

NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold a regularly scheduled meeting on Thursday, **August 3, 2023**, at the Millville City Offices, 510 East 300 South in Millville, Utah, which shall begin promptly at **8:00 p.m.**

1. Call to Order / Roll Call
2. Opening Remarks / Pledge of Allegiance
3. Approval of agenda
4. Approval of minutes from July 20, 2023
5. Agenda Items
 - A. Conceptual Subdivision- Logan Baker- Located at 488 S 550 E., Millville
 - B. Zoning Clearance- Accessory Building- Jason Leishman at 250 S Main St., Millville
 - C. Other
6. City Council Minutes- None to Review
7. Agenda items for next meeting
8. Calendaring for future Planning Commission Meeting- Thursday, August 17, 2023, at 8pm.
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 August 1, 2023 to the City posting locations, the City Website and the Utah Public Meeting Notices Website.



Kara Everton, Secretary
Millville City Planning Commission

MILLVILLE PLANNING COMMISSION MEETING
City Hall - 510 East 300 South - Millville, Utah
July 20, 2023

PRESENT: Garrett Greenhalgh, Bonnie Farmer, Larry Lewis, Rachel Thompson, Matt Anderson, Kara Everton, Pam June, Chantil & Ulisese Ianu, Tracy Mikesell, Nate Richards, Garrett Smith

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for July 20, 2023, at 8:00 pm. Commissioners Garrett Greenhalgh, Bonnie Farmer, Larry Lewis, Rachel Thompson and Matthew Anderson (Alt.) were present. Commissioner Dickey and Ripplinger are excused. Development Coordinator Kara Everton was present and took the minutes.

Opening Remarks/Pledge of Allegiance

Commissioner Thompson 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 July 20, 2023.** Commissioner Lewis seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Larry Lewis, Rachel Thompson and Matthew Anderson (Alt.) voted in favor of approving the agenda. Commissioner Dickey and Ripplinger are excused.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the minutes for the Planning Commission Meeting for July 6, 2023. **Commissioner Farmer moved to approve the minutes.** Commissioner Anderson seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Larry Lewis, Rachel Thompson and Matthew Anderson (Alt.) voted in favor. Commissioner Dickey and Ripplinger are excused.

5.A. Zoning Clearance- Single Family Home- Chantil & Ulisese Ianu- 286 S 100 W, Millville

The driveway is coming out on 100 W. The setbacks requirements are all being met, although they are very tight. Commissioner Greenhalgh asked if the homeowners were going to get a survey. They are not planning on it. Commissioner Anderson would suggest getting a survey done because of the restrictions to space. The homeowner said that he would measure from the offsets from the fence. Commissioner Lewis said that whoever engineered it they should pin your corners after the hole is dug. Commissioner Greenhalgh agreed that, with the setbacks touching all the minimum requirements, he would require a survey to be done before and after the hole was dug. The homeowner is the builder. The

height of the home is 23'. The commission advised the homeowners to research what the water table depth is.

Commissioner Thompson moved to approve the Zoning Clearance for a Single-Family Home- Chantil & Ulisese Ianu- 286 S 100 W, Millville UT. Commissioner Farmer seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Larry Lewis, Rachel Thompson and Matthew Anderson (Alt.) voted in favor. Commissioner Dickey and Ripplinger are excused.

5. B. Zoning Clearance- Accessory Building- Tracy Mikesell- 145 N 300 E, Millville

Tracy is present. This will be on a concrete foundation. The shed will be 16' high. There is no plumbing. There will be power from the house being prewired, so the county may want to inspect the rough electrical.

Commissioner Thompson moved to approve the Zoning Clearance for an Accessory Building- Tracy Mikesell- 145 N 300 E, Millville, UT. Commissioner Lewis seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Larry Lewis, Rachel Thompson and Matthew Anderson (Alt.) voted in favor. Commissioner Dickey and Ripplinger are excused.

