

NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold their regularly scheduled on Thursday, **November 2, 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 October 19, 2023
5. Agenda Items
 - A. Zoning Clearance- Accessory Building & Pool- Nathan Ballstaed for Eric Hadfield- 512 N 300 East
 - B. Other
6. City Council Minutes- None
7. Agenda items for next meeting
8. Calendaring for future Planning Commission Meeting- Thursday, November 16, 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 November 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
October 19, 2023

PRESENT: Garrett Greenhalgh, Larry Lewis, Bonnie Farmer, Matt Anderson, Kara Everton, Tara Hobbs, Chad Kendrick, Corey Twedt, Clay & Wendy Wilker, Colter Wilker, Shaelyn Dattage

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for October 19, 2023, at 8:00 pm. Commissioners Garrett Greenhalgh, Larry Lewis, Bonnie Farmer, and Matt Anderson (alt) were present. Commissioners Lynette Dickey, Rachel Thompson, and Darcy Ripplinger were 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 October 21, 2023.** Commissioner Lewis seconded. Garrett Greenhalgh, Larry Lewis, Bonnie Farmer, and Matt Anderson (alt) voted in favor. Commissioners Lynette Dickey, Rachel Thompson, and Darcy Ripplinger were excused.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the minutes for the Planning Commission Meeting for October 5, 2023. **Commissioner Anderson moved to approve the minutes.** Commissioner Lewis seconded. Garrett Greenhalgh, Larry Lewis, Bonnie Farmer, and Matt Anderson (alt) voted in favor. Commissioners Lynette Dickey, Rachel Thompson, and Darcy Ripplinger were excused.

5.A. Swearing in of Garrett Greenhalgh as Planning & Zoning Commissioner

5.B. Swearing in of Bonnie Farmer as Planning & Zoning Commissioner

5.C. Zoning Clearance- Deck Addition- Colby Martin- 285 N 300 E, Millville UT

Colby was not present. Commissioner Greenhalgh asked the commission whether the setbacks need to be met regarding a deck. When looking at the house, you look at the edge of the footings to the property line. This property is a corner lot, and the posts seem to be at 18', with the stairs cantilevering off the deck.

Commissioner Lewis motioned to deny the Zoning Clearance for Deck Addition- Colby Martin- 285 N 300 E, Millville UT. Commissioner Anderson seconded. Garrett Greenhalgh, Larry Lewis, Bonnie Farmer, and Matt Anderson (alt) voted in favor of denying. Commissioners Lynette Dickey, Rachel Thompson, and Darcy Ripplinger were excused.

5.D. Zoning Clearance New Residence- Colter Wilker- 431 N Wilker Lane, Millville
The setbacks are all met for this property. There is a dryline specified that would hook the sewer into the southwest side of the property.

Commissioner Anderson motioned to approve the Zoning Clearance for a New Residence- Colter Wilker- 431 N Wilker Lane, Millville. Commissioner Farmer seconded. Garrett Greenhalgh, Larry Lewis, Bonnie Farmer, and Matt Anderson (alt) voted in favor. Commissioners Lynette Dickey, Rachel Thompson, and Darcy Ripplinger were excused.

5.E. Zoning for Cold Storage Annexation

This annexation was reviewed a few weeks ago. Since then, Millville City Code has been updated to declare zoning when an annexation is presented to the city. There is a portion of code specifying when a property is annexed in south of 400 S needs to come in as R-3. The Lundahl's are in favor of zoning this annexation into R-3.

Commissioner Farmer motioned to recommend the zoning for the Cold Storage Annexation as R-3. Commissioner Lewis seconded. Garrett Greenhalgh, Larry Lewis, Bonnie Farmer, and Matt Anderson (alt) voted in favor. Commissioners Lynette Dickey, Rachel Thompson, and Darcy Ripplinger were excused.

5.F. Other

- Eric Dursteler emailed about an approval to build his garage and apartment and live in that unit until the interest rates come down, when they will build the remainder of the house. The commission discussed and didn't find any reason to not allow this.

