

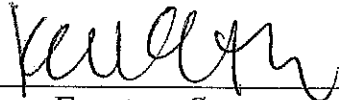
NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold a regularly scheduled meeting on Thursday, **December 7, 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 meeting & work meeting held on November 16, 2023
5. Agenda Items
 - A. Preliminary Plat Review- Stauffer Subdivision- 750 North Main St, Millville
 - B. Discussion continued from work meeting on Heritage Development
 - C. Other
6. City Council Minutes- N/A
7. Agenda items for next meeting
8. Calendaring for future Planning Commission Meeting- Thursday, December 21, 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 December 6, 2023 to the City posting locations, the City Website and the Utah Public Meeting Notices Website.



Kara Everton, Secretary
Millville City Planning Commission

MILLVILLE CITY WORK MEETING
City Hall - 510 East 300 South - Millville, Utah
November 16, 2023

PRESENT: David Hair, Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Larry Lewis, Rachel Thompson, Matt Anderson, Darcy Ripplinger, Kara Everton, Pam June, Clay Wilker, Pamela June, Ryan Zollinger, Jeremy Ward, Corey Twedt, Joe Fuhrman

Opening:

Mayor David Hair opened the work meeting for November 16, 2023, at 6:30p.m. led all in the pledge of Allegiance. Councilmember Zollinger offered a word of prayer. Mayor Hair outlined the purpose of the meeting.

Alder Development Review

Recorder Twedt presented a map of the Alder Development to orient all attendees with the project and location and gave an overview of the development so far. The development covers 3 parcels in Millville and surrounding parcels in Providence. The developer wants to build a baseball field in Providence. Originally, they wanted all the proposed development in Providence. Currently they are asking to move some of the land to Providence but still have some remaining in Millville that would be primarily residential with some mixed-use and commercial. There have been a lot of meetings with the developer, and it was decided that city council and planning commission members to get together and discuss if this is a direction that Millville City wants to develop or not.

Commissioner Garrett Greenhalgh asked why the developer wants only one-third of the parcels moved into Providence, instead of the original plan. Corey said that the developer's goal is to move forward at this point. There are some concerns with sewer and water for both cities. He pointed out where our sewer will be brought to within the city.

Councilmember Zollinger believes they will develop from the north to the south and start with the commercial locations first. Recorder Twedt pointed out where Blackstone owns their property that borders Millville and Providence. Commissioner Greenhalgh questioned what the motivation is for the developer keeping most of the residences in Millville. The sewer and water capacities were briefly discussed for both Millville and Providence. Recorder Twedt said that there are not any specific numbers to go off due to the cost of that study.

Commissioner Thompson asked if there was a timeline for the development and if the speed of the project is dependent on if the property stays in Millville or moves to Providence. Recorder Twedt said timing may not be a factor but wasn't sure. Commissioner Zollinger agreed that he didn't think timing wasn't a factor, except for the commercial development along 1700 South. He sees this as a 10-15 year project and has the opinion that Millville would be the final phase.

Commissioner Wilker questioned if there was a better time to get the utilities down to the location if the developer is going to obtain a PID to assist in those costs. Recorder Twedt replied that as far as timing was concerned, he wasn't sure, but the major consideration is whether Millville City wants this kind of development.

Mayor Hair pointed out that a lot of this land is wetlands and that there would be a considerable amount litigation to move or transfer this area.

Recorder Twedt went through the first option to consider, which was to allow the development to proceed as requested. Some of the pros for this options that were discussed were property tax increasing, more impact fees to pay off debt, lower utility rates, meeting the requirements for moderate-income housing that is required when populations exceed 5000, and having the infrastructure installed for future commercial development along Highway 165. Some of the cons discussed were increased costs for general fund services, requiring additional employees, exceeding the 5000 population, creating a new zone, water, and sewer supply, and upgrading capacities.

Councilmember Ward asked some clarifying questions regarding the sewer and water capacities, as well as additional revenue from amazon. Recorder Twedt clarified the design of the sewer system and when/how the upgrade would work.

