

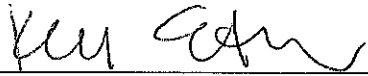
NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold their regularly scheduled on Thursday, **October 5, 2023**, 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 September 21, 2023
5. Agenda Items
 - A. Zoning Clearance- Accessory Bldg- Tom Davis- 270 N 350 E
 - B. Zoning Clearance Pool- Lakeview Pools and Spas for Angalee Roberts located at 593 E 100 S
 - C. Final Plat Review Knowles Minor Subdivision
 - D. Final Plat Review R.K.S Minor Subdivision
 - E. Final Plat Review- Private Lane- Wilker Subdivision
 - F. Other
6. City Council Minutes- None
7. Agenda items for next meeting
8. Calendaring for future Planning Commission Meeting- Thursday, October 19, 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 October 4, 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

September 21, 2023

PRESENT: Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, Darcy Ripplinger, Kara Everton, Pam June, David Hair

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for September 21, 2023, at 8:03 pm. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, and Darcy Ripplinger (Alt) are present. Commissioner Thompson is absent, and Commissioner Anderson is excused. 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 Farmer moved to approve the agenda for September 21, 2023. Commissioner Lewis seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, and Darcy Ripplinger (Alt) were present. Commissioner Thompson is absent, and Commissioner Anderson is excused.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the minutes for the Planning Commission Meeting on September 7, 2023. **Commissioner Farmer moved to approve the minutes.** Commissioner Ripplinger seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, and Darcy Ripplinger (Alt) were present. Commissioner Thompson is absent, and Commissioner Anderson is excused.

5.A. PUBLIC HEARING – relating to Proposed Update to Code: Chapter 17.12.030 Annexed Area

Commissioner Lewis motioned to begin the public hearing. Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, and Darcy Ripplinger (Alt) were present. Commissioner Thompson is absent, and Commissioner Anderson is excused.

Public Hearing began at 8:05 P.M.

PRESENT: Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey, Larry Lewis, Darcy Ripplinger, Kara Everton, Pam June, David Hair

Public Comment Period: No Public Comment

Commissioner Greenhalgh commented that the change in this ordinance is a good move for further transparency in city development.

Commissioner Farmer motioned to close the public hearing. Commissioner Lewis seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, and Darcy Ripplinger (Alt) were present. Commissioner Thompson is absent, and Commissioner Anderson is excused.

5.B. Discussion on Proposed Update to Code: Chapter 17.12.030 Annexed Area

There was no further discussion.

Commissioner Ripplinger motioned to recommend the Proposed Update to Millville City Code Chapter 17.12.030 Annexed Area. Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, and Darcy Ripplinger (Alt) were present. Commissioner Thompson is absent, and Commissioner Anderson is excused.

5.C. Other

- Commissioner Larry Lewis was concerned with the proposed development in Providence that included the baseball park. He suggests smaller scale commercial businesses at that location. Mayor Hair said that they are proposing businesses along 1700 South, but the proposal is to have a residential/mixed-use/commercial in this development that runs west of the Blacksmith Fork River and connect a road to Hwy 165. Mayor Hair said that there needs to be a meeting between City Council and Planning & Zoning on what direction Millville City wants to move forward regarding the future developments being proposed. Commissioner Bonnie Farmer mentioned that if there was a need for apartments in Millville, that location will be preferred. Commissioner Garrett Greenhalgh stated that right now we do not have to accommodate low-income housing due to our population size, and that we would need to double our size to have those regulations enforced. Mayor Hair said that we will hit that population mark eventually, so we need to plan ahead and think about locations, roads, utilities, impact, etc. Commissioner Dickey said that even if the location is developed for commercial use, the utilities would still need to be brought to the property.