6. City Council Minutes – October 12, 2023

7. Agenda Items/Notes for Next Meeting

8. Calendaring of future Planning Commission Meeting

- November 2, 2023, at 8:00 pm.

9. Adjournment

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

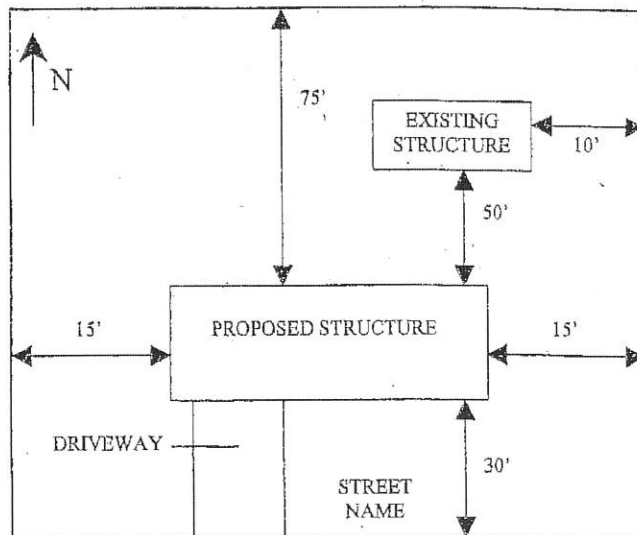


MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

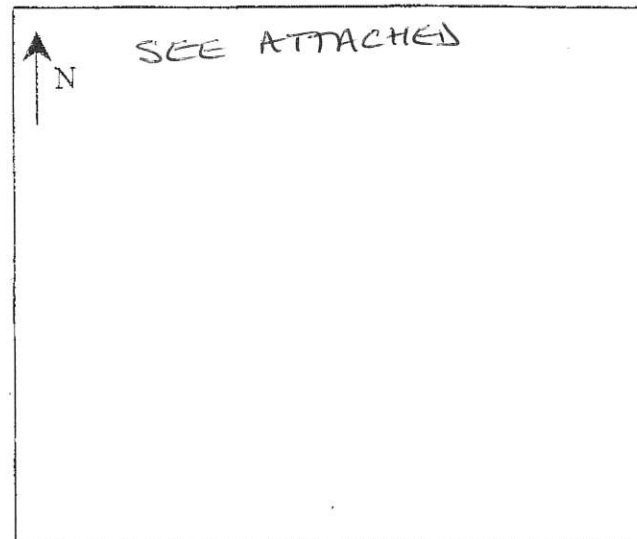
APPLICATION INFORMATION

1. BRETT & MEGAN HADFIELD
APPLICANT'S NAME
2. PO BOX 104 512 N 300 E
MAILING ADDRESS
MILLVILLE UT 84326
CITY STATE ZIP CODE
3. 435 512 2800 4. [REDACTED]
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. POOL & POOL HOUSE
TYPE OF STRUCTURE
7. 292' 8. [REDACTED]
SQUARE FOOTAGE ZONE
9. LOT 14 & 15 VIEWS AT COPPER LEAF
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 287 - 0015
TAX IDENTIFICATION NUMBER
11. 512 N 300 E
ADDRESS OF CONSTRUCTION
12. 3.24 AC 13. 21' - 5 1/2"
LOT SIZE Bldg Height
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. POOL HOUSE 47' x 28'
REMARKS
POOL 25' x 50'

SAMPLE PLOT PLAN
(numbers do not represent required setbacks)



