

MILLVILLE PLANNING COMMISSION MEETING
City Hall - 510 East 300 South - Millville, Utah
October 17, 2024

PRESENT: Garrett Greenhalgh, Lynette Dickey, Bonnie Farmer, Darcy Ripplinger, Kara Everton, Megan Dyer, Pam June, Nick Boehme, Jesse and Patricia Elsmore, Colt Pini, T. Hunsaker

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for October 17, 2024, at 8:00 pm. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey and Darcy Ripplinger were present. Commissioners Larry Lewis and Matt Anderson 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 for October 17, 2024, was reviewed.

Commissioner Farmer moved to approve the agenda for October 17, 2024.

Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey and Darcy Ripplinger voted in favor. Commissioners Larry Lewis and Matt Anderson were excused.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the minutes for the Planning Commission Meeting for September 5, 2024. **Commissioner Dickey moved to approve the minutes for the meeting on September 5, 2024.** Commissioner Ripplinger seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey and Darcy Ripplinger voted in favor. Commissioners Larry Lewis and Matt Anderson were excused.

5.A. Zoning Clearance- Accessory Building- Nick Boehme- 140 West 200 South

Height is 15', total structure is 30 x 40. Setbacks are all met. This structure will have power, but no sewer and water. There are no plans to have it at a living space.

Commissioner Farmer moved to recommend the Zoning Clearance- Accessory Building- Nick Boehme- 140 West 200 South. Commissioner Dickey seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey and Darcy Ripplinger voted in favor. Commissioners Larry Lewis and Matt Anderson were excused.

5.B. Zoning Clearance- Accessory Building- Jesse Elsmore- 55 East 100 North

Total height is 12'-2". Setbacks are all met. No power currently planned, but owner was made aware that the county would need to inspect. **Commissioner Dickey moved to approve the**

Zoning Clearance- Accessory Building- Jesse Elsmore- 55 East 100 North. Commissioner Ripplinger seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey and Darcy Ripplinger voted in favor. Commissioners Larry Lewis and Matt Anderson were excused.

5.C. Zoning Clearance- Accessory Building- Dan Hunsaker- 440 South 200 East

Dan is not here. Height 20'. Setbacks are okay, with firewall required on one side, per county. Not a dwelling.

Commissioner Farmer moved to approve the Zoning Clearance- Accessory Building- Dan Hunsaker- 440 South 200 East. Commissioner Ripplinger seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey and Darcy Ripplinger voted in favor. Commissioners Larry Lewis and Matt Anderson were excused.

5.D. Zoning Clearance- Accessory Building- Colt Pini- 30 West 550 North

Height is 9'. Setbacks are all met. They will have electricity.

Commissioner Ripplinger moved to approve the Zoning Clearance- Accessory Building- Colt Pini- 30 West 550 North. Commissioner Farmer seconded. Commissioners Garrett Greenhalgh, Bonnie Farmer, Lynette Dickey and Darcy Ripplinger voted in favor. Commissioners Larry Lewis and Matt Anderson were excused.

5. E. Other

- Development Coordinator had questions regarding the expiration dates on our forms. On Zoning Clearance checklist, it says: "Permits expire 12 months from the date of issuance, or after 180 days if construction has not begun." On ZC form it states that "this form expires 60 days after date of acceptance".
- There is continuing concern that with the sewer project nearing completion, the city will be flooded with new builds. There was a brief discussion on options the city may have.
- There were some concerns about two power poles. Information was passed onto Public Works department

6. City Council Review- September 12, 2024 and October 10, 2024

7. Agenda Items/Notes for Next Meeting

8. Calendaring of future Planning Commission Meeting – November 21, 2024, at 8:00 pm

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at approximately 8:49 p.m.