Recorder Twedt gave another option where the development in Millville City with the potential to run water and sewer through Providence City. This was an option given by the developer, but not verified by the city. Millville City would receive the property taxes, with the increased costs to general fund expenses, still needing another employee, etc, without as much revenue. This option wasn't discussed in further detail.

Recorder Twedt moved forward with a third option where Providence takes all the property and Millville does not retain any land in question. This would allow Millville to be a bedroom community, and not require a higher density zone. Millville population would not exceed the 5,000 as quickly, and we would maintain the costs for general fund. Some cons are that the infrastructure would not be along Highway 165 and the city would potentially lose opportunities.

Commissioner Anderson questioned if the city would meet the requirement for high-density if we were to increase our population beyond the 5,000. Recorder Twedt said that this would meet the requirement where we wouldn't have to provide other areas in the city to fulfill that code.

Recorder Twedt suggested a few more things for the council and commission to consider, such as, how valuable is the property along the highway, is our financial survival based on these properties, and to keep in mind that the town center is designated for commercial space. Do the potential positives outweigh the negatives?

Commissioner Greenhalgh asked if the potential of Zollinger's property becoming an island was a concern. Recorder Twedt replied that creating an island isn't possible, and in our favor. Commissioner Greenhalgh replied in understanding of the need to keep some land on the west side of the highway to keep the Zollinger's property connected.

Recorder Twedt stated that we can request an adjustment in where the property line is located, and pointed out the property that will potentially be a road connecting this development that is owned by Millville. Commissioner Zollinger pointed out that the city is operating very lean and

Commissioner Ripplinger compared this to becoming a type of community like River Heights or a larger one like Providence or Hyrum. Commissioner Farmer stated that the citizens of Millville like the rural atmosphere that is provided.

Councilmember Ward asked if we would hit the population threshold with the land we already have to develop within the city limits with single-family homes. Commissioner Ripplinger stated that there are a lot of homes that would probably qualify as low-income housing that could go towards that requirement. Mayor Hair said that the numbers from the state aren't very clear to know what percentage is required when that threshold is met and that most cities exceed the low-income percentage.

Recorder Twedt said that the water supply is a big concern for him. Commissioner Greenhalgh said that he has been all over the spectrum and ultimately feels that the benefits do not outweigh the concerns, and the effect on the city would be too great. He suggested we give Providence the land they want except what is necessary for us to keep the Zollingers property connected to the city. Commissioner Ripplinger said that we can't decide based on potential future income because it's not always reliable.

Councilmember Wilker asked a few questions about our capacity in the Nibley sewer line. Recorder Twedt gave a brief answer. Commissioner Ripplinger asked if the east side of the highway is reasonable to provide utilities for. Recorder Twedt said we do have capacity to service the city.

Mayor Hair asked for a final decision on this discussion. Commissioner Greenhalgh suggested that we can be specific about the property we want to keep. Councilmember Ward asked for more clarification with taxes, water, population, and sewer. Mayor Hair and Recorder Twedt offered some insight on what was previously discussed and went into further details.

Councilmember June informed the city on PIDs and how they are formed and maintained as well as the implications to the homeowners within the PID area.

Commissioner Greenhalgh asked if, at this point, if anyone was in favor of bringing this development into the city. Councilmember Ward asked about the realistic growth of the city and the timeline of that growth. Recorder Twedt stated that there are areas to allow moderate income housing in better areas in our city, but the size of this community is concerning.

Commissioner Greenhalgh asked if anyone has any arguments in favor of this development. Commissioner Thompson stated that this development's location does not cause as much concern because of the location of the parcels in relation to the whole of Millville City.

Mayor Hair asked where the boundary line should be suggested. Recorder Twedt showed the locations on the tv, and the city suggested different options for the line. Councilmember Zollinger asked why we want to keep any of the land if we have no infrastructure on the west side of the river, and we have no intention of maintaining the area, then why do we want it? Some suggestions were made on areas that would be more beneficial in the city. Commissioner Greenhalgh asked if it was a matter of now or in the future.

