

MILLVILLE PLANNING COMMISSION MEETING
City Hall - 510 East 300 South - Millville, Utah
November 2, 2023

PRESENT: Garrett Greenhalgh, Larry Lewis, Bonnie Farmer, Lynette Dickey, Darcy Ripplinger, and Matt Anderson, Kara Everton, Tara Hobbs, Pam June, Brett Hadfield

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for November 2, 2023, at 8:00 pm. Commissioners Garrett Greenhalgh, Larry Lewis, Bonnie Farmer, Lynette Dickey, Darcy Ripplinger and Matt Anderson (alt) were present. Commissioners Rachel Thompson 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. There was a change in name of the owner on item 5.A. **Commissioner Farmer moved to approve the agenda for November 2, 2023, with the changes.** Commissioner Lewis seconded. Commissioners Garrett Greenhalgh, Larry Lewis, Bonnie Farmer, Lynette Dickey, Darcy Ripplinger and Matt Anderson (alt) voted in favor. Commissioners Rachel Thompson were excused.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the minutes for the Planning Commission Meeting for October 19, 2023. **Commissioner Anderson moved to approve the minutes.** Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Larry Lewis, Bonnie Farmer, Lynette Dickey, Darcy Ripplinger and Matt Anderson (alt) voted in favor. Commissioners Rachel Thompson were excused.

5.A. Zoning Clearance- Accessory Building & Pool for Nathan Ballstaed on behalf of Brett Hadfield at 512 N 300 East, Millville

This is for the pool, poolhouse and retaining walls. The pool will be approx. 25' x 50'. The state code states pool cover or fence and must be installed prior to final sign off. Garrett will notate on the plans that the pool, pool house and retaining walls needs to be inspected.

Commissioner Larry Lewis moved to approve the Zoning Clearance for the accessory building, pool & retaining walls for Nathan Ballstaed on behalf of Brett Hadfield.

Bonnie Farmer seconded. Commissioners Garrett Greenhalgh, Larry Lewis, Bonnie Farmer, Lynette Dickey, Darcy Ripplinger and Matt Anderson (alt) voted in favor. Commissioners Rachel Thompson were excused.

5.B. Other

- Realtor is asking about a property on Main Street that is for sale. The commission suggested that the owner can do a subdivision with an easement with the understanding that no dwellings reside back there. The realtor will be informed about the water share transfers upon creating a subdivision.
- Gary Stauffer's property – swales – weed barrier and cobble or grass, not weeds, maintained by the homeowner.
- Bonnie Farmer inquired about any updates to the Millville Escape subdivision and commented on the impact that the roads would take.
- Matt Anderson mentioned the shed that is built on Bradley Parkinson's lot. This is a corner lot and the setbacks do not look like they are within regulation. Pam will drive past the lot and bring up in City Council.

6. City Council Minutes

7. Agenda Items/Notes for Next Meeting

8. Calendaring of future Planning Commission Meeting

- November 16, 2023, at 8:00 pm.

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at approximately 8:45 p.m.



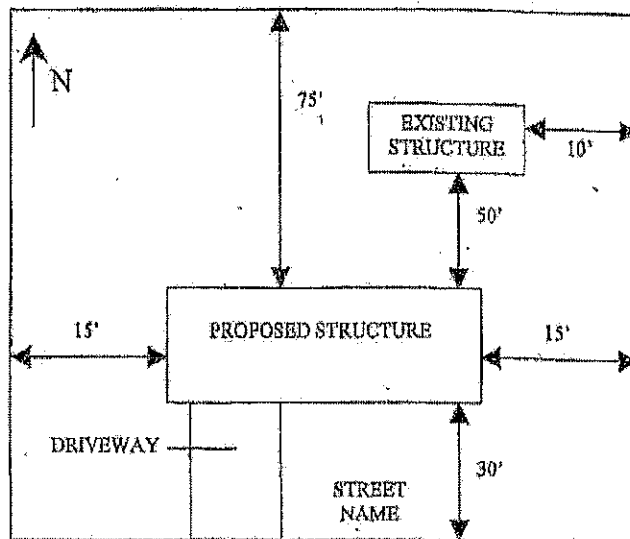
MILLVILLE CITY ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

