

NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold their regularly scheduled on Thursday, **November 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 October 20, 2022
5. Agenda Items
 - A. Zoning Clearance- New Residence- Immaculate Construction for Jordan Christensen- 780 N Main St, Millville
 - B. Final Plat- Smith/ Shaw Millville Subdivide- 105 W 100 N, Millville
 - C. Other
6. City Council Minutes from October 27, 2022
7. Agenda items for next meeting
8. Calendaring for future Planning Commission Meeting November 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 October 31, 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

October 20, 2022

PRESENT: Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Rachel Thompson, Darcy Ripplinger, Matthew Anderson, Kara Everton, Pam June, Chad Kendrick, Michael Anderson, Corey Twedt, Rex & Annette Pehrson, Patrick & Brookelyn Pehrson, Michael Morgan, Gary Stauffer, Scott Stauffer, Ken Hamilton, Gary Gettman,

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for October 20, 2022, at 8:00p.m. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Rachel Thompson, Darcy Ripplinger (Alt.) and Matthew Anderson (Alt) were present. 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.

Approval of Agenda

The agenda for the Planning Commission Meeting was reviewed. **Commissioner Thompson moved to approve the agenda for September 15, 2022.** Commissioner Lewis seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Rachel Thompson, Darcy Ripplinger (Alt.) and Matthew Anderson (Alt) voted in favor.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the Planning Commission Meeting for October 6, 2022, suggestion **Commissioner Anderson moved to approve the minutes with the changes of putting the minutes in chronological order.** Commissioner Farmer seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Rachel Thompson, Darcy Ripplinger (Alt.) and Matthew Anderson (Alt) voted in favor.

5.A. Zoning Clearance- New Residence- Michael Anderson-303 N 350 E, Millville

This has a slight slope to the lot, but it is not a hillside overlay lot. On the plans it shows the sewer dry line coming towards 350 North. Mike said it would be better to come out the north end, but it can go either way. Recorder Twedt will find out exactly which direction it will need to come out and let him know.

Commissioner Lewis made a motion to approve the Zoning Clearance for Mike Anderson- 303 N 350 E. Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Rachel Thompson, Darcy Ripplinger (Alt.) and Matthew Anderson (Alt) voted in favor.

5.C. Zoning Clearance- Greenhouse- Bio Minerals Technologies, Inc 299 S 100 W., Millville

This property straddles the county and Millville city boundaries with the majority of it being in the city of Millville. The greenhouse will have footings and foundation. It will be a lightweight structure but will be secured to a foundation. Metal frame with solex cover (flexible transparent plastic). Total height will be 20'. There will only be electricity for lights to see in the dark, no fans, and a drip system with water coming from their well. The design is completely passive with no heating or cooling. Commissioner Ripplinger stated it feels too close to the parcel line, but as an accessory building it can be 5 feet away from the property line without a firewall.

Commissioner Thompson made a motion to approve the Zoning Clearance for a Greenhouse for Bio Minerals Technologies, inc. at 299 S. 100 W. Commissioner Farmer seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Rachel Thompson, Darcy Ripplinger (Alt.) and Matthew Anderson (Alt) voted in favor.

5.D. Pre-Conceptual- Covert Property- Dan

Dan has submitted a secondary drawing to get some more feedback from the commission. This design is more favorable than the one previously submitted. Feedback for this design would be to consider that the road needs to be widened. With the widening of the road there will need to be frontage dedicated. There were concerns raised about the final square footage for Lot 1. Dan would need to make sure that the minimum square footage will be met while dedicating approximately 15 feet of the frontage. The commission reiterated their concerns regarding the protected area and easement around the spring, and advised a study to be done on the spring. The commission cannot dedicate more time on this property until he submits a Pre-Conceptual with the intent to move on to a Preliminary and Final Plat. Because of the sub-division of the property, the fee would be \$3000, unless Garr Springs Water shares are available.

5.E. Final Plat- Pehrson Subdivision

There weren't any concerns with this subdivide. The property owners do not have Garr Spring Water shares. The fee in lieu of water shares is \$1500 for this subdivision. The Final Plat fee is \$280.