Joe Fuhrman was in attendance and offered his opinion on the benefits of the taxes on farmland outweighs that of commercial development. He owns a lot of the land around the suggested development and is concerned about the implications it will have on him. He would like to see the land in a conservation easement and leave it alone.

Councilmember Zollinger stated that he would like to keep this land in Millville City. Commissioner Thompson said that she would like to see the land stay how it is. Commissioner Lewis stated that if the land becomes beneficial to the city, through commercial development and less residential, then he sees a reason to keep it.

Heritage Development Group

Mayor Hair gave a brief overview of this proposal. The Heritage Group would like to put in 60 units of residential that would have businesses on the bottom with housing on top. Commissioner Greenhalgh verified the location of this property. Recorder Twedt gave a history of meeting with the developer. In our future land use map, this would be commercial property. The developers are seeking input from the city on what we would like to see here. Recorder Twedt gave some advantages and disadvantages of the location and development.

Commissioner Anderson asked if there is potential for the road to be widened along the road especially concerning the additional houses being built up the hill, as well as the traffic from the school. Recorder Twedt said that widening the road is not planned but it's not out of the question either.

Commissioner Thompson said that this is where commercial needs to be in Millville. Councilmember Zollinger said that residential drives commercial, but the access is concerning. Review of the area and future land use zones were discussed. This developer is requesting a mixed-use zone, which is currently not within city limits. Commissioner Greenhalgh stated that he didn't think mixed-use zones throughout the valley are very successful. Councilmember Zollinger agreed and stated that the valley is not dense enough for mixed-use to be effective.

Recorder Twedt said that this developer is looking for suggestions and direction in what the city wants to be put in this area. Commissioner Greenhalgh asked if the city council or commission would be in favor of anything greater than a duplex in the city.

Recorder Twedt mentioned that part of our agreement for the sewer is growth within the city, and this would meet that requirement. Councilmember Zollinger stated that there could be a future need within the community for smaller land, or higher density housing, but the question of where the most important question is being asked. He doesn't want to completely disregard the option when there may be a future need.

Adjournment

The meeting adjourned at 7:59 p.m.

MILLVILLE PLANNING COMMISSION MEETING
City Hall - 510 East 300 South - Millville, Utah
November 16, 2023

PRESENT: Garrett Greenhalgh, Lynette Dickey, Rachel Thompson, Larry Lewis, Bonnie Farmer, Darcy Ripplinger, Matt Anderson, Kara Everton, Pam June, Colby Martin, Luis & Kim Vargus

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for November 16, 2023, at 8:05 pm. Commissioners Garrett Greenhalgh, Lynette Dickey, Rachel Thompson, Larry Lewis, Bonnie Farmer, Darcy Ripplinger, and Matt Anderson 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 Dickey moved to approve the agenda for November 16, 2023, with the changes.** Commissioner Ripplinger seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Rachel Thompson, Larry Lewis, Bonnie Farmer, Darcy Ripplinger, and Matt Anderson voted in favor.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the minutes for the Planning Commission Meeting for November 2, 2023. **Commissioner Anderson moved to approve the minutes.** Commissioner Lewis seconded. Commissioner Lewis seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Rachel Thompson, Larry Lewis, Bonnie Farmer, Darcy Ripplinger, and Matt Anderson voted in favor.

5.A. Zoning Clearance- Accessory Building Luis & Kim Vargas at 235 S 300 E.

Luis & Kim Vargas were present. The commission reviewed the plans. There will be no power initially. Homeowner asked how to get an inspection when electrical is installed. In the future, when electrical is installed, the homeowners would need to go through the county to get it inspected. Commissioner Greenhalgh suggested installing the line and box initially to prepare for future electrical.

Commissioner Anderson moved to approve the Zoning Clearance for the accessory

building Luis & Kim Vargas at 235 S 300 E, Millville. Commissioner Farmer seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Rachel Thompson, Larry Lewis, Bonnie Farmer, Darcy Ripplinger, and Matt Anderson voted in favor.

5.B. Zoning Clearance for a Deck Addition for Colby Martin at 285 N 300 E.