6. City Council Minutes from September 14, 2023

- The city council suggested scheduling a work session to discuss potential future developments. The commission has varying schedules in October being in and out of town. Some dates may need to be proposed to see what the best availability will be.
- Darcy Ripplinger wanted to discuss the Wilker property proposed fence discussion and what the decision was moving forward. Mayor Hair said that the City Council has decided to wait on the homeowners to get more information and present it in the future.
- Commissioner Farmer inquired about some questions that were brought up regarding the Wilker Private Lane and Subdivision.

7. Agenda Items/Notes for Next Meeting

8. Calendaring of future Planning Commission Meeting

October 5, 2023, at 8:00 pm. Commissioner Farmer & Commissioner Dickey will be gone.

9. Adjournment

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



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

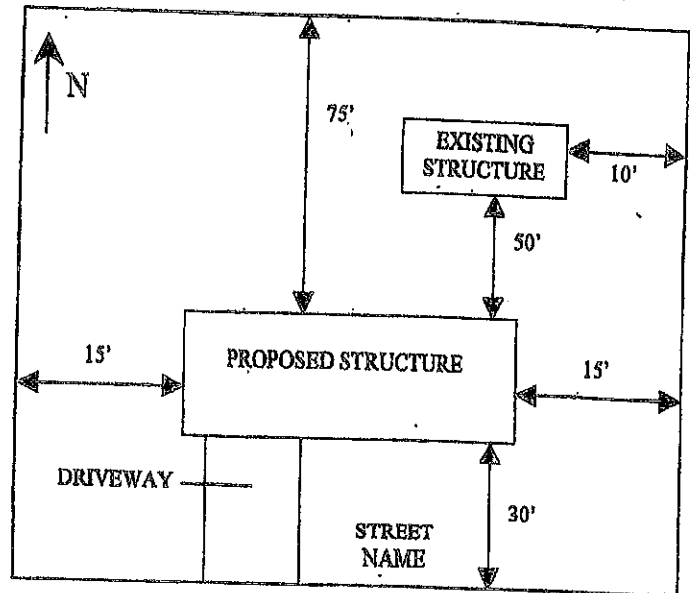
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

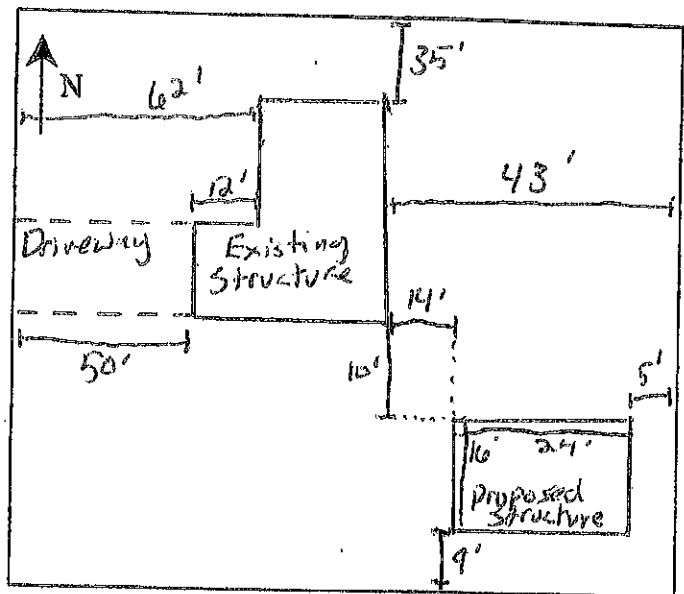
1. Thomas Davis
APPLICANT'S NAME
2. P.O. Box 471
MAILING ADDRESS
- Millville UT. 84326
CITY STATE ZIP CODE
3. 435-760-9740 4. 435-760-9741
HOME TELEPHONE BUSINESS TELEPHONE
5. "
OWNER'S NAME (if different from applicant)
6. Shed
TYPE OF STRUCTURE
7. 384 8. RES
SQUARE FOOTAGE ZONE
9. Millville Estates Lot #21
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 193 - 0021
TAX IDENTIFICATION NUMBER
11. 270 North 380 East
ADDRESS OF CONSTRUCTION
12. .3246 13. ~4790.32~
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