PLOT PLAN



APPROVED - PLANNING AND ZONING

DATE

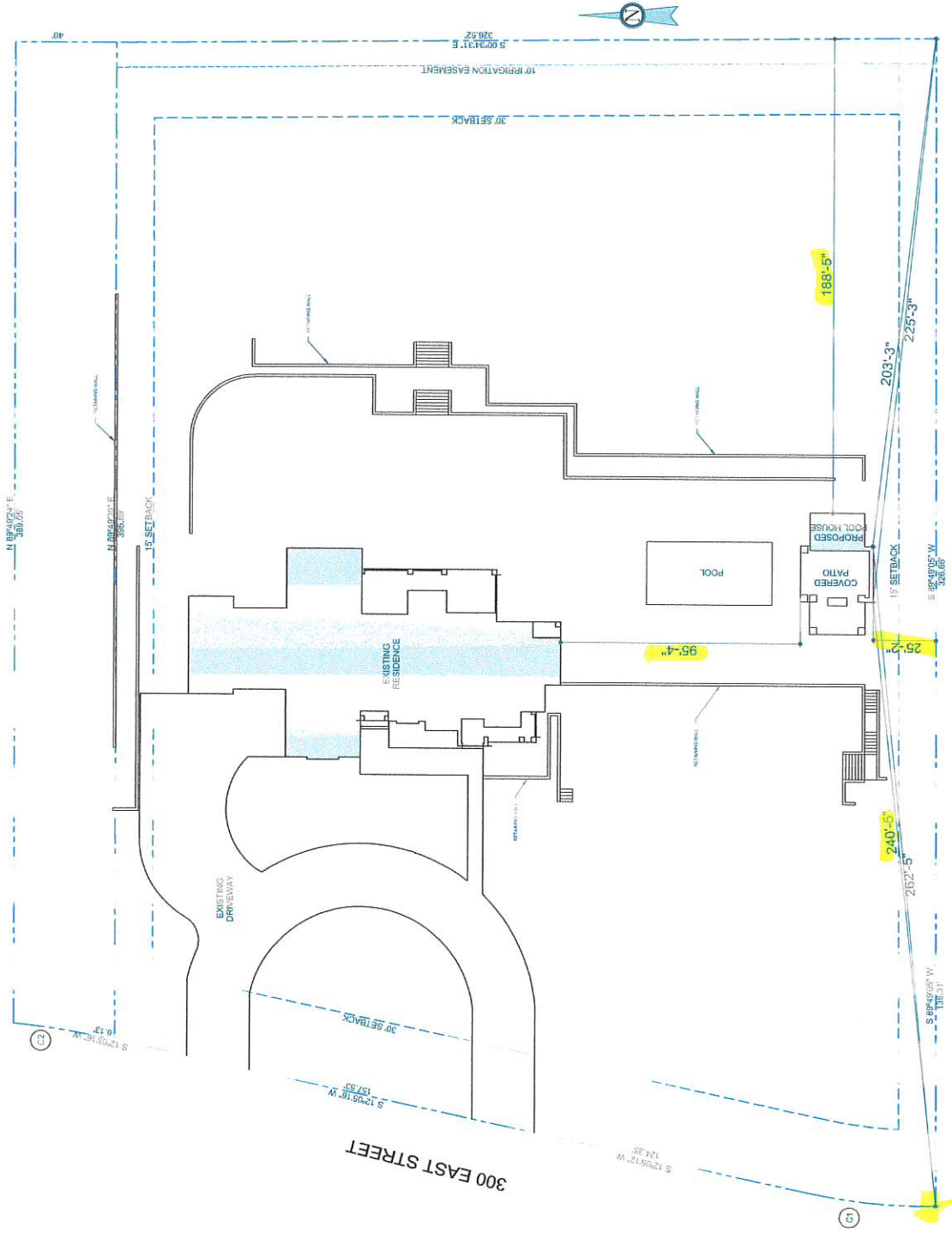
FEES PAID - TREASURER

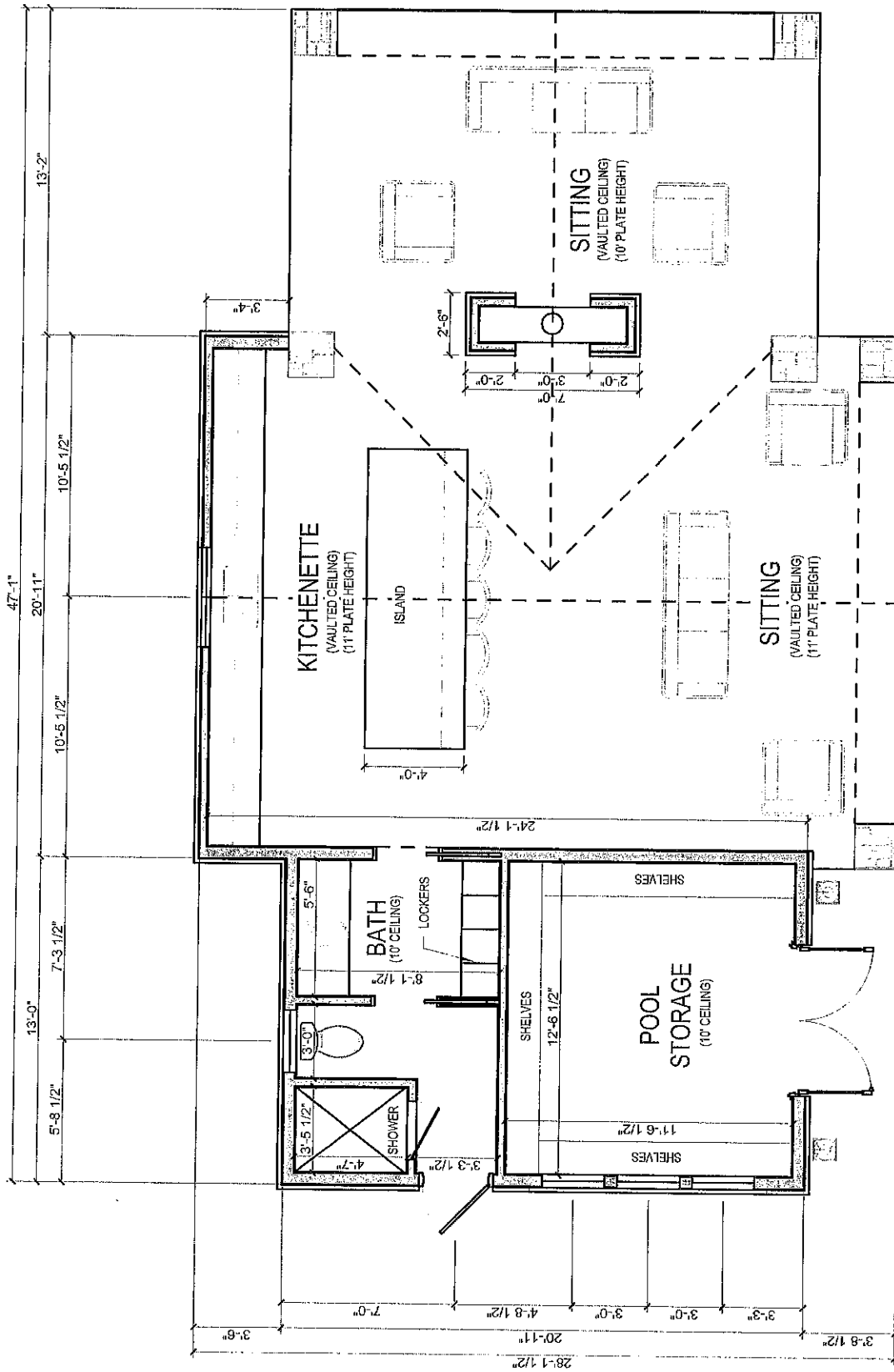
DATE

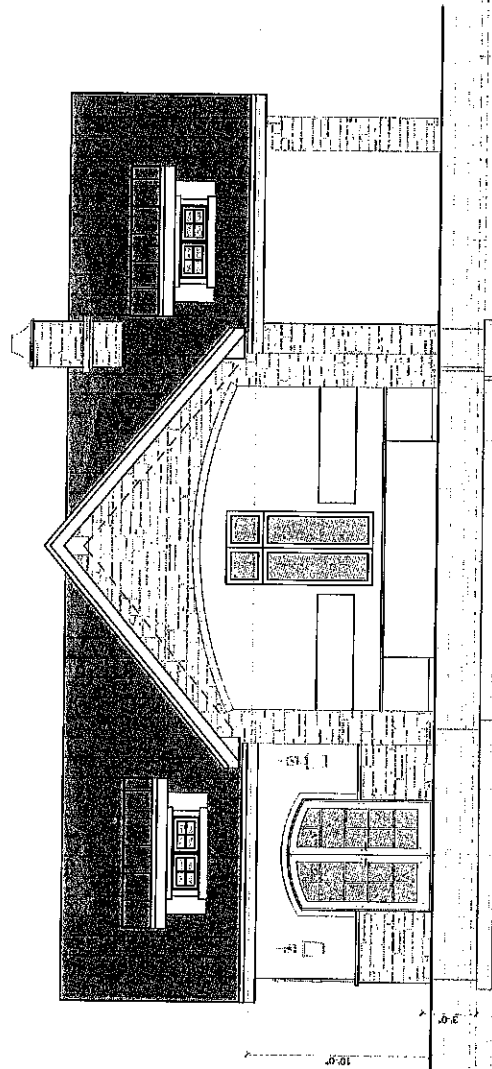
This property is being approved for building permit issuance as indicated above. Any change in the type or placement of the structure is not allowed. This clearance is not a waiver of compliance with either the zoning ordinance or the building codes. Millville City Form 101 - 15 Nov. 2003 (previous edition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

- SITE PLAN GENERAL NOTES:**
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SITE WORK (I.E. EXCAVATION, BACKFILL, GRADE, COMPACTING, ETC.). ALL WORK MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF INTERNATIONAL RESIDENTIAL CODE AND ALL LOCAL CODES.