This was reviewed in a previous meeting but was denied due to the structural posts being within the setback guides. Colby had the re-engineered to cantilever the deck and have the posts meet the setbacks. The stairs do not have a footing and are not structural.

Commissioner Thompson moved to approve the Zoning Clearance for Deck Addition for Colby Martin at 285 N 300 E. Commissioner Lewis seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Rachel Thompson, Larry Lewis, Bonnie Farmer, Darcy Ripplinger, and Matt Anderson voted in favor.

5.C. Other

- Jeremy Jensen is asking about the process to be able to install a connector road that was on the approved conceptual design for the Millville Escape Subdivision that would connect the phase of Providence to the future phase in Millville. The plans show the road would meet Millville standards, but they would like approval to just lay 24' of asphalt.

For this road, we would require an agreement between the two cities to sign stating that Providence will perform maintenance on that road until the subdivision in Millville is completed, as well as the understanding that this is a temporary road, and when the Millville phase is developed, it needs to meet our road standards at the time. Private road on private property for temporary use.

6. City Council Minutes – November 9, 2023

7. Agenda Items/Notes for Next Meeting

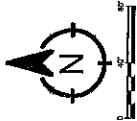
- Multi-family housing future development conversation

8. Calendaring of future Planning Commission Meeting

- December 7, 2023, at 8:00 pm.

9. Adjournment

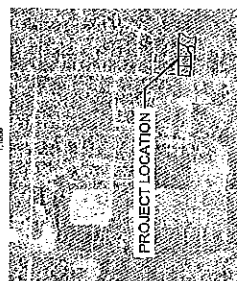
Chairman Greenhalgh moved to adjourn the meeting at approximately 8:48 p.m.