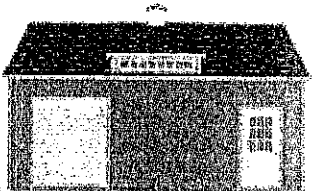
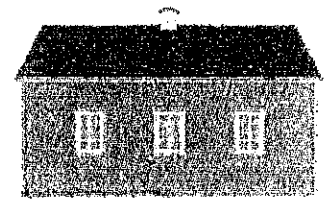
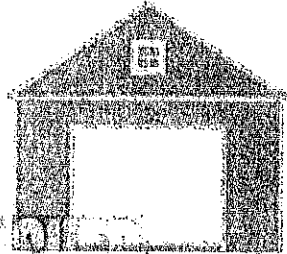
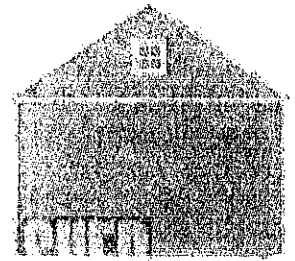
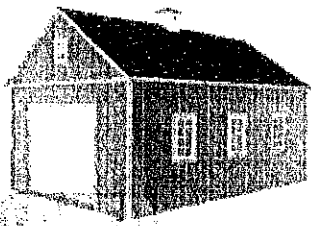
APPROVED - PLANNING AND ZONING

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 code.



Open Your Custom Design

Customer Contact Information



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

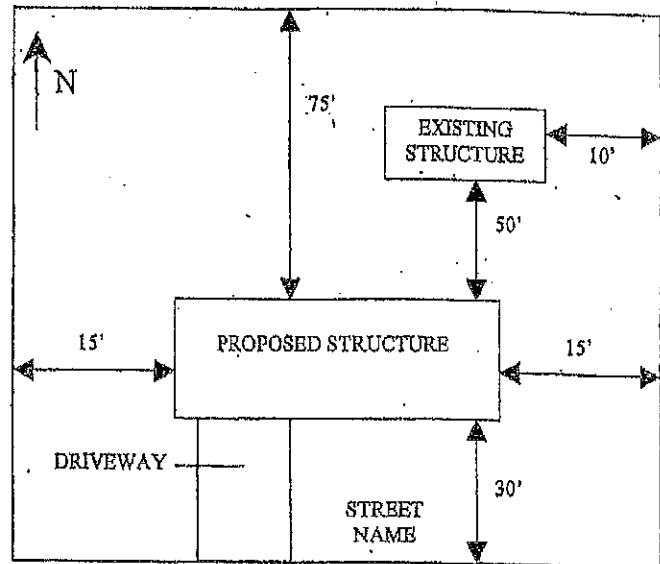
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

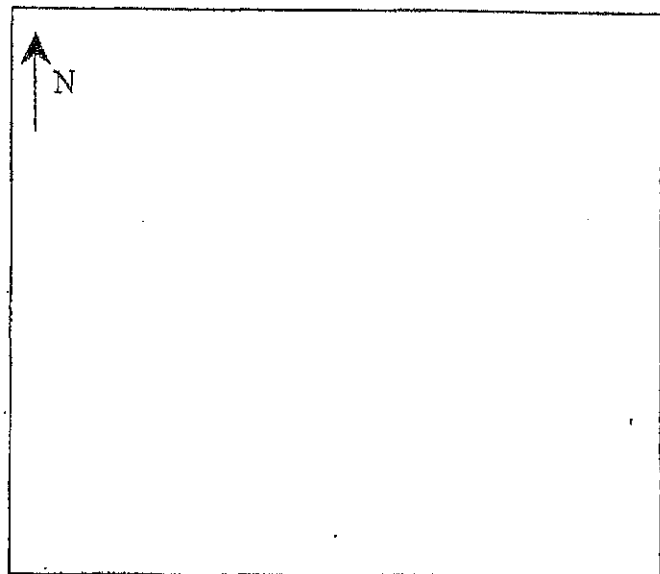
1. Lakeview Pools and Spas LLC
APPLICANT'S NAME
2. 270 E Fish Hatchery Rd.
MAILING ADDRESS
- Mantua, UT 84326
CITY STATE ZIP CODE
3. _____ 4. 801-389-2393
HOME TELEPHONE BUSINESS TELEPHONE
5. Angalee Roberts
OWNER'S NAME (if different from applicant)
6. Swimming Pool
TYPE OF STRUCTURE
7. 1,056 8. _____
SQUARE FOOTAGE ZONE
9. 2ND AMENDMENT CONT 0.49 AC
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03-199-0010 _____
TAX IDENTIFICATION NUMBER
11. 593 E 0100 S Millville UT. 84326
ADDRESS OF CONSTRUCTION
12. 0.49 ACREAGE 13. Bldg Height
LOT SIZE
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

