

MILLVILLE PLANNING COMMISSION MEETING
City Hall - 510 East 300 South - Millville, Utah
December 21, 2023

PRESENT: Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Darcy Ripplinger, Matt Anderson, Kara Everton, Tara Hobbs, Todd Lundahl, Brent Coleman, Chad Kendrick, Gary Stauffer

Call to Order/Roll Call:

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

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the minutes for the Planning Commission Meeting for December 7, 2023. **Commissioner Anderson moved to approve the minutes for the meeting.** Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Darcy Ripplinger, and Matt Anderson voted in favor. Commissioner Larry Lewis is excused, and Commissioner Thompson absent.

5.A. Conceptual Plat Review- Stauffer Subdivision- Canyon Breeze Estates- located approx. 587 South 550 E, Millville

Commissioner Greenhalgh asked about the swales in the road with future asphalt being put in. When the power company came in and made improvements the swale wasn't made correctly and the homeowners to the north had a lot of water problems. This plan doesn't address stormwater but will be addressed with the Final Plat. Chad Kendrick said that if the

county has ownership of the road, then they need to do something to help with the stormwater problem. The commission would like to see an agreement for stormwater maintenance for the road. All utilities will be brought up to the end of the road.

5.B. Zoning Clearance- Addition- Brent Coleman- 110 S 100 E, Millville UT 84326

This is an addition to current building used as an equipment shed. The setbacks are all met. Building Height is 18'. The county doesn't require a building permit for an agricultural building, but Millville City does require a zoning clearance for any building. No electric or plumbing. There will be two manual garage doors and two-man doors.

Commissioner Dickey moved to approve the Zoning Clearance for an Addition for Brent Coleman located 110 S 100 E, Millville UT 84326. Commissioner Ripplinger seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Darcy Ripplinger, and Matt Anderson voted in favor. Commissioner Larry Lewis is excused, and Commissioner Thompson absent.

5.C. Other

- Commissioner Ripplinger wanted further clarification on the county's ruling on no permits for an agricultural building. Ultimately it was determined that any additional footprint on a lot needs to have a zoning clearance.

6. City Council Minutes – December 14, 2023

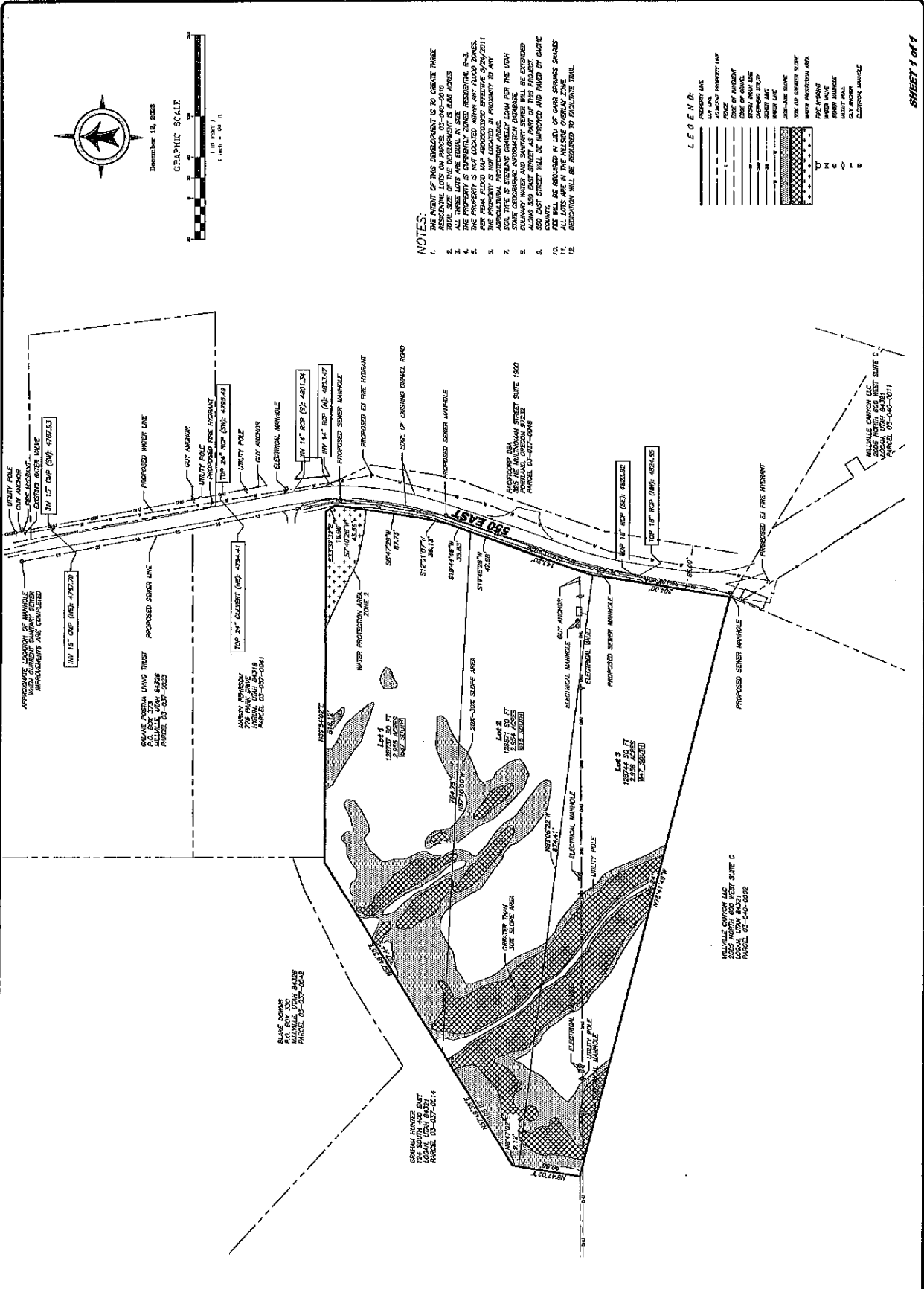
- Commissioner Anderson made a comment about the shed in Mond-Aire and said that there needs to be more consistency across the board. The setback requirements were reviewed by the commission, and it was discussed whether the lot was a corner lot or interior lot. If this is not a corner lot, because it's a giant curve, then it is an interior lot with the frontage along the city road and the setback requirements are 30' from the property line. If this is a corner lot, and the shed is along the side yard, then the setback needs to be 20' back.