 - GENERAL CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UTILITY LINES AND DETERMINING LOCATION OF SEWER AND WATER LATERALS ON SITE.
 - PROVIDE STABILIZED ENTRANCE TO CONSTRUCTION SITE (CONTRACTOR TO VERIFY LOCATION ON SITE).
 - PROVIDE PORTABLE TOILET FOR ALL CONSTRUCTION WORKERS ON SITE (CONTRACTOR TO VERIFY LOCATION ON SITE).
 - PROVIDE CONCRETE WASHOUT (CONTRACTOR TO VERIFY LOCATION ON SITE).
 - PROVIDE STORM WATER POLLUTION PREVENTION SIGN PER LOCAL SWPPP REQUIREMENTS.
 - PROVIDE SIGNS TO PREVENT ACCESS.
 - GENERAL CONTRACTOR TO VERIFY EXISTING STORM WATER RETENTION BASIN.
 - PROVIDE TRASH & DEBRIS CONTAINER (CONTRACTOR TO VERIFY LOCATION ON SITE).
 - SOIL NOT TO BE DISTURBED BEYOND 15' OF EXISTING EXPOSED STRUCTURES INCLUDING AREA WELLS.
 - NO DIRT OR DEBRIS TO BE PLACED OVER CURB OR IN ROADWAY.