Commissioner Thompson made a motion to recommend the Final Plat for the Pehrson Subdivision to the City Council. Commissioner Lewis seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Rachel Thompson, Darcy Ripplinger (Alt.) and Matthew Anderson (Alt) voted in favor.

Corey Twedt told the Pehrson's that this will be on the agenda for the next City Council meeting on October 27, 2022 at 7 p.m.

5.F. Millville Code- Chapter 17.50 Short-Term Rental Housing

Commissioner Lewis began the discussion sharing his concerns for the regulations for Short-Term Rental Housing (STRH) when there are no such regulations in place for Long-Term Rental Housing (LTRH). Currently, he has a few rentals throughout the county, with a rental house being in Millville. AirBNB manages his rental house in Millville and they take care of a number of fees that the suggested code is asking for. He feels this is an unnecessary request for the city to make. He feels that STRH and LTRH should be regulated the same. Background was given about the reasons why the City Council is reviewing code at this time. A Millville citizen brought up his concern about the number of people coming & going



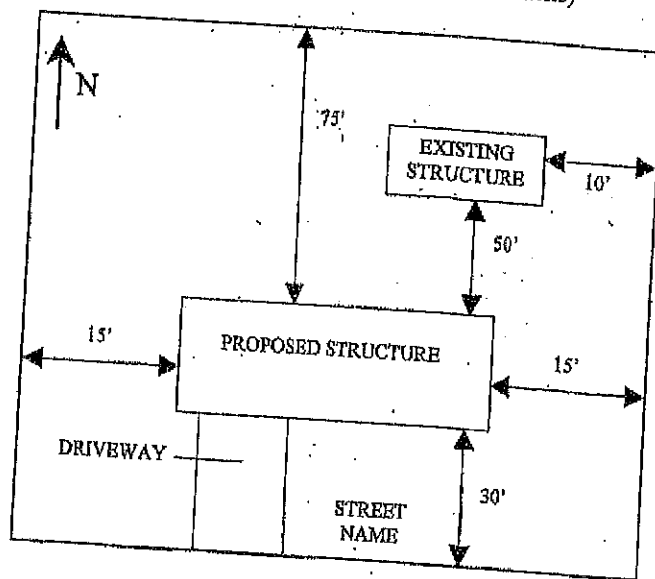
1011

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

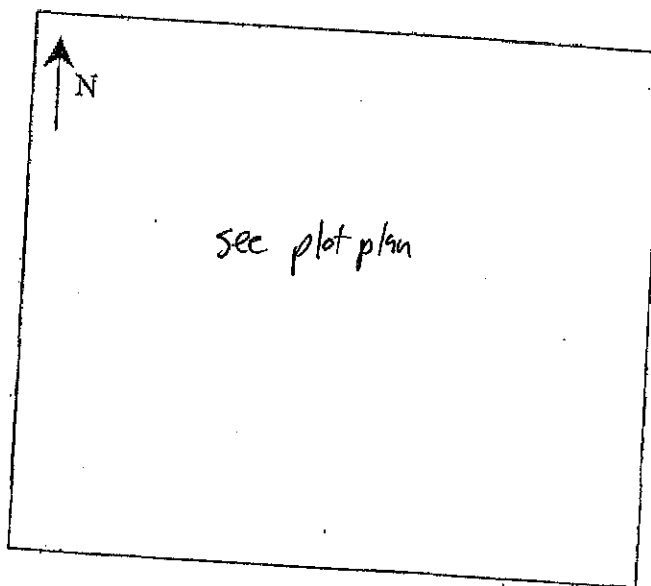
APPLICATION INFORMATION

1. Immaculate Construction
APPLICANT'S NAME
2. 2 N. Main #1
MAILING ADDRESS
Providence ut 84332
CITY STATE ZIP CODE
3. 435-787-8700 4. 435-512-8320
HOME TELEPHONE BUSINESS TELEPHONE
5. Jordan Christensen
OWNER'S NAME (if different from applicant)
6. Residential
TYPE OF STRUCTURE
7. 6642 total 8. Residential
SQUARE FOOTAGE ZONE
9. Zollinger Estates #4
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 304 - 0004
TAX IDENTIFICATION NUMBER
11. 780 N. Main st.
ADDRESS OF CONSTRUCTION
12. 1.1 Acres 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