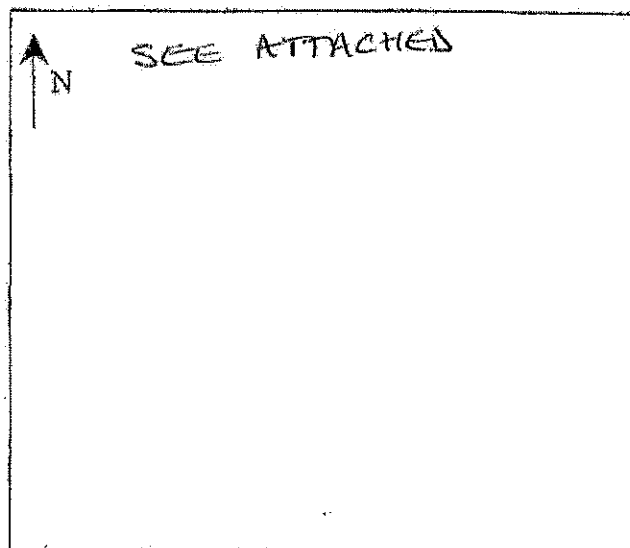
APPLICATION INFORMATION

1. BRETT & MEGAN HADFIELD
APPLICANT'S NAME
2. PO BOX 104 512 N 300 E
MAILING ADDRESS
- MILLVILLE VT 054326
CITY STATE ZIP CODE
3. 435 512 2800 4.
HOME TELEPHONE BUSINESS TELEPHONE
5.
OWNER'S NAME (if different from applicant)
6. POOL & POOL HOUSE
TYPE OF STRUCTURE
7. 292' 8.
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

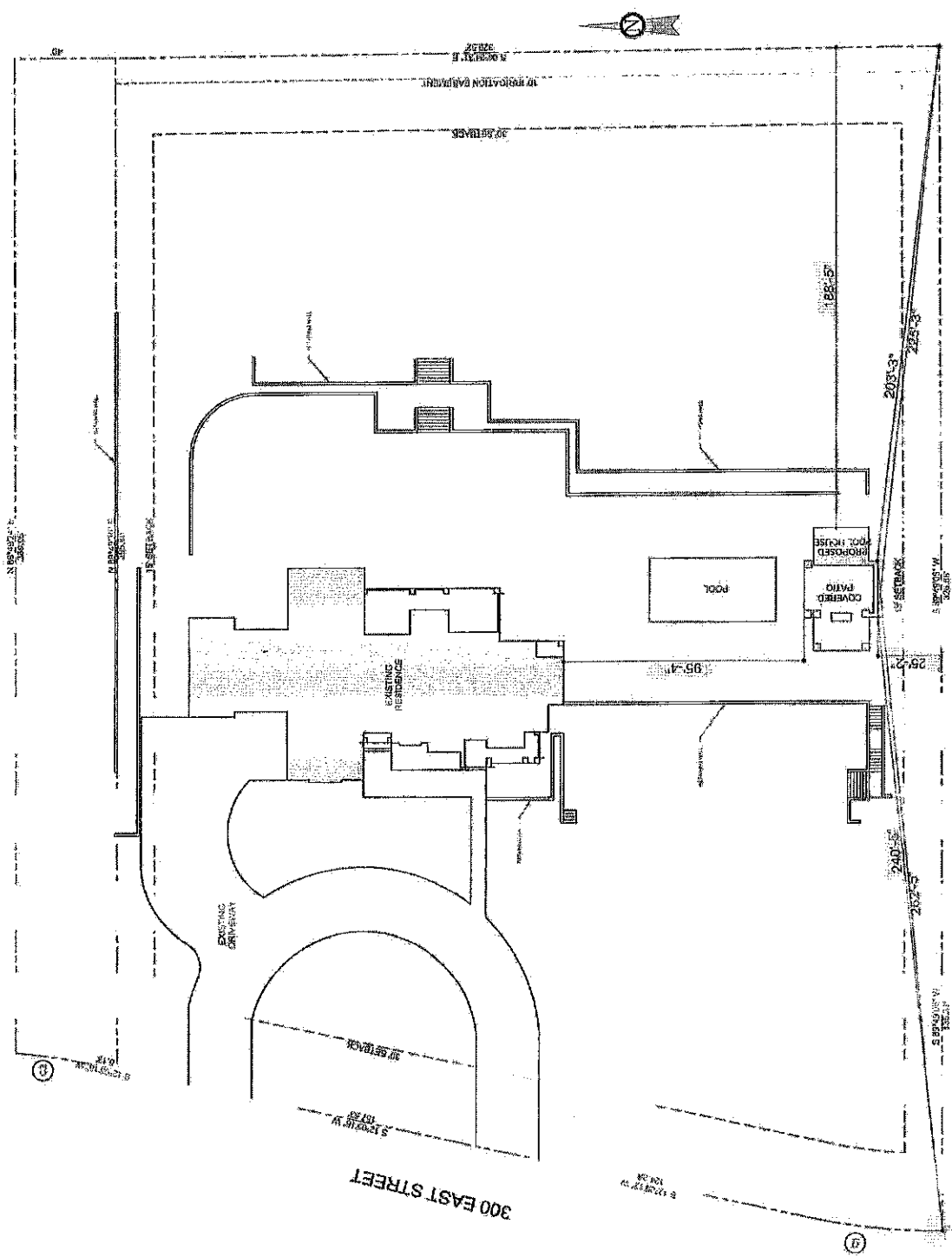
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FEE PAID - TREASURER