MILLVILLE CITY

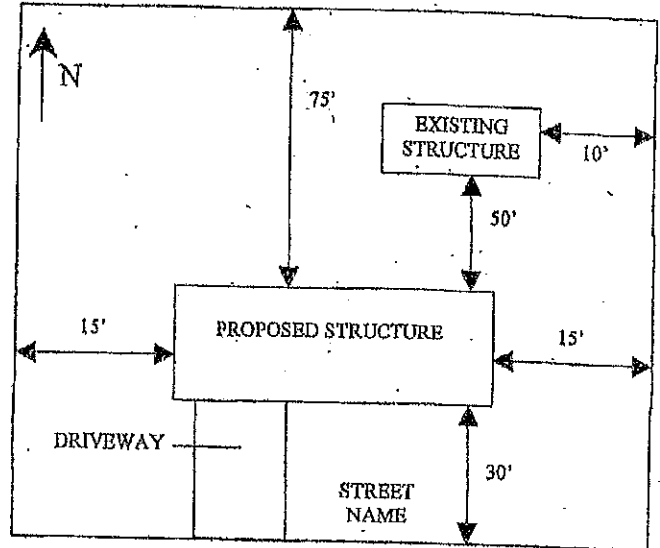
ZONING CLEARANCE FOR BUILDING PERMIT

THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

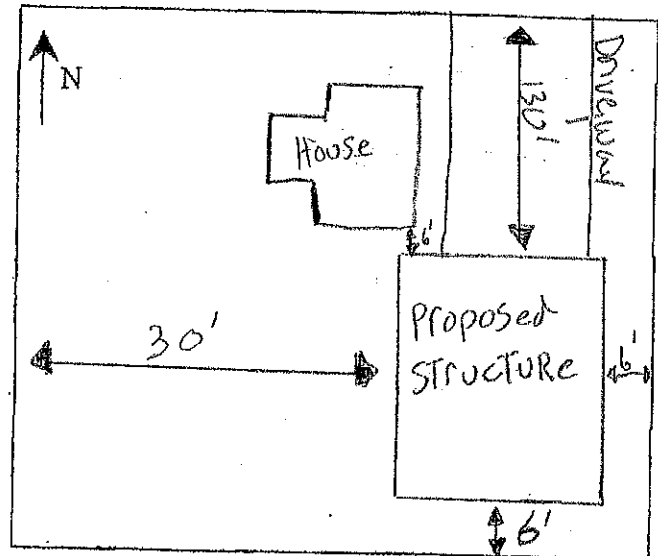
APPLICATION INFORMATION

SAMPLE PLOT PLAN (numbers do not represent required setbacks)

1. Nick Boehme
APPLICANT'S NAME
2. PO box 84
MAILING ADDRESS
- Millville UT 84326
CITY STATE ZIP CODE
3. 435-770-4187 4. Same
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Shop
TYPE OF STRUCTURE
7. 1200 8. Res
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 032 - 0001
TAX IDENTIFICATION NUMBER
11. 140 West 200 South Millville
ADDRESS OF CONSTRUCTION
12. .47 13. 15'
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