STAUFFER SUBDIVISION PRELIMINARY PLAT & CONSTRUCTION PLANS

750 NORTH MAIN STREET
MILLVILLE, UTAH 84326
12/03/2023

VICINITY MAP
1:5000



PROJECT CONTACTS:
DEVELOPER:
P: 435-270-2707
S: 435-270-2707
E: 435-270-2707

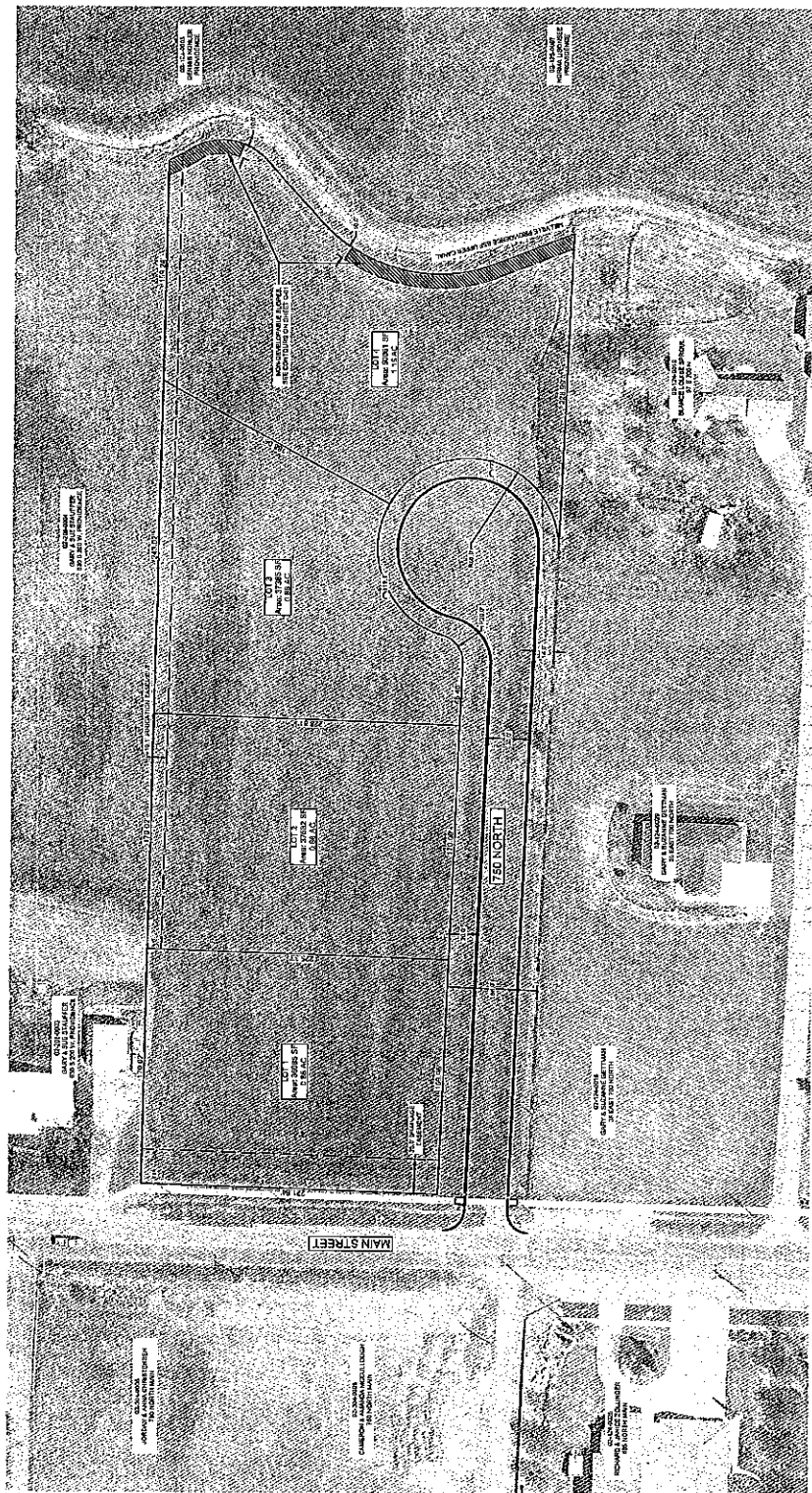
OWNER:
P: 435-270-2707
S: 435-270-2707
E: 435-270-2707

DESIGNER:
P: 435-270-2707
S: 435-270-2707
E: 435-270-2707

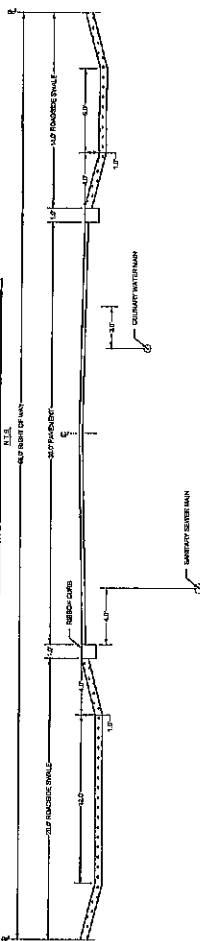
CONTRACTOR:
P: 435-270-2707
S: 435-270-2707
E: 435-270-2707

REVISIONS:
1. 12/03/2023
2. 12/03/2023
3. 12/03/2023

NOTES:
1. 12/03/2023
2. 12/03/2023
3. 12/03/2023



PROPOSED 750 NORTH CROSS SECTION
K.L.A.