 - GENERAL CONTRACTOR TO PROVIDE STORM RETENTION PIPING PLAN PER CODE.
 - LOT TO BE GRADED SUCH THAT DRAINAGE WILL NOT DRAIN ONTO ADJOINING PROPERTIES.
 - THERE ARE NO STORM DRAIN DISCHARGE INLETS ON OR ADJACENT TO THE PROPERTY TO BE USED FOR EXCAVATION ON SITE.
 - GENERAL CONTRACTOR TO DETERMINE AREAS FOR EXCAVATION ON SITE.
 - GENERAL CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING ELECTRICAL AND GAS LINES AND DETERMINING THE LOCATION OF ELECTRICAL PANELS AND GAS METERS ON SITE PER CODE.

CURVE DATA				
STATION	BEARING	ARC LENGTH	CHORD DIST.	DELTA
12	S 89°49'05" W	138.31'	138.31'	180°
13	S 89°49'05" W	138.31'	138.31'	180°
14	S 89°49'05" W	138.31'	138.31'	180°







KITCHEN/MAIN SITTING
110'-4" PLATE HEIGHT
MAIN C.L.G.
108'-8"

TOP OF FOUND
105'-0"

MAIN FLOOR
99'-6"

BASEMENT FLOOR
87'-2"

T.O. FTS
87'-2"

87'-2" FTS
86'-2"

86'-2" FTS
85'-2"