PLOT PLAN



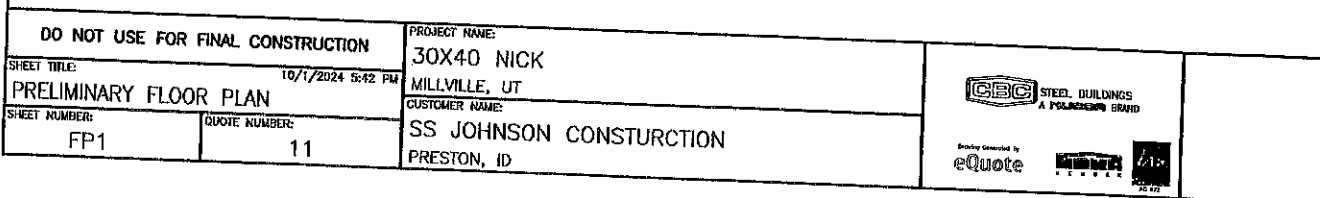
APPROVED - PLANNING AND ZONING

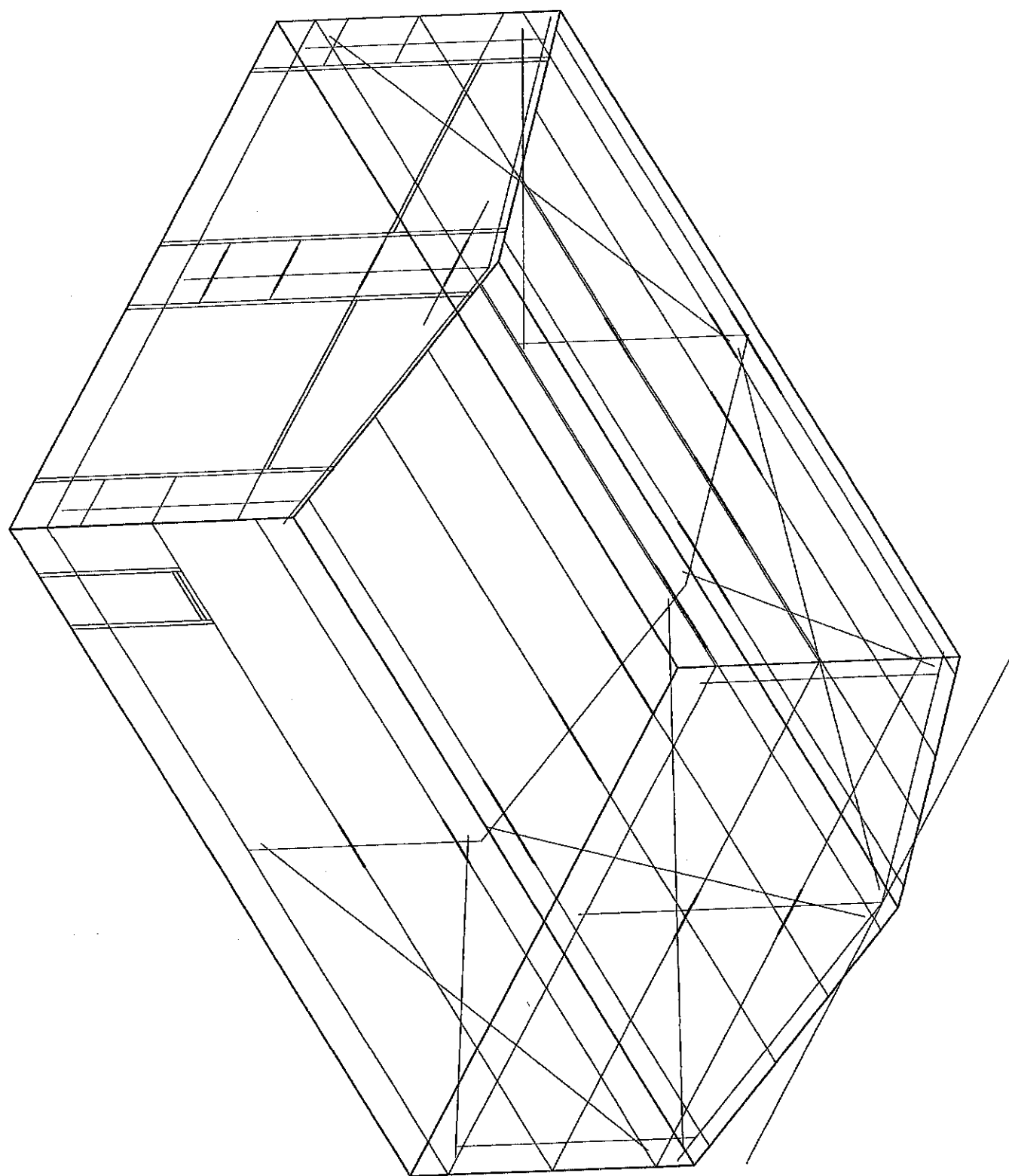
DATE

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)