5.B. Other

- Nate Richards is here as a prospective Millville resident. He is looking at purchasing the house at 85 N 400 E. This home has a portion of the backyard that is classified as a drainage retention basin. He wants to know if there is a way to get this reviewed or rerouted. The commission advised him to find a civil engineer to look up the drawings and determine if the drainage system is still needed.
- Garrett Smith lives at 220 S 200 E. He wants to fix the fence along the back and asked what the commission needs. The homeowner does not need a zoning clearance for a fence. They suggest getting someone to pin the perimeter. This lot is .25 acre, and the homeowner is also looking to build a detached garage. The commission advised that there would need to be a 15' setback for an attached garage. If the garage is detached, the homeowner can place it 5' from the property line. The legal definition of attached is sharing a common wall or roofline- no breezeway.
- A homeowner reached out to the development coordinator to ask about building two- 200 SF garages in lieu of one bigger one due to costs associated with the permits for an accessory building. The commission weighed in and stated the permits for a garage wouldn't be very much, and suggests the homeowner look into that before making their final decision.
- Jason Leishman has a commercial building at 250 S Main Street. The property is designated commercial on Cache County parcel map. Millville City does not show this as being a commercial property.

- Bonnie Farmer asked for clarification regarding the sewer notifications. It was suggested to go onto the website that is for sewer communication and email to be updated on these notifications.

6. City Council Report – June 8, 2023 & July 13, 2023

7. Agenda Items/Notes for Next Meeting

8. Calendaring of future Planning Commission Meeting

- August 3, 2023 at 8:00 PM

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at approximately 8:52 p.m.



- The most narrow section of the proposed lot is approx 50 ft wide
- There are no water rights or water shares with this subdivision
- There is access to culinary water but no irrigation
- The street address for this lot would be 488 S 550 E
- There are no floodplains, soil problems, or agricultural protection zones nearby
- There is a source protection zone that crosses the proposed lot, but leaves plenty of space for a septic system (see next page)

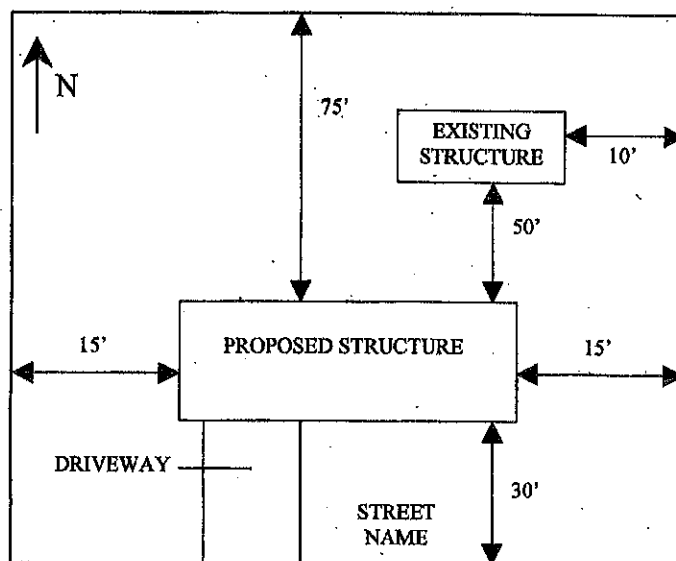


MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

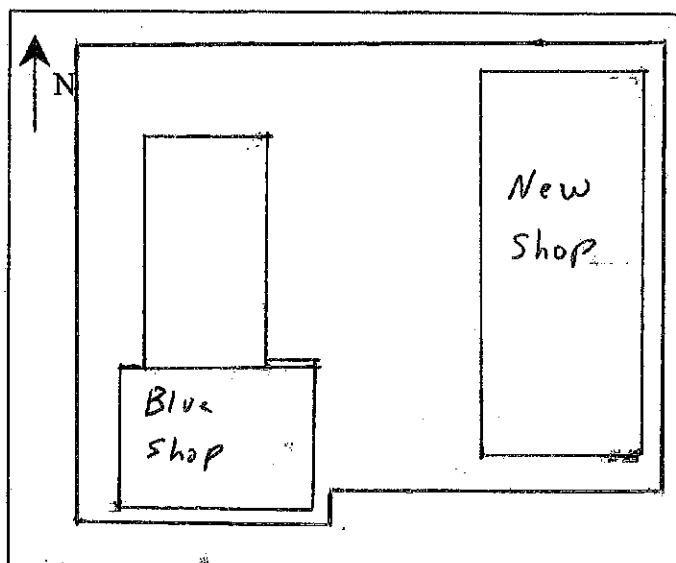
APPLICATION INFORMATION

1. Jason Leishman
APPLICANT'S NAME
2. P.O. Box 615
MAILING ADDRESS
- millville UT 84326
CITY STATE ZIP CODE
3. _____ 4. 435-994-0626
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Steel Building
TYPE OF STRUCTURE
7. 5280 8. _____
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 035 - 0055
TAX IDENTIFICATION NUMBER
11. 250 South main millville
ADDRESS OF CONSTRUCTION
12. .57 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