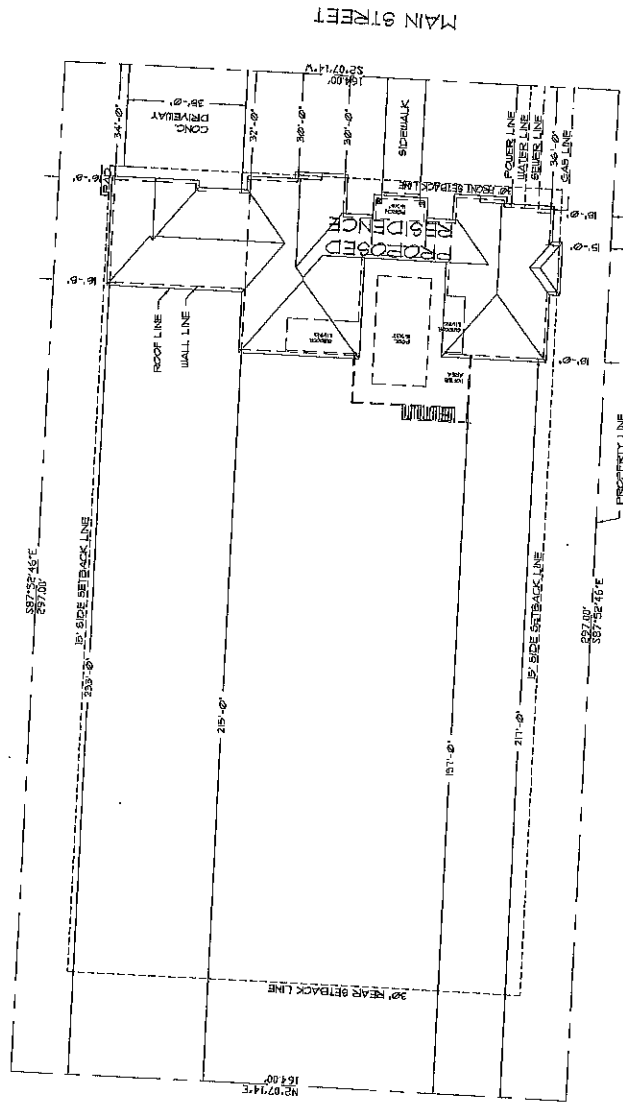
DATE

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)