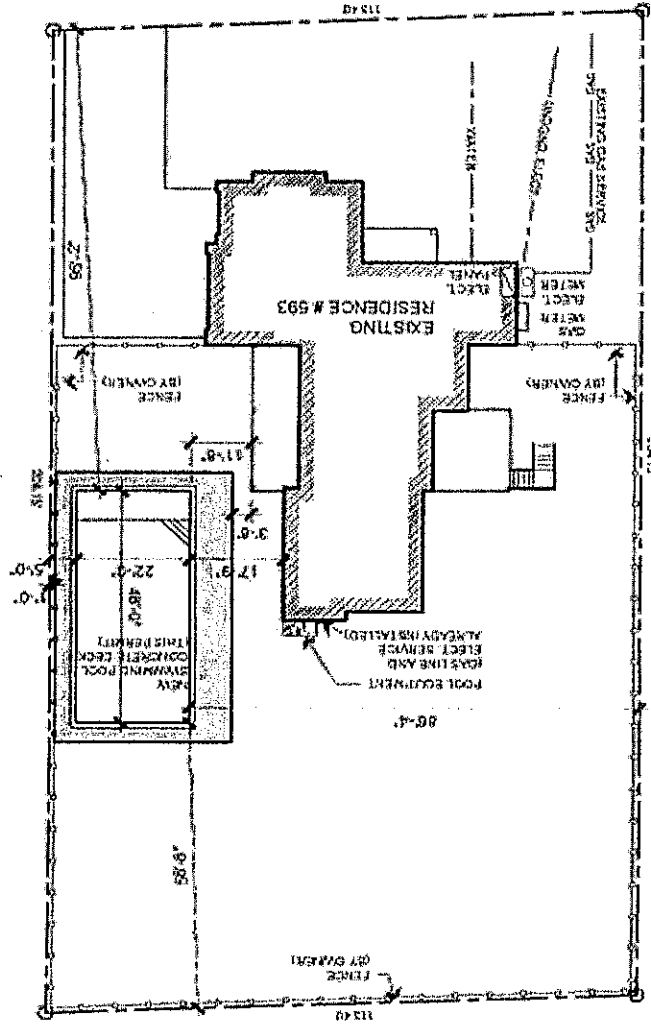


APPROVED - PLANNING AND ZONING _____ DATE _____ FEES PAID - TREASURER _____ DATE _____

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)

 LAKEVIEW POOLS & SPAS 270 E. FISH HATCHERY RD. MANTUA, UT 84036 (801) 288-3503 LIC# 11770817-8501	CLIENT EMAIL: SPURFFORD317@GMAIL.COM CLIENT PHONE: 435-557-2221	PROJECT: SWIMMING POOL PLAN OWNER: ROBERTS RESIDENCE ADDRESS: 693 E 100 S, MILLVILLE, UT 84326	COUNTY:  DATE: 08.27.2023 JOB NO: 23090 DRAWING NO: 1 of 4