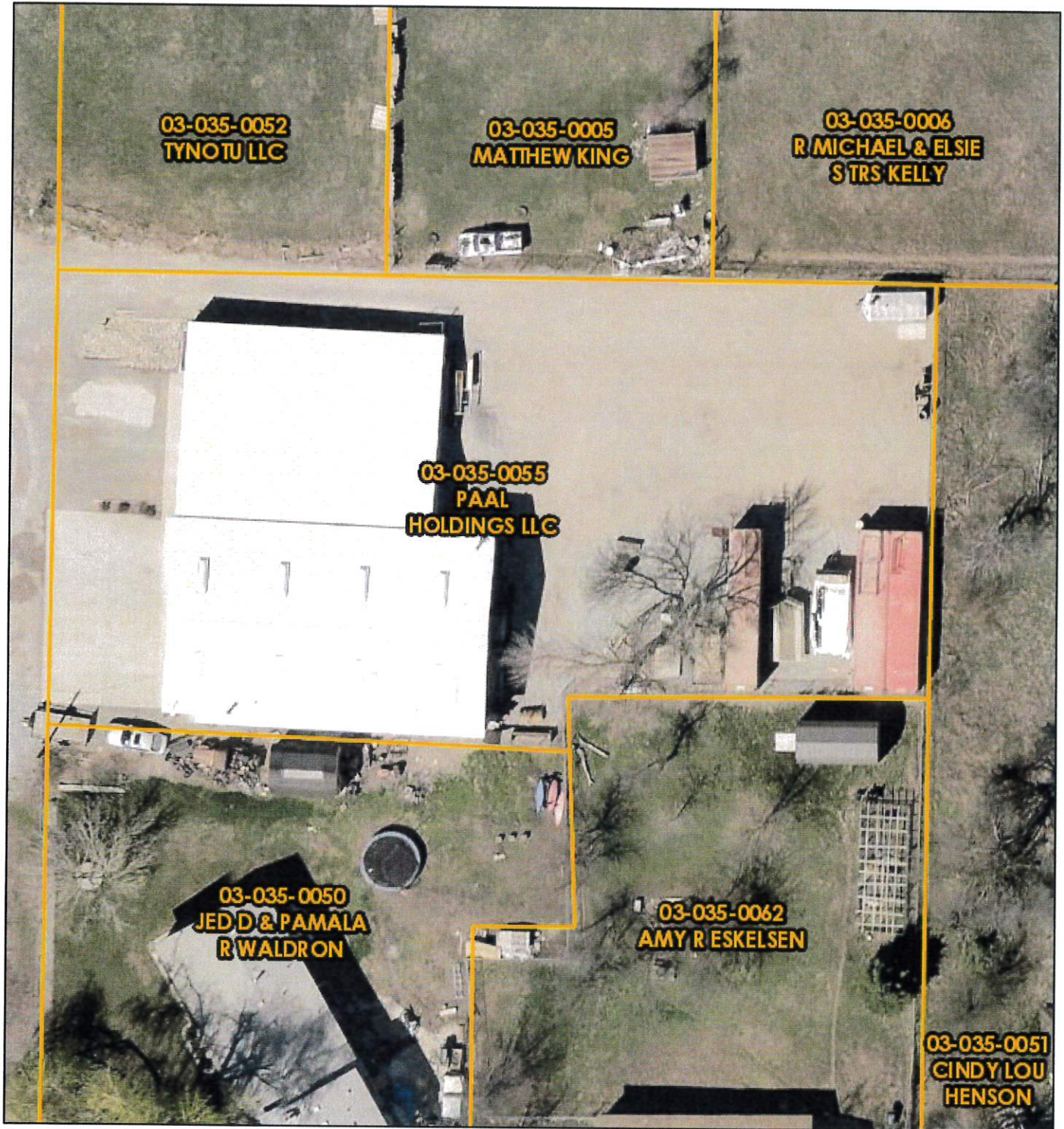
DATE

FEES PAID - TREASURER

DATE

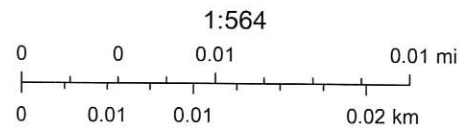
This property is being approved for building permit issuance as indicated above. Any change in the type or placement of the structure is not allowed. This clearance is not a waiver of compliance with either the zoning ordinance or the building codes. Millville City Form 101 - 15 Nov. 2003 (previous edition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