Find address or place

03-029-0058
ROXANNE MCBRIDE

GALE ELWOOD

400

03-148-0001
SHANE S
MONSON

03-032-0001
NICK JOHN
BOEHME

03-032-0023
LEW D & KATHERINE
M KELSO

03-238-0002
GALEN J & JUDY
POND DANIELS

03-238-0001
GALEN J & JUDY
POND DANIELS

03-032-0025
AURELIO
GARCIA

21



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

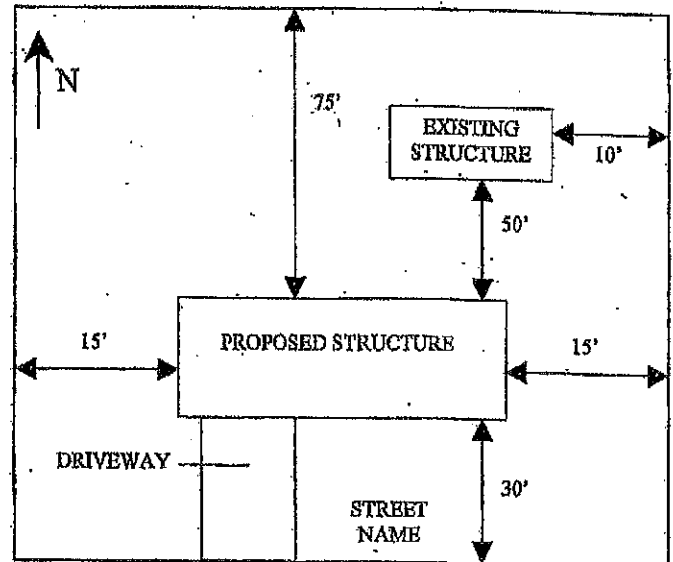
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APPLICATION INFORMATION

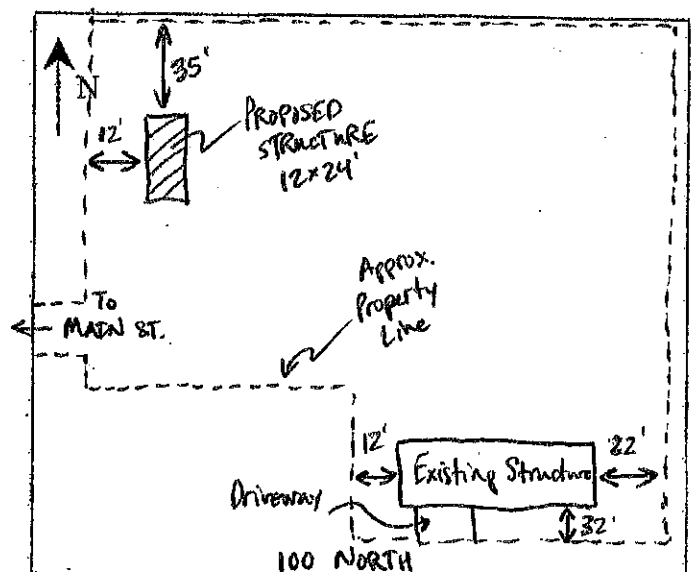
1. Jesse Elsmore
APPLICANT'S NAME
2. P.O. Box 600
MAILING ADDRESS
- Millville UT 84326
CITY STATE ZIP CODE
3. 801-916-9707 4. same
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Storage Shed
TYPE OF STRUCTURE
7. 288 8. _____
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 030 - 0071
TAX IDENTIFICATION NUMBER
11. 55 East 100 North Millville, UT
ADDRESS OF CONSTRUCTION
12. 1.06 acres 13. 12'-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. _____
REMARKS

SAMPLE PLOT PLAN

(numbers do not represent required setbacks)