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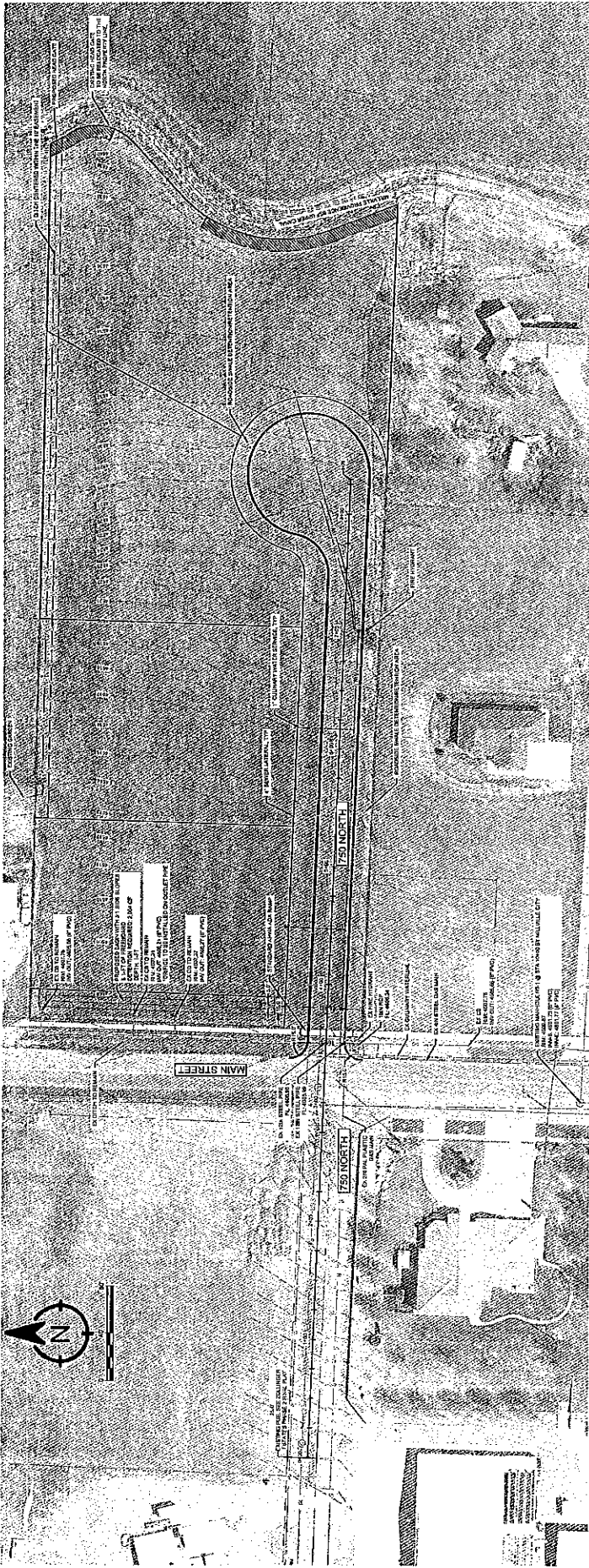
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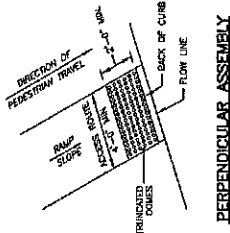
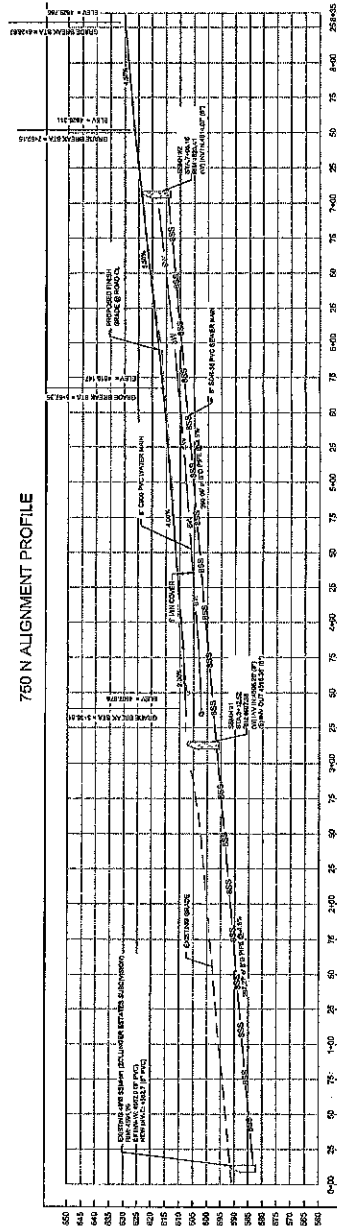
STAUFFER SUBDIVISION
750 NORTH MAIN STREET
MILLVILLE, UTAH 84326
PRELIMINARY PLAT & PLANS

