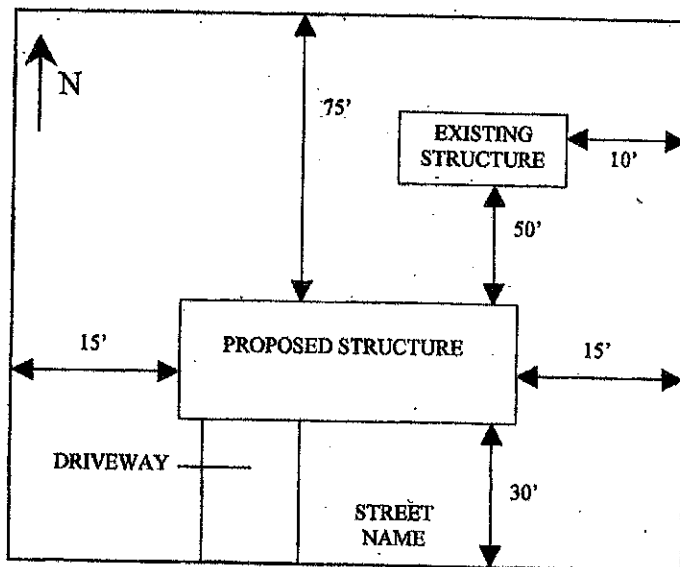
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

### APPLICATION INFORMATION

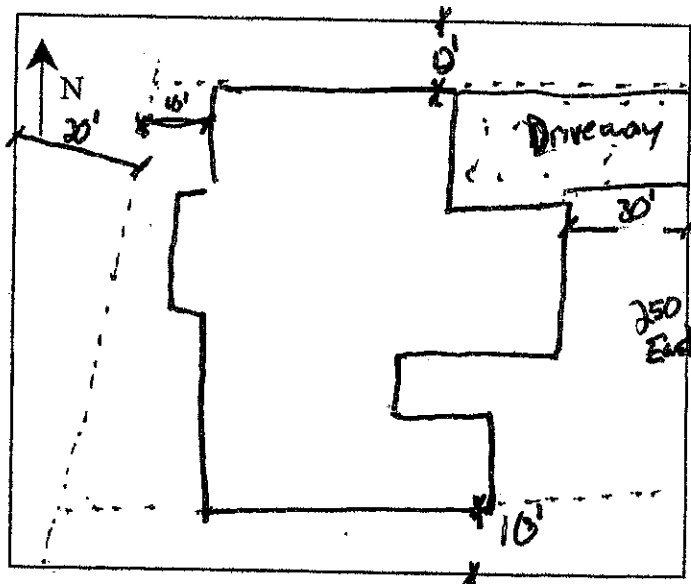
1. Western Trades Construction  
APPLICANT'S NAME
2. 543 N. 470 E.  
MAILING ADDRESS
- Providence Ut 84332  
CITY STATE ZIP CODE
3. (435) 999-9686 4. (435) 999-9686  
HOME TELEPHONE BUSINESS TELEPHONE
5. Ascentive Homes LLC  
OWNER'S NAME (if different from applicant)
6. Residential  
TYPE OF STRUCTURE
7. 5939 SF 8.   
SQUARE FOOTAGE ZONE
9. Copper Leaf #4  
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 287 - 0004  
TAX IDENTIFICATION NUMBER
11. 561 N 250 E. Millville, UT 84326  
ADDRESS OF CONSTRUCTION
12. .32 ac. 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

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**MILLVILLE CITY COUNCIL MEETING**  
**City Hall – 510 East 300 South – Millville, Utah**  
**February 10, 2022**

**PRESENT:** David Hair, Daniel Grange, Clay Wilker, Michael Callahan, Ryan Zollinger, Tara Hobbs, Chad Kendrick, Corey Twedt, Seth Tait, E. Hal Christensen, Vladimir Cauro, Denise Samples, Colton Davidson, Coltan Williams, Trevyn Davidson, Samantha Sampson, Dean Stevens, Adria Olsen, Doug Nielson, Darcy Ripplinger, Kathleen Alder, Alex Bearnson

**Call to Order/Roll Call**

Mayor David Hair called the City Council Meeting to order for February 10, 2022 at 7:00 p.m. The roll call indicated Mayor David Hair and Councilmembers Clay Wilker, Ryan Zollinger and Daniel Grange were in attendance with Councilmember Michael Callahan to arrive shortly and Councilmember Pamela June excused. Also, Treasurer Tara Hobbs and Recorder Corey Twedt were present.

**Opening Remarks**

Mayor Hair welcomed everyone to the Council Meeting and introduced Dean Stevens and the Sea Scouts.

**Pledge of Allegiance by Sea Scout Ship 716**

The Sea Scouts presented the flag and led the Pledge of Allegiance. Mayor Hair then offered a prayer

**Councilmember Callahan arrived at this time.**

**Oath of Office for Newly Elected Officials**

Recorder Twedt gave the Oath of Office to Councilmember Daniel Grange.