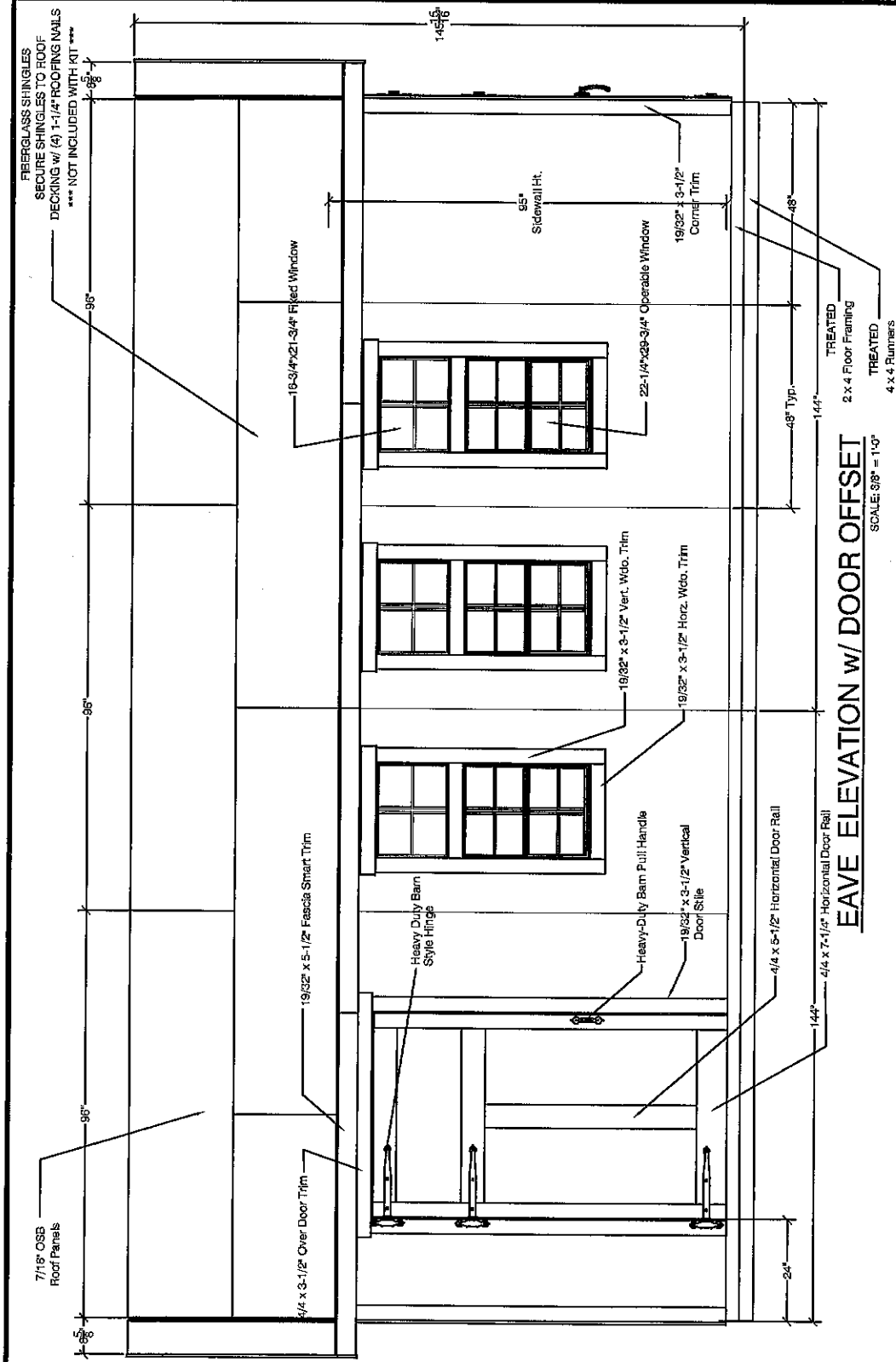


PLOT PLAN



APPROVED - PLANNING AND ZONING _____ DATE _____ FEES PAID - TREASURER _____ DATE _____

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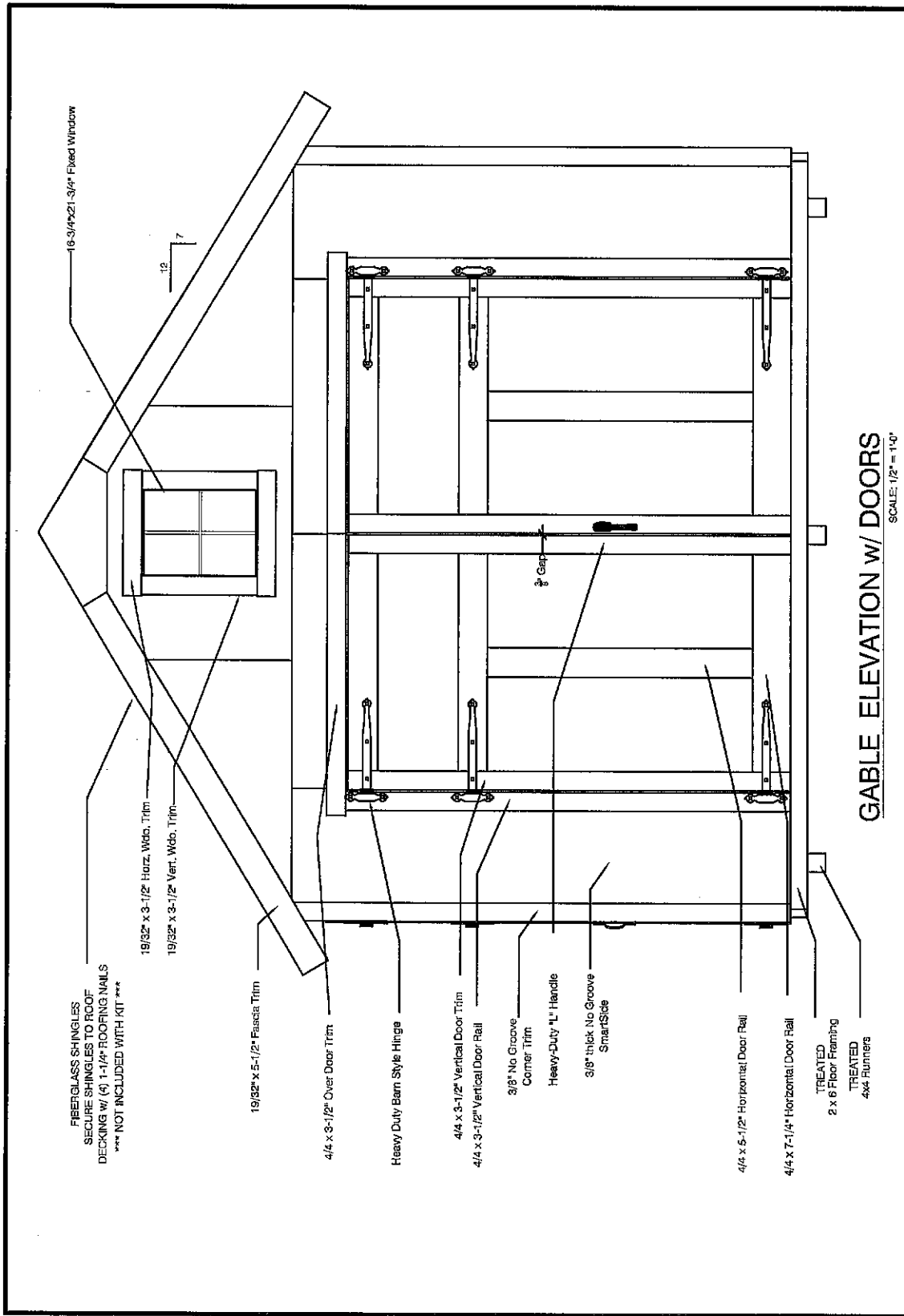