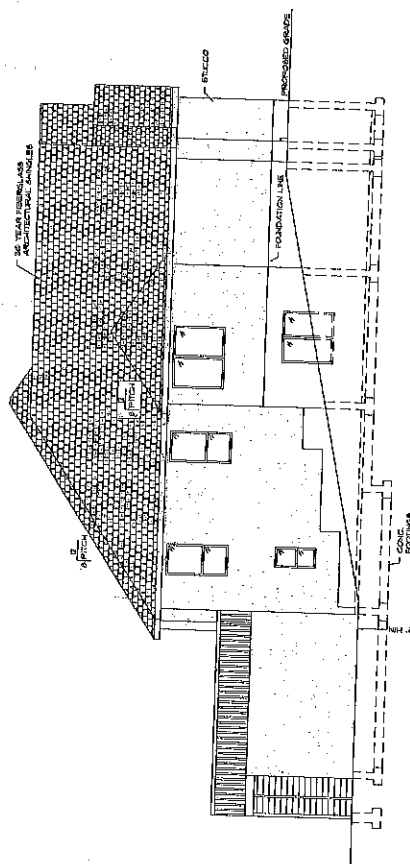
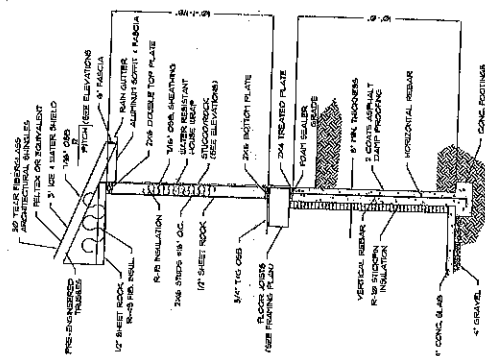
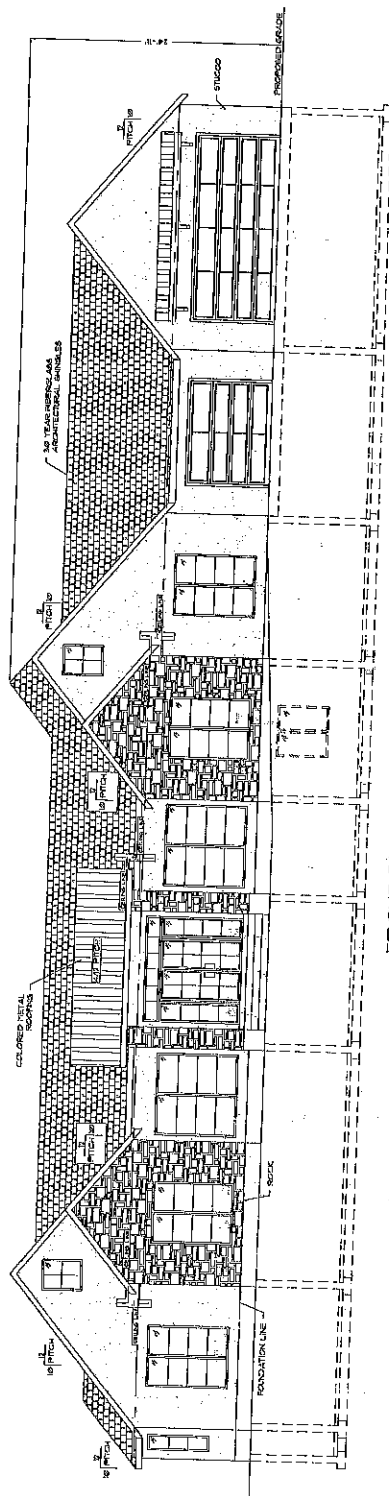
IMMACULATE HOMES
 LOT #4 ZOLLINGER ESTATES SUB.
 780 NORTH MAIN STREET
 MILLVILLE, UT.



PLOT PLAN
 SCALE: 1" = 16'

- CONTENT:
1. PLOT PLAN & COVER PAGE
 2. FOUNDATION/BASEMENT FLOOR PLAN
 3. MAIN FLOOR PLAN
 4. FRONT & LEFT ELEVATIONS
 5. REAR & RIGHT ELEVATIONS
 6. MAIN FLOOR FRAMING PLAN
 7. ROOF FRAMING PLAN
 8. MAIN FLOOR ELECTRICAL PLAN
 9. BASEMENT FLOOR ELECTRICAL PLAN

FINISHING DESIGN & DRAFTING	
TITLE: LOT #4 ZOLLINGER ESTATES SUB.	DATE: 10/10/10
DRAWN BY: J. L. HARRIS	CHECKED BY: J. L. HARRIS
DATE: 10/10/10	DATE: 10/10/10



**FINELINE DESIGN
& DRAFTING**

TITLE: FRONT & LEFT ELEVATIONS
 DWG. SIZE: D DATE: 10/28/22
 DRAWN BY: J. CRUSLEY 455955-6647
 DWG. NO.: 4 OF 4

Millville City, Cache County, Utah
A Part of the Northwest Quarter of Section 23,
Township 11 North, Range 1 East, Salt Lake Base & Meridian
October 2022

[illegible][illegible]

[Signature]
 JUNE 2, 1964
 [Signature]
 LBN Shaw
 AGENCY DOCUMENT

[illegible]

Dr. J. L. D.
 Military Affairs Signature

Brent L. Norton
 Military Affairs Correspondent to Senate
 (not name)

753 782 2-26-82
 Examination Number - 69458



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DATE: 10/11/23
CLERK: A. S. RICHES
No. 7481267

14. In the event of a change of ownership, the new owner shall be bound by the terms of this agreement.

1- The following are the names of the persons who are members of the Board of Directors of the American Medical Association, and their addresses as given by them:

2- The following are the names of the persons who are members of the Board of Directors of the American Medical Association, and their addresses as given by them:

3- The following are the names of the persons who are members of the Board of Directors of the American Medical Association, and their addresses as given by them:

RECEIVED BY THE
 STATE OF NEW YORK
 DEPT. OF CORRECTIONS
 ALBANY, N. Y.