NOT FOR
CONSTRUCTION

PROJECT NUMBER: 22-002
SHEET: 1 OF 4
SHEET NUMBER: S-01

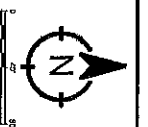
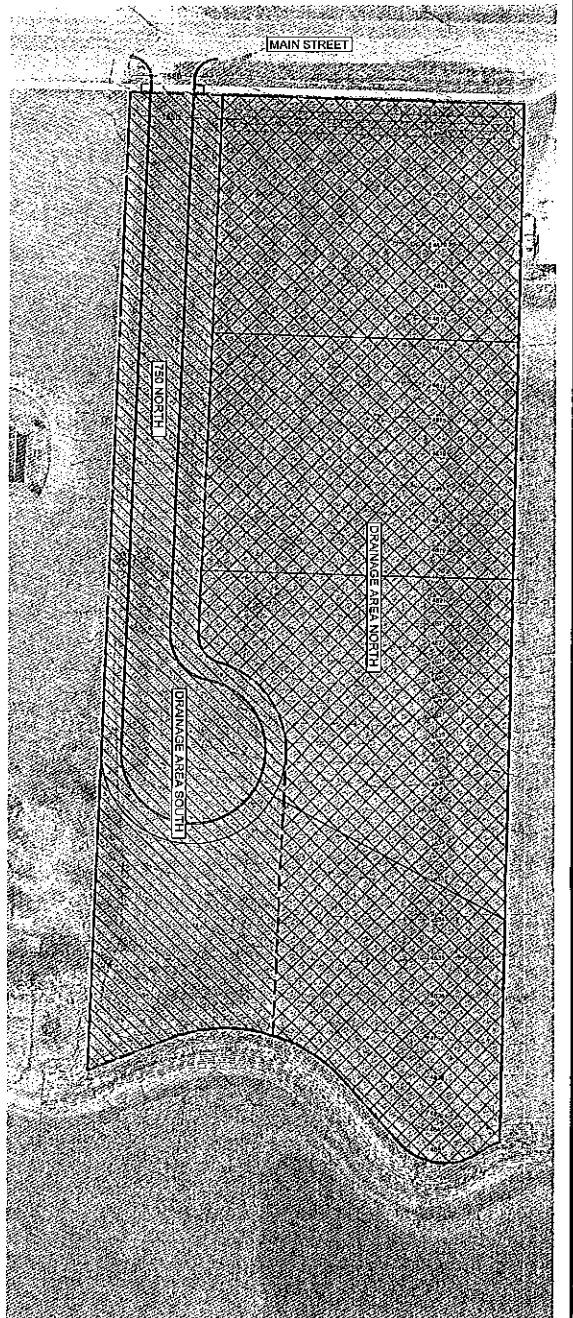


750 N ALIGNMENT PROFILE



PERPENDICULAR ASSEMBLY

STAMP PROJECT NUMBER 22-002 SHEET 3 OF 3 SHEET NUMBER C-01	NOT FOR CONSTRUCTION	STAUFFER SUBDIVISION 750 NORTH MAIN STREET MILLVILLE, UTAH 84326 PRELIMINARY PLAT & PLANS	MOUNTAIN ROOTS ENGINEERING	DESIGNED BY T. GLOVER DRAWN BY 12/20/20	Know what's below. Call 800 before you dig. BLUE STAKES OF UTAH UTILITY ADAPTATION CENTER, INC. www.bluestakes.org 1-800-662-4111	DO NOT USE THIS DRAWING FOR SCALING PURPOSES IF THE ABOVE STAKES ARE NOT USED IN THE FIELD. THE INFORMATION WITHIN THESE PLANS IS THE PROPERTY OF MOUNTAIN ROOTS ENGINEERING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC OTHER PROJECTS EXCEPT BY WRITTEN PERMISSION.									
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PRELIMINARY PLAT & PLANS

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22-002

4	OF:
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SHEET NUMBER

C-02