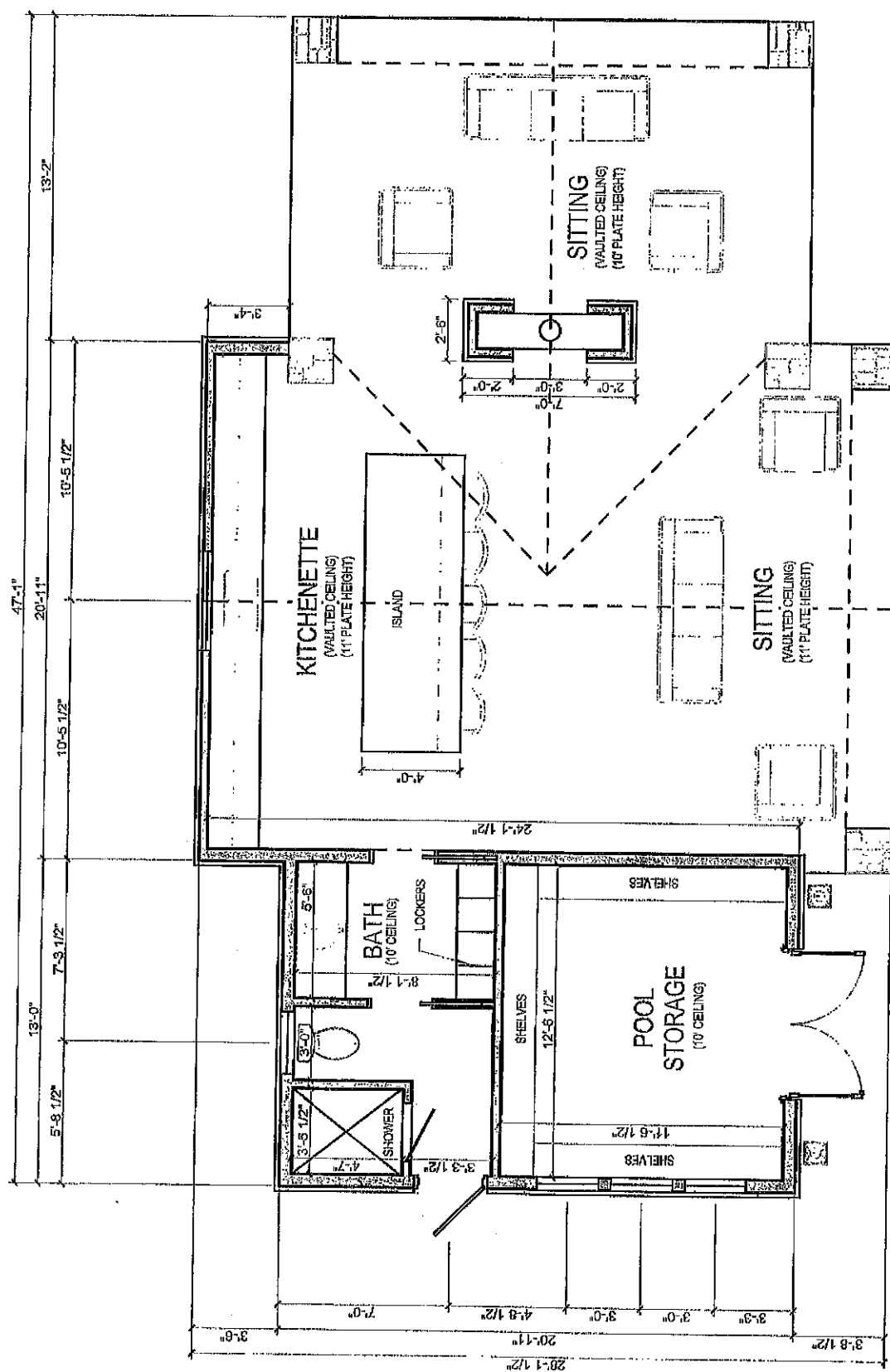
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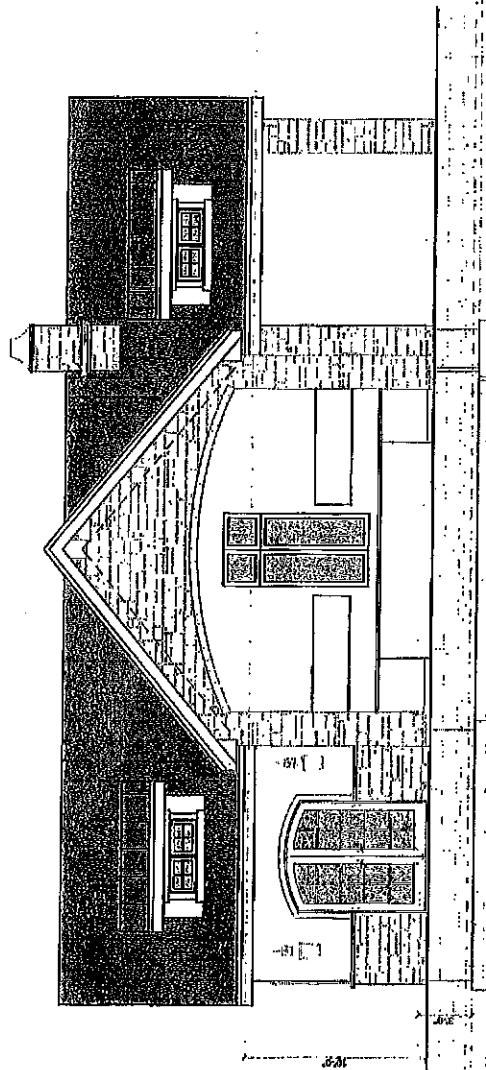
This property is being approved for building permit issuance as indicated above. Any change in the type or placement of the structure is not allowed. This clearance is not a waiver of compliance with either the zoning ordinance or the building codes. Millville City Form 101 - 15 Nov. 2003 (previous edition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

place	Median	net 1984-84	gross 1984-84	gross 1984-84
81	12.00	21.60	23.00	24.00
82	24.00	44.00	34.00	34.00



1 SITE





KITCHENMAN SITTING
116'-0" PLATE HEIGHT
MAIN CL. 109'-0"

TOP OF FOUND.
100'-0"

MAIN FLOOR
88'-0"

BASEMENT FLOOR
100'-0" F.T.G.
100'-0" F.T.G.
100'-0" F.T.G.