[illegible][illegible][illegible][illegible][illegible]

Regressive Inequality

Charles L. Feenstra, 2005 President, University of California, Berkeley, has argued that the progress of the world economy has been regressive in the sense that the rich have been able to capture a disproportionate share of the gains from growth. He argues that the rich have been able to capture a disproportionate share of the gains from growth by investing in human capital and technology, while the poor have been unable to do so. This has led to a widening gap between the rich and the poor, and he argues that this is a result of regressive inequality. He argues that the rich have been able to capture a disproportionate share of the gains from growth by investing in human capital and technology, while the poor have been unable to do so. This has led to a widening gap between the rich and the poor, and he argues that this is a result of regressive inequality.

[illegible]

[Signature]

Date 10/19/2017

City Engineer _____

Figure 1

ADVANCED
LAND SURVEYING INC.

1000 Highway 100, Suite 100
St. John's, NL A1B 1X1
Canada
Tel: (709) 463-1111
Fax: (709) 463-1112
E-mail: info@advancedsurveying.ca
Web: www.advancedsurveying.ca

[illegible]

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

PRESENT: David Hair, Daniel Grange, Clay Wilker, Michael Callahan, Pamela June, Ryan Zollinger, Tara Hobbs, Chad Kendrick, Corey Twedt, Kara Everton, Sarah Fitzgerald, Matt Anderson, Steve Stacey, Dennis Quist, Shawn Casey, Wayne Caldwell, Caylee Funk, Courtney Funk, Patrick Pehrson, Brookelyn Pehrson, Rex Pehrson, Gary Stauffer, Scott Stauffer, Chris Nascimento

Call to Order/Roll Call

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

Approval of Agenda

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

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

Councilmember Zollinger seconded. Councilmembers Callahan, June, Wilker, Grange and Zollinger voted yes. (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 22, 2022.

Councilmember Callahan moved to approve the minutes for September 22, 2022.

Councilmember June seconded. Councilmembers Callahan, June, Wilker, Grange and Zollinger voted yes.

Public Comment Period

Mayor Hair opened the floor for any public comments.

Steve Stacey said that there are a lot of cars that speed past his home on the 300 East road where Millville connects to Providence at approximately 600 North. He said that he has concerns of an accident occurring in that location in the future due to the excessive

The Council said that they would support Steve and Dennis as they worked through the process to try and get mail delivery in Millville. A letter of support was requested that Recorder Twedt said he would prepare. (A copy of the delivery services handout provided is included with the minutes as Attachment "D".)

Report on P & Z Meetings held October 6, 2022 and October 20, 2022

Development Coordinator Kara Everton reviewed with the Council the Planning Commission's draft minutes for the meetings held on October 6, 2022 and October 22, 2022.

Consideration for approval of Gary Stauffer Rezone Request on Parcel 02-124-0009 at approximately 700 North Main

Recorder Twedt reviewed with the Council the resolution that would approve the request to change the zoning on the Gary Stauffer parcel from Agricultural (A) to Residential (R2).

Councilmember Wilker moved to approve Resolution 2022-21. Councilmember Grange seconded. Councilmembers Callahan, June, Wilker, Grange and Zollinger voted yes. (The approved resolution is included with the minutes as Attachment "E".)

Consideration of resolution accepting the Pehrson Subdivision at approximately 300 North 100 East

Recorder Twedt reviewed with the Council the resolution that would approve the Pehrson two-lot subdivision. He reported that the engineering reviews were complete, all fees have been paid and the Planning Commission had recommended City Council approval.

Councilmember Grange moved to approve Resolution 2022-22. Councilmember Callahan seconded. Councilmembers Callahan, June, Wilker, Grange and Zollinger voted yes. (The approved resolution is included with the minutes as Attachment "F".)

Consideration for approval of Cache Waste Consortium Interlocal Agreement between Cache County and the Municipalities of Cache County for creation of an entity for County and Municipal Solid Waste Disposal

Mayor Hair reviewed the interlocal agreement with the Council. He explained that minor changes are being made right now following a review from the attorneys. Recorder Twedt said that he had been told today that the current plan was for each city to pay a \$1 per can buy-in administration fee that would be used to fund the interlocal agency. They are working now to determine what the cost would be for a city to buy into the organization later as well as the rules for how a city might exit the interlocal if they decide they want to do something else in the future.