100 SOUTH



SITE PLAN
SCALE 1"=30'



2 OF 4 DATE: 02-27-2020 JOB NO: 22920 DRAWING:	PROJECT: SWIMMING POOL PLAN OWNER: ROBERTS RESIDENCE ADDRESS: 693 E 100 S, MILLVILLE, UT 84328	CLIENT EMAIL: SPURLOCK@GMAIL.COM CLIENT PHONE: 435-967-3221	LARGEMVIEW POOLS & SPAS 370 E FISH HATCHERY RD JORDAN, UT 84024 (801) 269-3333 LIC# 1177051-5001	
		LARGEMVIEW POOLS & SPAS 370 E FISH HATCHERY RD JORDAN, UT 84024 (801) 269-3333 LIC# 1177051-5001		

**FRANSON FINAL PLAT REVIEW COMMENTS TO
WILKER SUBDIVISION
September 29, 2023**

The following comments to the Final Plat prepared by Bill Young, Franson Civil Engineers:

Plat Page

1. Item #4: There is a segment of the boundary description where the dimensions on the plat do not match the dimensions in the Certificate of Dedication description. Surveyor to correct before plat is finalized. ** need to correct error*
2. Item #4: The County GIS shows some irrigation canals and laterals for a canal on Lot 2. No easements are shown on the plat, is Millville City requiring an easement be provided for this canal lateral?
3. Item #4: There are canals and laterals along west and north property lines and through the Remainder Parcel (refer to County GIS layers). Is Millville City requiring easements for these canals and laterals be shown on this plat?
4. Item #4: Is a 5' setback from the west property line of Lot 1 for building on the Remainder Parcel acceptable per City Code? Millville staff to determine.
5. Item #4: Based on the 15' Access and PUE on the north property line of Lot 1 it appears that the owner of the Remainder Parcel has access to the Remainder Parcel from Wilker Lane. The note on the Plat only specifies access for Lot 1. Does this need to include access to Remainder Parcel?
6. Item #4: It appears that it is the intent of the Plat to show an easement on Lot 2 from the end of diagonal hatch on Wilker Lane to connect to the 15' Access and PUE on the north line of Lot 1. If this is the intent the surveyor needs to better clarify the easement for Lot 2 before Plat is finalized.
7. Item #4: County GIS maps clearly show there are canals along west and north property lines and through the Remainder Parcel (refer to County GIS layers). Is Millville City requiring easements for the canals be shown on this plat?
8. Item #4: The Remainder Parcel appears to have an access easement on LOT 1 and will use Wilker Lane for access. Does note #6 need to be revised to include the Remainder Parcel as being responsible party for the repairs, maintenance, and upgrades to Wilker Lane?
9. There are not any public roads dedicated to the City on this plat, however, there are public utility easements being dedicated to the City. Does City Code have verbiage needed for this dedication? If no, City should default to Utah State Code.

Required Supporting Materials

1. Item #1: The number 1 in the asphalt paving approach on the plan should be the number 2 in order to match the Sheet Key Notes. *okay. will fix.*

1918-1919

1918-1919

1918-1919

Such documentation is to be provided to the development coordinator who shall provide documentation to the planning and zoning commission, mayor and/or city council if needed.

- P. **ORIENTATION:** Any residence constructed on any buildable parcel must be accessed from a "public street", as defined in Ordinance 17.08.020 "STREET, PUBLIC". Said residence shall have the property entrance located to face the public street to which its address was assigned. (Ord. 2018-8, 2018: 2018-6, 2018: Ord. 2012-2, 2012: Ord. 2008-3, 2008: Ord. 2004-6, 2004: Ord. 2004-4, 2004: Ord. 2004-2, 2004: Ord. 2003-2, 2003: Ord. 2002-6 § 1, 2002: Ord. 2002-5 § 1, 2002: Ord. 2002-2 § 3, 2002: Ord. 2000-16 §§ 1, 2: Ord. 2000-9 § 1: Ord. 99-02-18-01 § 2)