**Approval of Agenda**

The agenda for the City Council Meeting of February 10, 2022 was reviewed.

**Councilmember Callahan moved to approve the agenda for February 10, 2022.**

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

**Approval of Minutes of the Previous Meeting**

The Council reviewed the minutes of the City Council Meeting for January 27, 2022. Councilmember Callahan moved to approve the minutes for January 27, 2022. Councilmember Wilker seconded. Councilmembers Callahan, Wilker, Grange and Zollinger voted yes with Councilmember June excused.

**Public Comment Period**

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

**City Holiday Flag Service with Sea Scout Ship 716**

Skipper Dean Stevens turned the time over to Samantha Sampson. Samantha addressed the City Council and thanked them for allowing the Sea Scouts to provide the holiday flag service to the community. She said that the Sea Scouts would like to continue the service for another year which would include putting up eight flags spread around both of the Millville roundabouts for ten different flag holidays/events throughout the year. The total cost is \$225 for the year. Samantha explained that the funds collected from the flag fundraiser are used to help pay for the Sea Scout activities.

Councilmember Zollinger motioned to approve the continuation of the Sea Scout flag service. Councilmember Grange seconded. Councilmembers Callahan, Wilker, Grange and Zollinger voted yes with Councilmember June excused.

**Report on P & Z Meeting held February 3, 2022**

Development Coordinator Kara Everton reviewed with the Council the Planning Commission's draft minutes for the meeting held February 3, 2022. They briefly discussed the request received by P&Z for a tiny home village.

**Consideration of a Resolution of Intent for a Boundary Line Adjustment moving the Celco Property (parcel 03-036-0011) from Millville City to Providence City**

Recorder Twedt reviewed the proposed resolution and discussed the process for a boundary line adjustment. After both cities adopt a resolution of intent, there is a waiting period of 60 days while the cities do the proper noticing. After that, public hearings are held at both cities and then ordinances can be adopted and then the approvals can be sent to the Lt. Governor's Office and then to the County Recorder.

Hal Christensen explained that his company was under contract to develop and purchase this property from Celco. They have an eight-month window in which they need to get the subdivisions started through the approval process to move forward with the purchase of the property.

Councilmember Zollinger asked if the developer has been working with Providence City and pointed out that Mayor Alder from Providence was here in attendance today. Denise Samples said that they have had several conversations with Providence City and have submitted an application for the boundary line adjustment with Providence. Denise said that Providence City is waiting to see what happens here with Millville City.

Councilmember Callahan said that if Millville accepts the boundary line adjustment for this parcel, he wants to see a written guarantee that the Celco lawsuit and previous agreement between Celco and Millville goes away. Denise said that these stipulations were part of their contract with Celco.

Councilmember Zollinger pointed out that this boundary line adjustment has been discussed a lot by the City Council. He knows that they all share the concern about the impact that the residents in Providence will place on the streets and parks of Millville. He said that allowing the eastern, larger parcel to move into Providence so that development can begin sooner and keeping the western parcel that borders Millville inside Millville City is a compromise that he thinks Millville can live with. Even though this isn't the perfect solution for Millville, this is a solution that he thinks we can make work.

Councilmember Wilker said that the Celco situation has been a dark cloud over the City for a long time and he feels that if the Council accepts this boundary line adjustment, they could move forward.

Councilmember Grange said that he agreed that this is a way to move forward. He said that his top concerns have always been the huge amount of added impact the Providence developments will put on Millville roads since all the Providence traffic will be funneled out of Providence through Millville residential areas.

Councilmember Callahan said that he agrees with what everyone else has said. With everything else that the City has going on, this is a possible option to move past the lawsuit.

**Councilmember Callahan moved to approve Resolution 2022-1.** Councilmember Wilker seconded. Councilmembers Callahan, Wilker, Grange and Zollinger voted yes with Councilmember June excused. (The approved resolution is included with the minutes as Attachment "B".)

#### **Review of Possible City Code changes for Code Enforcement**

Recorder Twedt said that as has been discussed in the past, some changes to City Code may be needed to make enforcement of ordinance violation more effective. He said that the attorney had provided a draft of code that has been used in other cities to create a fine structure for code violations. He said that he has not gone through this and made any edits so far and asked the Council if they had recommendations on changes that should be made.

The Council said that they did not have any suggested updates to the proposed changes at this time and asked Recorder Twedt to provide an updated draft with suggested changes for review at the next meeting. (The related information from the agenda packet is included with the minutes as Attachment "C".)

