

MILLVILLE PLANNING COMMISSION MEETING
City Hall - 510 East 300 South - Millville, Utah
December 7, 2023

PRESENT: Garrett Greenhalgh, Lynette Dickey, Rachel Thompson, Larry Lewis, Darcy Ripplinger, Matt Anderson, Kara Everton, Tara Hobbs, Pam June, Gary Stauffer, Gary Gettman, Lisa Haymore, Scott Stauffer

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for December 7, 2023, at 8:01 pm. Commissioners Garrett Greenhalgh, Lynette Dickey, Rachel Thompson, Larry Lewis, Darcy Ripplinger, and Matt Anderson were present. Commissioner Bonnie Farmer was 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 Thompson moved to approve the agenda for December 7, 2023.** Commissioner Lewis seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Rachel Thompson, Larry Lewis, Darcy Ripplinger, and Matt Anderson voted in favor. Commissioner Bonnie Farmer was excused.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the minutes for the City Work Meeting and Planning Commission Meeting for November 16, 2023. **Commissioner Ripplinger moved to approve the minutes for both meetings.** Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Lynette Dickey, Rachel Thompson, Larry Lewis, Darcy Ripplinger, and Matt Anderson voted in favor. Commissioner Bonnie Farmer was excused.

5.A. Preliminary Plat Design- Stauffer Subdivision- 750 N Main Street, Millville

Our engineers have reviewed everything and has been approved to this point. The sewer line will go west down the private lane and connect at that location. At a previous city council meeting Chad Kendrick said he was going to investigate the cost of the line, and Gary is waiting to hear back. The road is the width of 66' with swales on each side. Commissioner Ripplinger asked about the number of lots in the subdivision. Gary Gettman wanted to make a point in the official record about the previous discussion at a

city council meeting. The sewer originally was going to go as far north as 750 North Main Street, but now it is only going as far as Lot 2 in the 700 North Subdivision which is Gary Gettman's Lot 1 in the 700 North Subdivision. Gary is asking if running a lateral from the Stauffer Subdivision's sewer line to Lot 2 of his subdivision is the direction the city would suggest and if the city will provide that line.

The commission reviewed the Preliminary Plat and agreed to have the Stauffer Subdivision move forward to the Final Plat Phase.

5.B. Discussion cont'd from work meeting on Heritage Development

Commissioner Greenhalgh gave a recap on this development location, and asked the commission to consider if Millville wants multi-family in the city limits and if this location is where we want it.

Commissioner Thompson stated that Providence and Nibley are loaded up with people and multi-family and that Millville doesn't *need* to fulfill that obligation. Commissioner Ripplinger stated the proximity to other multi-family developments in other cities makes it so we don't need to have it. Commissioner Anderson said that if utilities were available, the commercial development could have already begun.

Commissioner Greenhalgh reminded the commission of what Recorder Twedt stated about the pros and cons regarding financial benefits. Commissioner Ripplinger asked the commission to give a 'thumbs up' or 'thumbs down' as far as the current feeling of a multi-family development. Commissioner Lewis stated that he would still like to see more commercial development. Commissioner Anderson said that this his opinion changes day by day, hour by hour.

Commissioner Greenhalgh asked if an option would be to consider duplexes to be closer together. Commissioner Anderson indicated that he sees the benefit of four-plex's and could see that type of development here. He had looked up what some surrounding cities definitions were. Logan City has medium mixed-residential defined as 9 to 75 units per acre. Currently, Millville City has 3 units per acre in varying ways.

Treasurer Tara Hobbs mentioned that police are called more frequently into higher density locations around the valley.

Commissioner Anderson stated that a four-plex seems like a better solution that would fit with Millville. Commissioner Lewis agreed. Commissioner Thompson said that with so many locations available throughout the valley, Millville City doesn't need to provide that type of housing. Commissioner Greenhalgh asked if a different type of development such as a retirement community or an assisted living development would work that has an HOA to maintain the property.

Commissioner Greenhalgh asked if there was anything else that the city would like to see at that location. Discussion ensued with different options in that area, and it was

determined that multi-family housing is not necessary within the city limits of Millville City.

Some options the commission would consider as higher density housing would be quarter acre lots, retirement communities, or assisted living communities. The Town Center code was brought up and the list of permitted and non-permitted uses were reviewed. A suggestion of moving the town center zoning further east was discussed. A review of the commercial general code was briefly reviewed.