Parcel Map

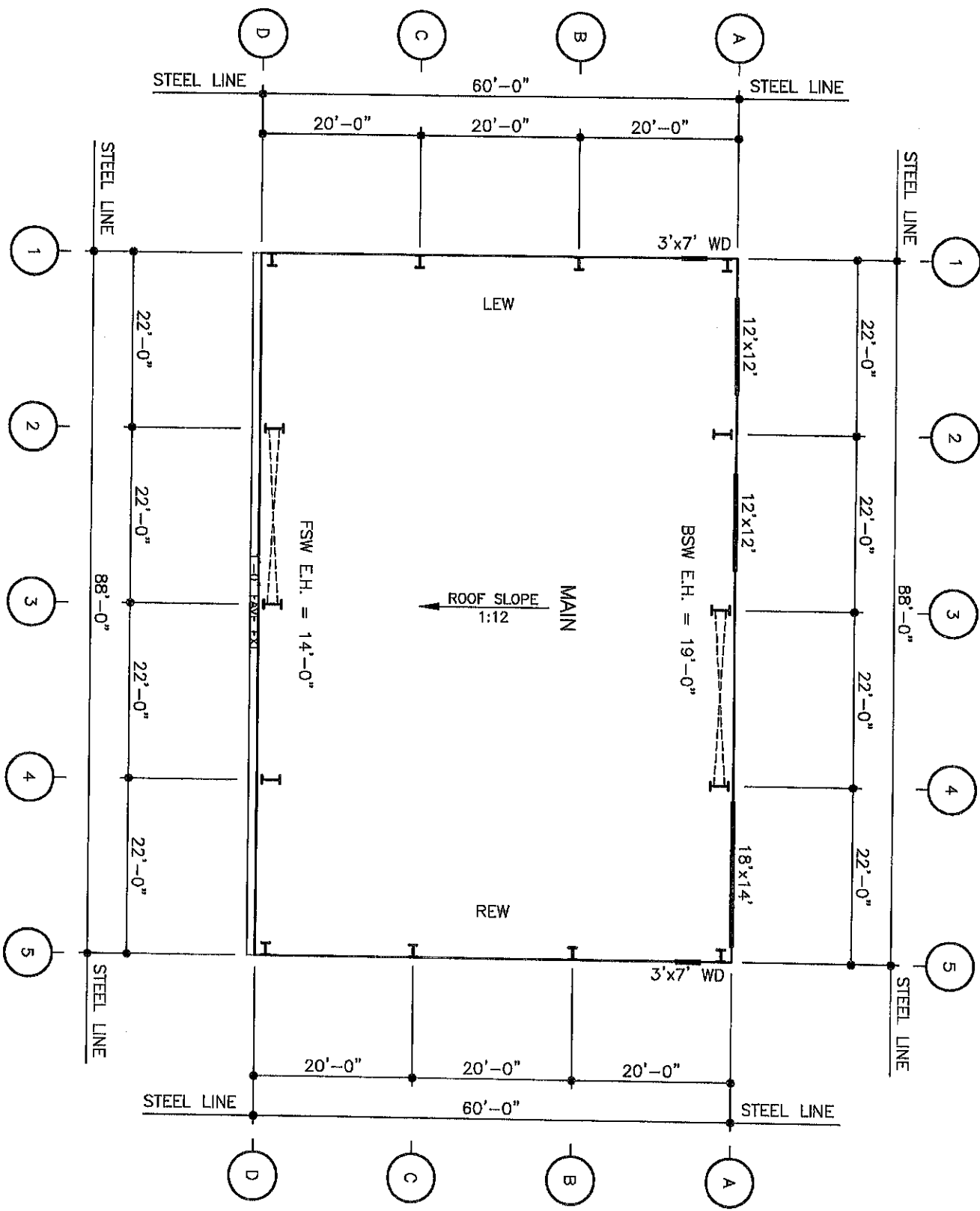


7/20/2023, 11:06:21 AM

Class B Surface Type  Municipal Boundaries
 ASPHALT  County Boundary
 GRAVEL  Cache Parcels
 DIRT



Maxar, Microsoft



DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY FLOOR PLAN

SHEET NUMBER:

FD1

QUOTE NUMBER:

23 05309

PROJECT NAME:

JASON LEISHMAN

MILLVILLE, UT

CUSTOMER NAME:

ELLIS BUILDERS COMPANY



Quoting Powered By