**Consideration for adopting a resolution approving not more than \$18,500,000 sewer revenue bonds and sewer revenue bond anticipation notes, calling a public hearing and establishing the maximum principal amount, interest rate, maturity and discount, and related matters**

Mayor Hair reviewed with the Council the resolution setting the upper limit parameter for the proposed sewer bonding. Mayor Hair said that this has been discussed multiple times before, but the costs are high right now in both material and labor.

Councilmember Zollinger said that he felt the Council should approve this resolution now to keep things moving. In a month, they will have a much better idea of what final cost reductions are possible in the project and what the monthly sewer rate will be.

Councilmember Callahan said that his main concern is locking in a contract price so we know what the sewer rate will be and so costs don't continue to rise with change orders after the project has begun.

Mayor Hair said that he understands the monthly sewer bill will be difficult for some people in the community to afford. He said that there are options for assistance with these ongoing bills through programs with the Bear River Health Department and BRAG.

**Councilmember Callahan moved to approve Resolution 2022-2.** Councilmember Zollinger seconded. Councilmembers Callahan, Wilker, Grange and Zollinger voted yes with Councilmember June excused. (The approved resolution is included with the minutes as Attachment "D".)

**Consideration for Setting a Public Hearing for March 10, 2022**

Mayor Hair explained that the next step with the sewer bonding was to hold a public hearing to discuss the expected sewer rate and give residents an opportunity to be heard and then the Council will be able to either accept or reject the bond for the sewer project.

Mayor Hair also said that the Council had expressed a desire to speak with as many residents as possible about the issues with parking and placing things in the City right-of-way as changes are being made to the City Code and residents will begin getting fines if they are not in compliance. Mayor Hair suggested that the parking code violations be discussed at this public hearing as well.

Recorder Twedt suggested the Council review a revised draft of the code adjustments and propose changes at the next meeting. Then a draft of the code for potential adoption could be available at the meeting on March 10<sup>th</sup>. If they include the code changes in the public

hearing, they will be able to hear from the residents before adopting the ordinance or making additional changes.

**Councilmember Zollinger motioned to set a public hearing on March 10, 2022 at 7:15 p.m. to discuss the sewer rate and bonding as well as the ordinance enforcement code changes.** Councilmember Grange seconded. Councilmembers Callahan, Wilker, Grange and Zollinger voted yes with Councilmember June excused.

Councilmember Callahan said that he would like to prepare a Power Point presentation of public information for that meeting.

**Discussion on Heritage Group Proposed Development of Parcel 02-126-0004**

Mayor Hair said that he and City Staff met with a representative from the Heritage Group regarding this parcel which they own. The Heritage Group understands that development can't take place right now as the sewer system is not in place, but they want to begin having a conversation and see if there is a possibility of creating a new mixed-use zone in the future that could be used on this parcel. The Council said that they would need to understand better what a mixed-use development might look like in this area and that they were not ready to move forward with the creation of any new zone right now while the sewer project was still being developed. (The information from the agenda packet is included with the minutes as Attachment "E".)

**Consideration to Appoint Lynette Dickey for another term as a Planning Commissioner**

Mayor Hair said that Councilmember June has spoken with Lynette Dickey about serving another term on the Planning Commission and Lynette is willing to do so. The consensus of the Council was that Commissioner Dickey has done a great job and that they would like her to continue to serve in this position.

**Councilmember Grange motioned to appoint Lynette Dickey to an additional term as a Planning Commissioner.** Councilmember Callahan seconded. Councilmembers Callahan, Wilker, Grange and Zollinger voted yes with Councilmember June excused.

Recorder Twedt said that he would take care of the swearing in at a future Planning and Zoning meeting when he could attend.

**RAPZ Tax Application Discussion**

Recorder Twedt said that as was discussed at the last meeting, the Council needs to make a decision on what they would like to apply for with the RAPZ Tax grant. Recorder Twedt said that his recommendation would be to request funds to cover some costs of the new park extension to the South Park. He proposed the City request funds for a bridge to cross the canal, picnic tables, trees, etc.

The consensus of the Council was to proceed in this manner with the RAPZ Tax application.

**Set Date for City Celebration 2022**

Councilmember Wilker said that he could be open to be in charge of the City Celebration any Saturday in June. The Council decided to hold the parade and City Celebration on Saturday, June 25<sup>th</sup>. Councilmember Wilker said that he would like to try and recruit a committee to help plan for the City Celebration this year. Mayor Hair asked Recorder Twedt to put a notice in the newsletter to see if any residents would be interested in participating.

**Councilmember Reports and Items for Future Agendas**

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

Public Works Director Kendrick reported that he and Andy Eames have handed out a number of the code violation warning notices this week.

**Adjournment**

**Councilmember Callahan motioned to enter a closed session to discuss ongoing litigation after which both the public meeting and executive session will adjourn.**

Councilmember Wilker seconded. Councilmembers Callahan, Wilker, Grange and Zollinger voted yes with Councilmember June excused. The meetings adjourned at 8:39 p.m.