5.C. Other

- There's a property on 110 S 100 E that has a steel building going up. It looks like it may be an addition to the current building, but it has not come before the planning & zoning commission for review. Development Coordinator will speak with the county building department.
- Someone called this week asking about the property for sale along the highway and 550 North. He is interested in it and asked some questions regarding options for an event center. The commission briefly discussed. The representative will be back on the 21st to speak more on it.

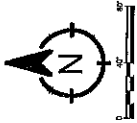
6. City Council Minutes – N/A

7. Agenda Items/Notes for Next Meeting

8. Calendaring of future Planning Commission Meeting - December 21, 2023, at 8:00 pm.

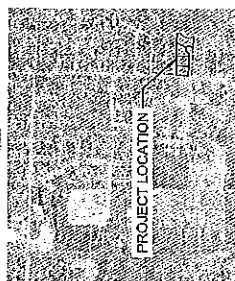
9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at approximately 9:27 p.m.



**STAUFFER SUBDIVISION
PRELIMINARY PLAT &
CONSTRUCTION PLANS**
750 NORTH MAIN STREET
MILLVILLE, UTAH 84326
12/03/2023

VICINITY MAP
1"=500'



PROJECT CONTACTS:
DEVELOPER:
P. ANDREW STOUT
P. ANDREW STOUT
P. ANDREW STOUT

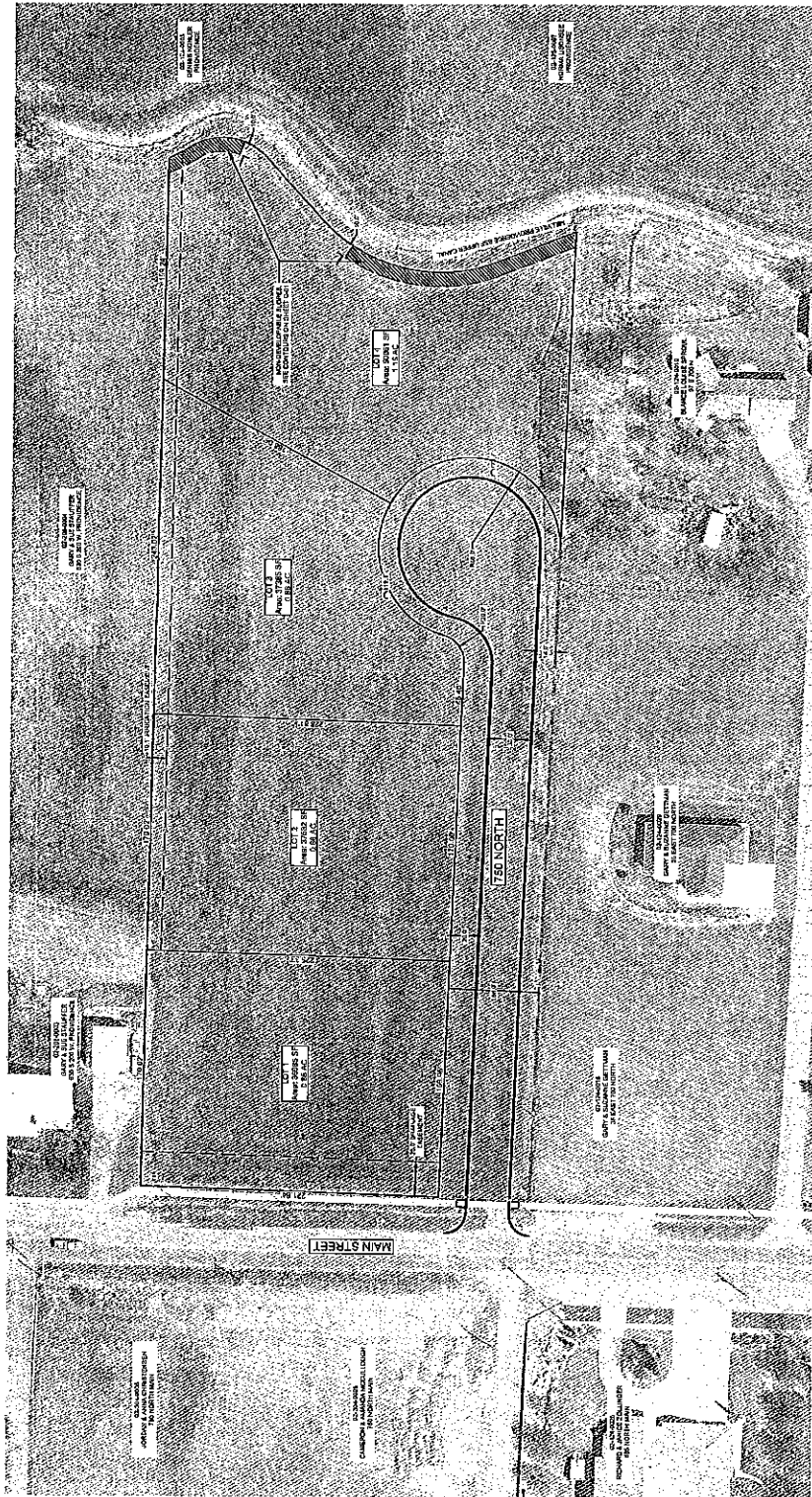
OWNER:
P. ANDREW STOUT
P. ANDREW STOUT
P. ANDREW STOUT

DESIGNER:
P. ANDREW STOUT
P. ANDREW STOUT
P. ANDREW STOUT

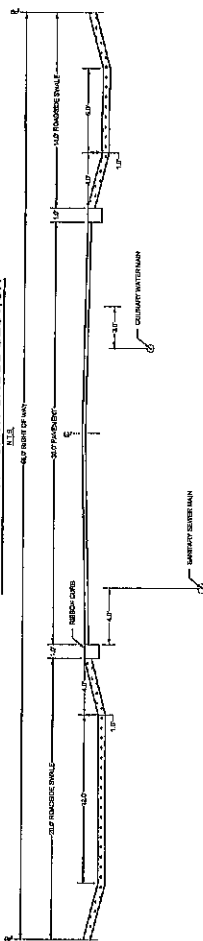
CONTRACTOR:
P. ANDREW STOUT
P. ANDREW STOUT
P. ANDREW STOUT

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



REVISIONS

NO.	DATE	DESCRIPTION

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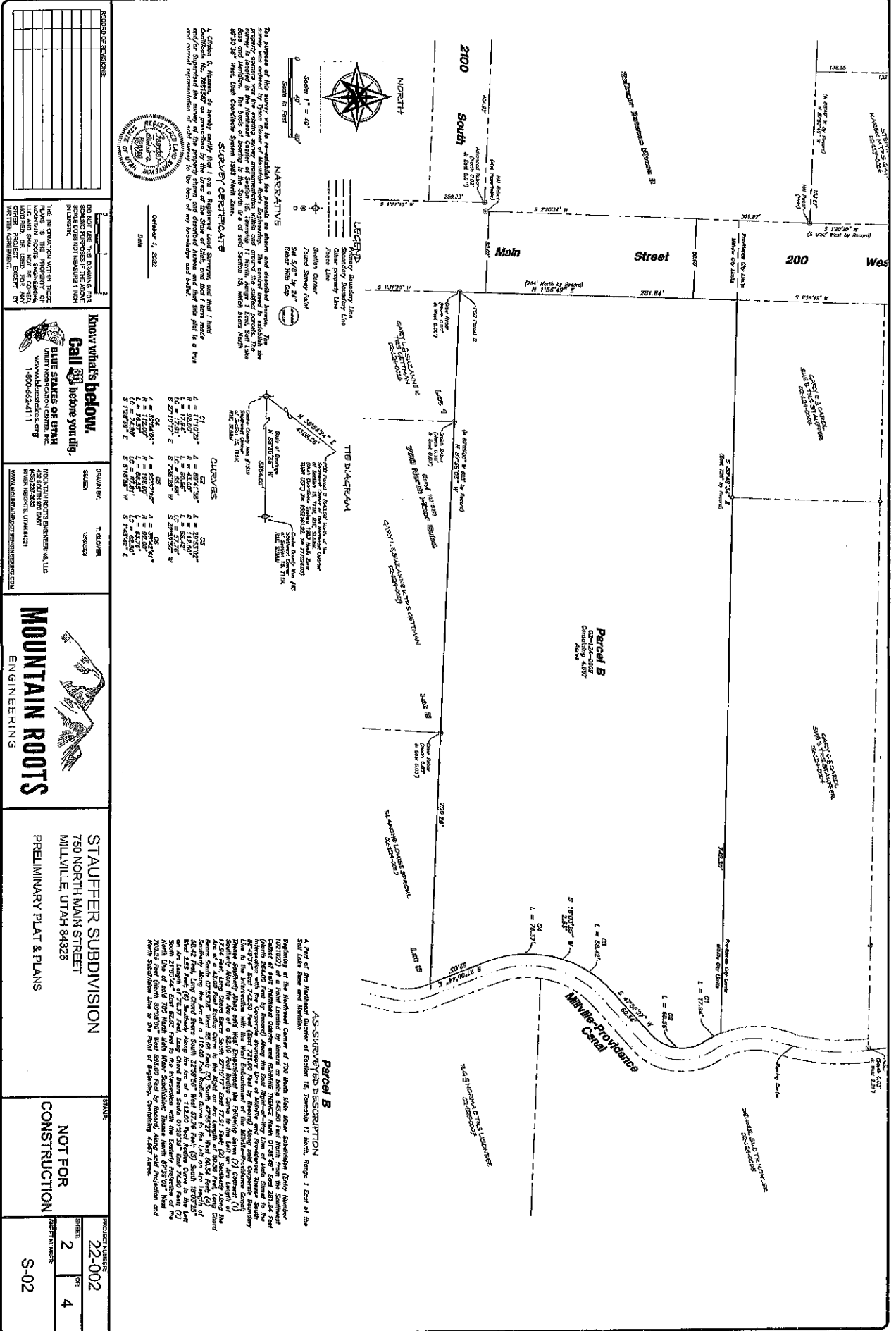
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DRAWN BY: T. GLOVER
REVISED: 12/03/23
MOUNTAIN ROOTS ENGINEERING, LLC
1000 SOUTH 1000 WEST
SALT LAKE CITY, UTAH 84143
WWW.MOUNTAINROOTSENGINEERING.COM