Councilmember Zollinger said that he has lots of concerns with the amount of power being given to the leadership of this interlocal agency. He said that he specifically had concerns

move this piece of property into Millville City. He said that the Griffin's had donated the property and the City now owned it.

Councilmember Callahan moved to approve Resolution 2022-23. Councilmember Wilker seconded. Councilmembers Callahan, June, Wilker, Grange and Zollinger voted yes. (The approved resolution is included with the minutes as Attachment "H".)

300 South to Nibley 3200 South COG Project

Mayor Hair explained that the CCOG had voted on priorities for use of the COG funds for road projects and then met and made a recommendation to the County Council. The County Council met on Tuesday and approved the priorities selected by the CCOG. Millville has been awarded the funding requested for the engineering design work for the road that would connect 300 South in Millville to the stoplight on the highway at 3200 South in Nibley. Of the 19 applications submitted, 7 and a half projects were funded this year. Millville received \$380,000.

Recorder Twedt said that he would reach out to the engineering firm that had been selected earlier in the year to kick off the project.

Request for a gravel pit on the Celco property

Recorder Twedt said that as is detailed in the staff report, the City has received a request from the former developer of the Celco property to operate a gravel pit from that location. As stated, and confirmed by the Millville City attorney, this area is zoned as residential and does not list a conditional use for a gravel pit. To operate this type of operation on that property, a zone change would be required.

The Council discussed the major concerns they had with a gravel pit operating at this location. Treasurer Hobbs pointed out that state approvals to operate a gravel pit are extensive and can take a year or more to complete.

The consensus of the Council was that this area is not zoned for this type of operation and could not be done there. No development is currently approved for this property and all development approvals are currently on hold. Even if development were approved at this time, there are limits in the code as to how much earth work can be done on lots located on slopes. The Council determined not to look any further into the permitting process to allow a gravel pit operation on this property. (A copy of the staff report is included with the minutes as Attachment "I".)

Discussion on potential fiber internet franchise agreement

Councilmember Zollinger said that fiber internet had come up again. He said that he and Recorder Twedt had met with a company called All West, which is a rural communication company. They have offered to install fiber in Millville with no cost to the City. They would like to do this through a franchise agreement. Councilmember Zollinger said that he

Utility Bill Adjustment Review for FY23 Q1

Treasurer Hobbs reviewed with the Council the utility bill adjustments that have been made in the first quarter of this fiscal year. She said that many of the adjustments were a result of her being in the hospital and not available when several payments had been made.

Budget Review for FY23 Q1

Recorder Twedt reviewed the budget revenue and expenses through the first quarter of the fiscal year. He pointed out that they had tried to finish the park pavement project before the end of June this year, but because of construction company delays, it didn't happen until FY23. As a result, some of the money planned for expenditure last year needed to move to this year. He said that as is often the case, a budget adjustment would be needed in January, so the Council would spend more in-depth time with the budget review at that time. (The budget report is included with the minutes as Attachment "J".)

City Reports

Public Works Director Kendrick asked if Linn Stuebner was planning to decorate the trees in the roundabout for Christmas or if the Council wanted staff to take care of it. Councilmember Wilker said that he would reach out to Linn to see what she would prefer. Either way, the City will plan to purchase the lights for the trees.

Director Kendrick said that everything was now winterized and the City is now running solely on the spring for culinary water.

Sewer construction begins in November. Whitaker now has a public relations firm in place that will create a website, provide door hangars, and begin getting information out to the Millville City residents.

Director Kendrick reported that a new, better clock and timer has been installed for the pickleball courts since the old one didn't work, and we could not control the lighting schedule.

Councilmember Reports and Items for Future Agendas

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

Councilmember June said that she had met with a resident about code enforcement. The resident wished to remain anonymous. She provided a list of many issues she is seeing as code violations throughout the City. It was discussed that the Council did not want to be too overbearing on code enforcement. Especially for things occurring on someone's property. The focus right now is the parking issues and that is consuming as much staff