17.20A.050: ACCESSORY BUILDINGS

No building permit will be required for a structure up to and including two hundred (200) square feet, unless required by state statute. (Ord. 2018-6, 2018: Ord. 99-02-18-01 § 2)

17.20A.060: LOTS LOCATED ON PRIVATE LANES

- A. **Public Street Systems Encouraged:** Public street systems shall be encouraged for access to all residential dwelling sites. However, the City recognizes that there are cases where it is impossible or impractical to develop a lot according to normal subdivision standards. In situations where insufficient land access exists for a public street system, the Planning Commission may allow for a building lot using frontage from a private lane.
- B. **Subdivisions on private lanes** may be developed when the following conditions have been met:
1. Development on a private lane would not impede the extension of any adjacent public right-of-way either now or in the foreseeable future; and
 2. The development does not impede the necessary access from adjoining properties as required by the master transportation plan.
 3. Rights-of-way shall be of sufficient design to service the projected use of property and adjoining properties that may have access across such rights-of-way. All new private lanes shall be fully improved with a hard-packed maintainable surface

with a minimum of twenty feet (20') of surface width. Curb and gutter or other appropriate storm drainage methods may be required.

4. Improvements shall include a strategically located turnaround to accommodate emergency vehicles. The turnaround configuration may be in any form compliant with the appropriate fire codes, as determined by the fire marshal or designee. Additional clearance may be required to accommodate emergency vehicle access.
5. Private lanes shall satisfy the frontage requirements for no more than one lot.
6. All necessary public utility easements shall be dedicated on all lots, including full access where required by city officials and workers. Public services, such as garbage collection, will be at the dedicated street only.
7. Minimum yard setback requirements as defined for public streets shall apply to all buildings and uses adjoining private rights-of-way, with setbacks measured from edge of required private lane width or from the width of the future city road in that location.
8. No portion of the private lane may be counted towards required driveway dimensions on individual lots.
9. No portion of the private lane may be counted towards the minimum required building lot size.
10. Private lane area shall not be included in the calculation of buildable area for an individual lot, including determination of allowed square footage for primary and accessory structures.
11. A driveway approach with a minimum of twenty feet (20') by twenty feet (20') of three inches (3") minimum thickness of permanent asphalt from the public street to the lane is required.
12. All lots shall be provided with standard utility connections, furnished by the property owner, including approved fire protection infrastructure. All utilities underneath a private right-of-way shall be deemed private utilities for ownership and maintenance purposes.
13. Private lanes shall be named and identified by means of a suitable permanent street marker according to Millville City standards, to be installed prior to issuance of building permits.

14. All required infrastructure, including road improvements and stormwater controls shall be installed prior to occupancy being granted on a building lot.
15. Each access easement right-of-way shall be recorded with the County Recorder. Such easement shall include all parties with interest in the parcel(s) containing the access easement right-of-way as grantors and all parties retaining access from the access easement right-of-way as grantees. The easement shall extend and connect to Millville City's public street infrastructure to provide clear access from all building lots or parcels to a public right-of-way.
16. There shall be a written and recorded road maintenance agreement that assigns maintenance responsibility for the private lane to the properties the private lane traverses and serves. The City shall have the right to compel enforcement of the road maintenance agreement between the property owners. Should the City be unable to compel enforcement of the agreement, the City may, at its sole discretion, maintain the private lane and assess the property owners the costs associated with such maintenance.
17. Change of Private Right-Of-Way to Public Ownership: Private lanes shall be clearly annotated on the subdivision plat as a private lane. A note shall be placed on all subdivision plats that contain a private lane that states the following: "The road annotated on this plat as "private lane" was allowed alternative construction standards from adopted public or private streets standards. Millville City shall not take control of said lane unless it is first deemed by the City Council that there is a compelling public interest, the street is brought to public standards and all landowners accessing the street have consented to the dedication." (Ord. 2023-6: 2023)