7. Agenda Items/Notes for Next Meeting

8. Calendaring of future Planning Commission Meeting – January 4, 2024, at 8:00 pm.

9. Adjournment

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





MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

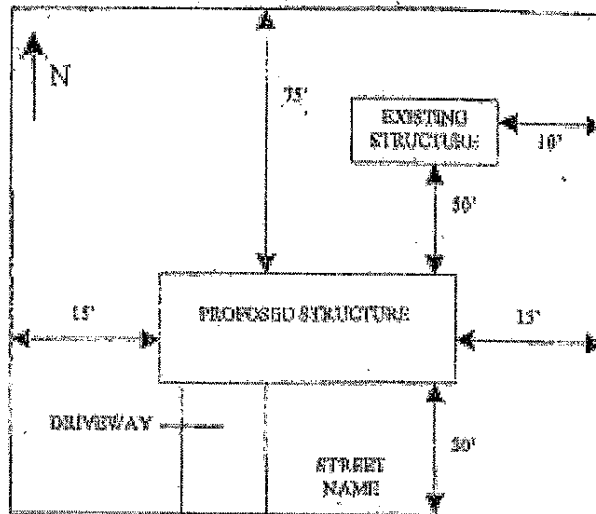
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

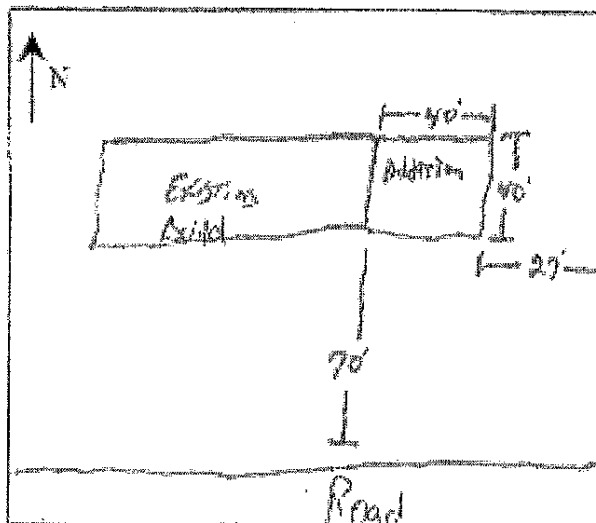
1. Brian Cohen
APPLICANT'S NAME
2. 110 E. 4000 N. Suite F
MAILING ADDRESS
- Hyde Park UT 84938
CITY STATE ZIP CODE
3. _____ 4. 435-299-5757
HOME TELEPHONE BUSINESS TELEPHONE
5. SCOTT MASON
OWNER'S NAME (if different from applicant)
6. Equipment Shed
TYPE OF STRUCTURE
7. 1600 8. _____
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 84 - 2115051
TAX IDENTIFICATION NUMBER
11. 1105 1000 E Millville
ADDRESS OF CONSTRUCTION
12. 2.6 acres 13. 18'
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. _____
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 - 13 Nov. 2003 (previous edition is obsolete)