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



RECORD OF REVISIONS	
NO.	DATE
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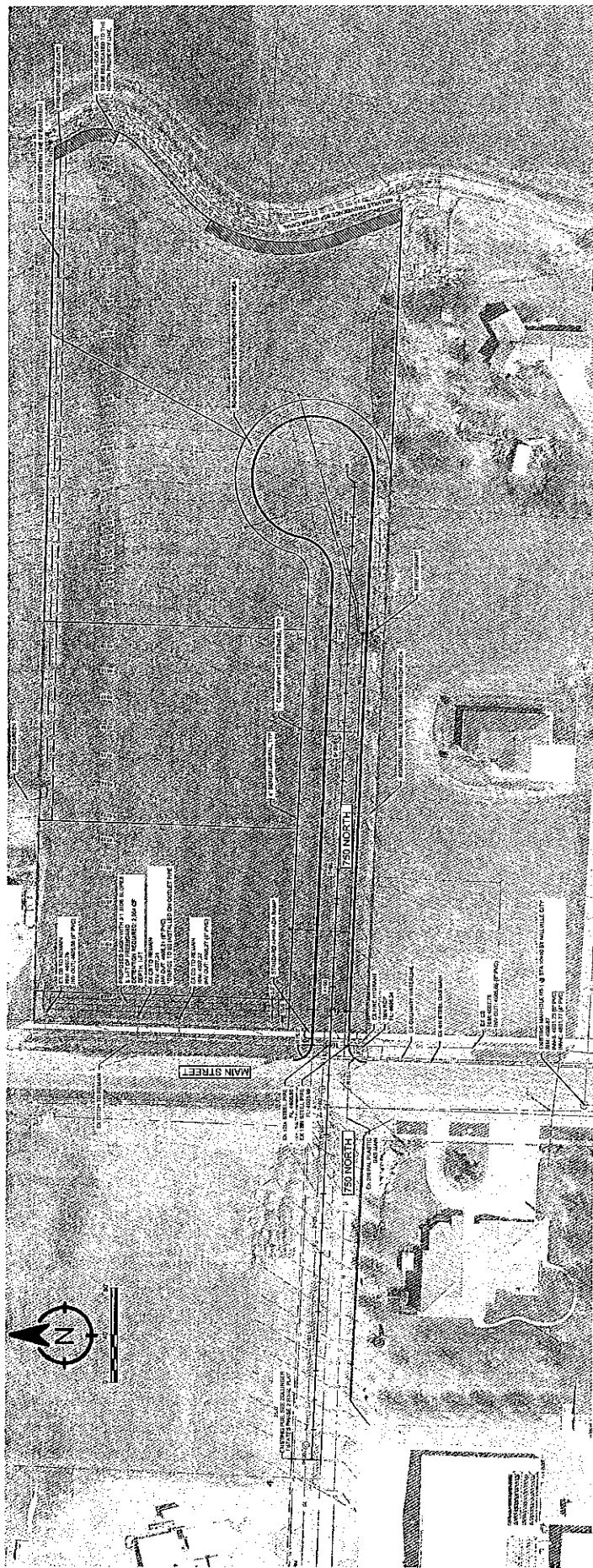
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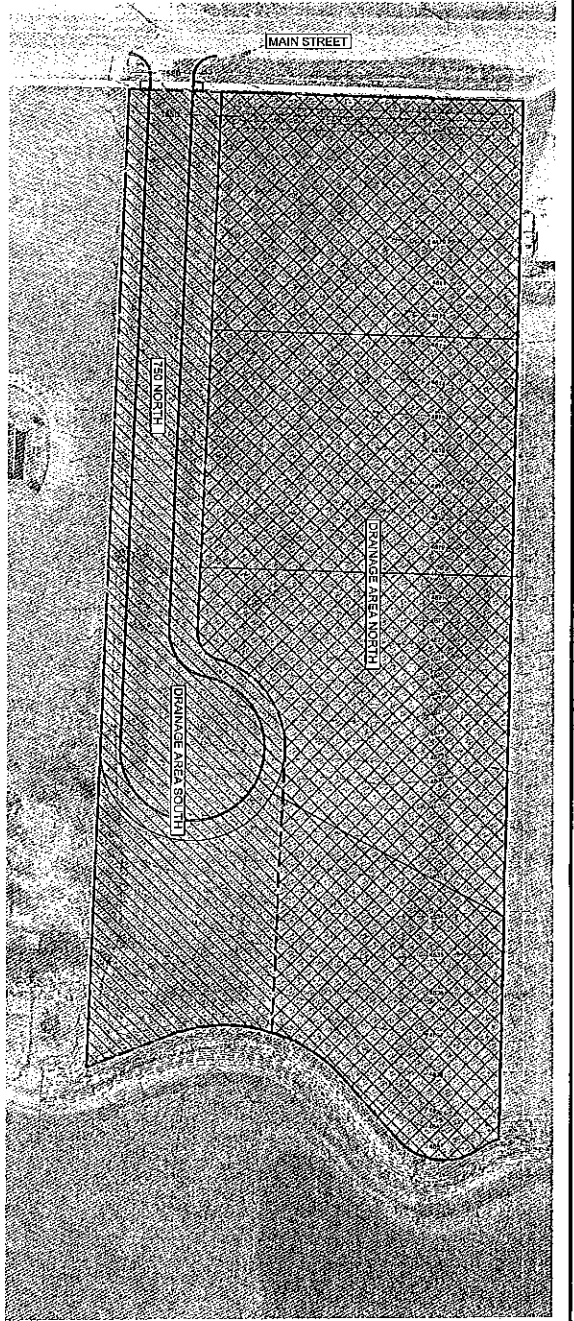
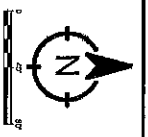
Mountain Roots Engineering
750 NORTH MAIN STREET
MILLVILLE, UTAH 84326
PRELIMINARY PLAT & PLANS

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

NOT FOR CONSTRUCTION

PROJECT NUMBER	22-002
SHEET	2
OF	4
SHEET NUMBER	S-02





OWNER: STAUFEER SUBDIVISION
 750 NORTH MAIN STREET
 MILLVILLE, UTAH 84326
 OWNER'S ATTORNEY: J. L. HARRIS, JR.
 OWNER'S ENGINEER: J. L. HARRIS, JR.

Project: Stauffer Subdivision
 Location: 750 North Main Street
 City: Millville, Utah

Station	Area	Drainage Area	Drainage Area	Drainage Area
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Project: Stauffer Subdivision
 Location: 750 North Main Street
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BLUE STAKES OF UTAH
 A UNIT CORPORATION CENTERS, INC.
 1400-602-1111

DESIGN BY: T. GLOVER
 DESIGNED: 1/20/2004
 DRAWN BY: J. L. HARRIS, JR.
 DRAWN: 1/20/2004

MOUNTAIN ROOTS
 ENGINEERING

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

NOT FOR CONSTRUCTION

PROJECT NUMBER: 22-002
 SHEET: 4 OF 4
 C-02