ITEM # 33092 and 33815



12' x 24' Upton Shed
ELEVATIONS

ITEM #	33092 and 33815	DATE	March 4, 2024
REV	A	DATE	March 4, 2024
BY	AS	DATE	March 4, 2024
CHK	AS	DATE	March 4, 2024
APP	AS	DATE	March 4, 2024

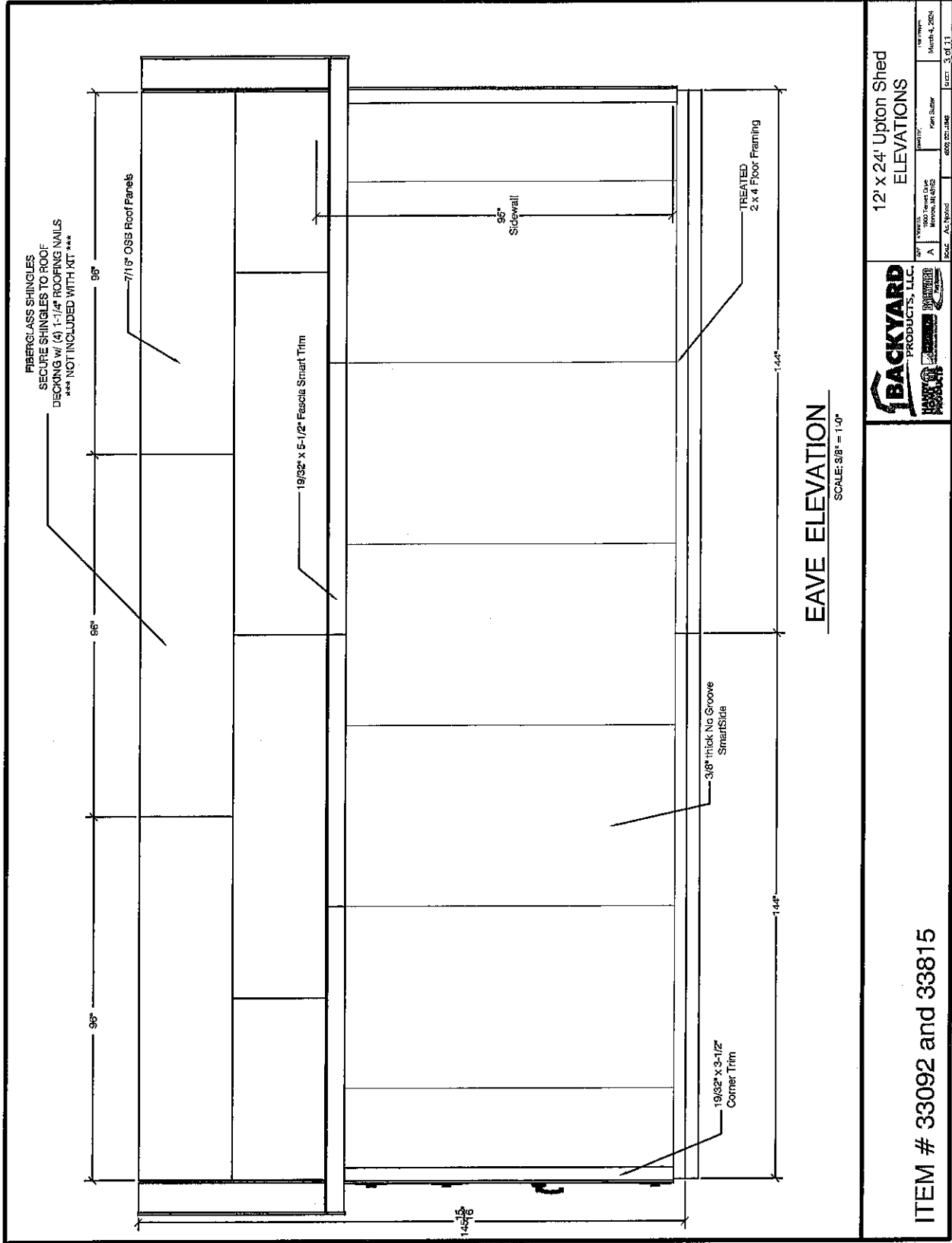
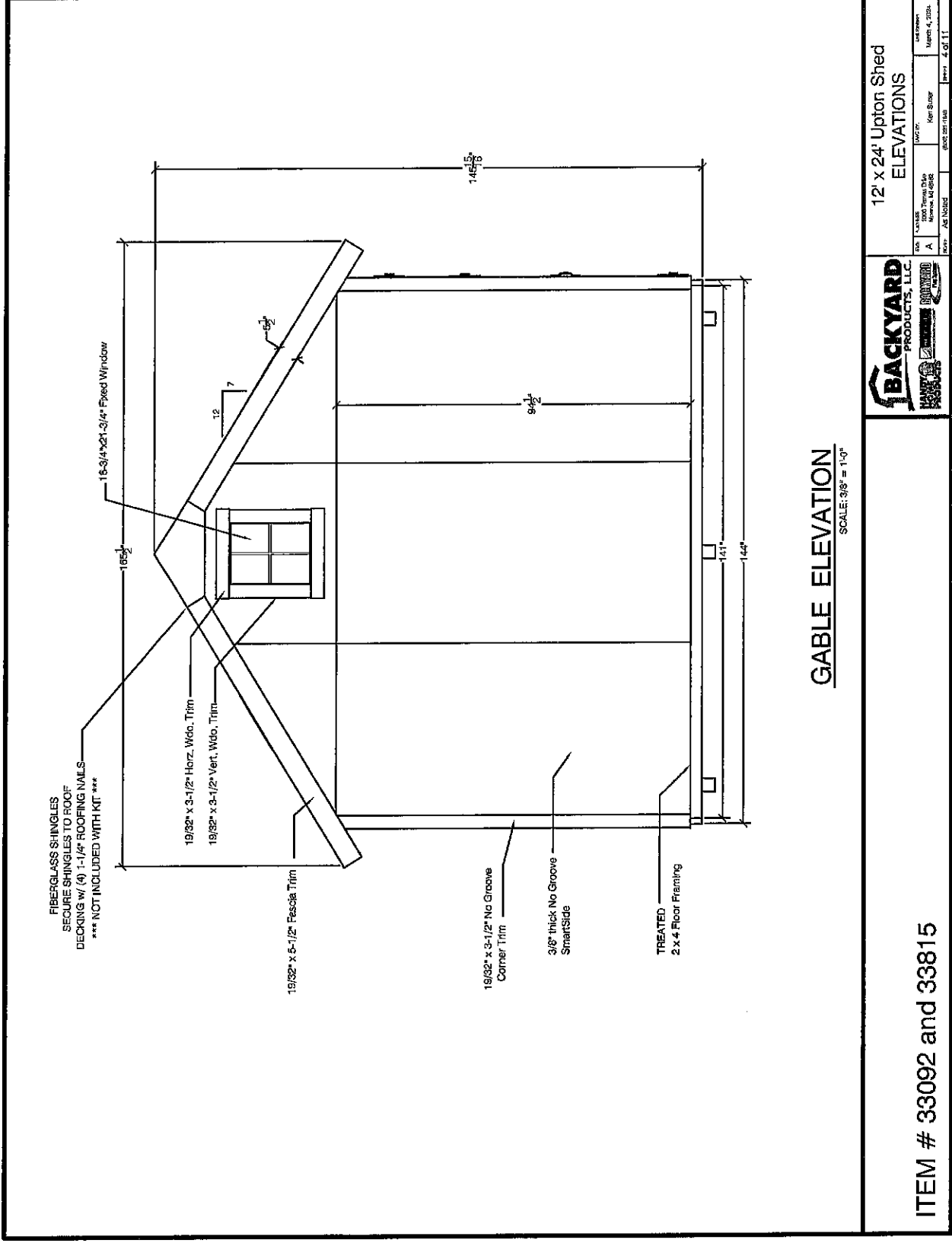


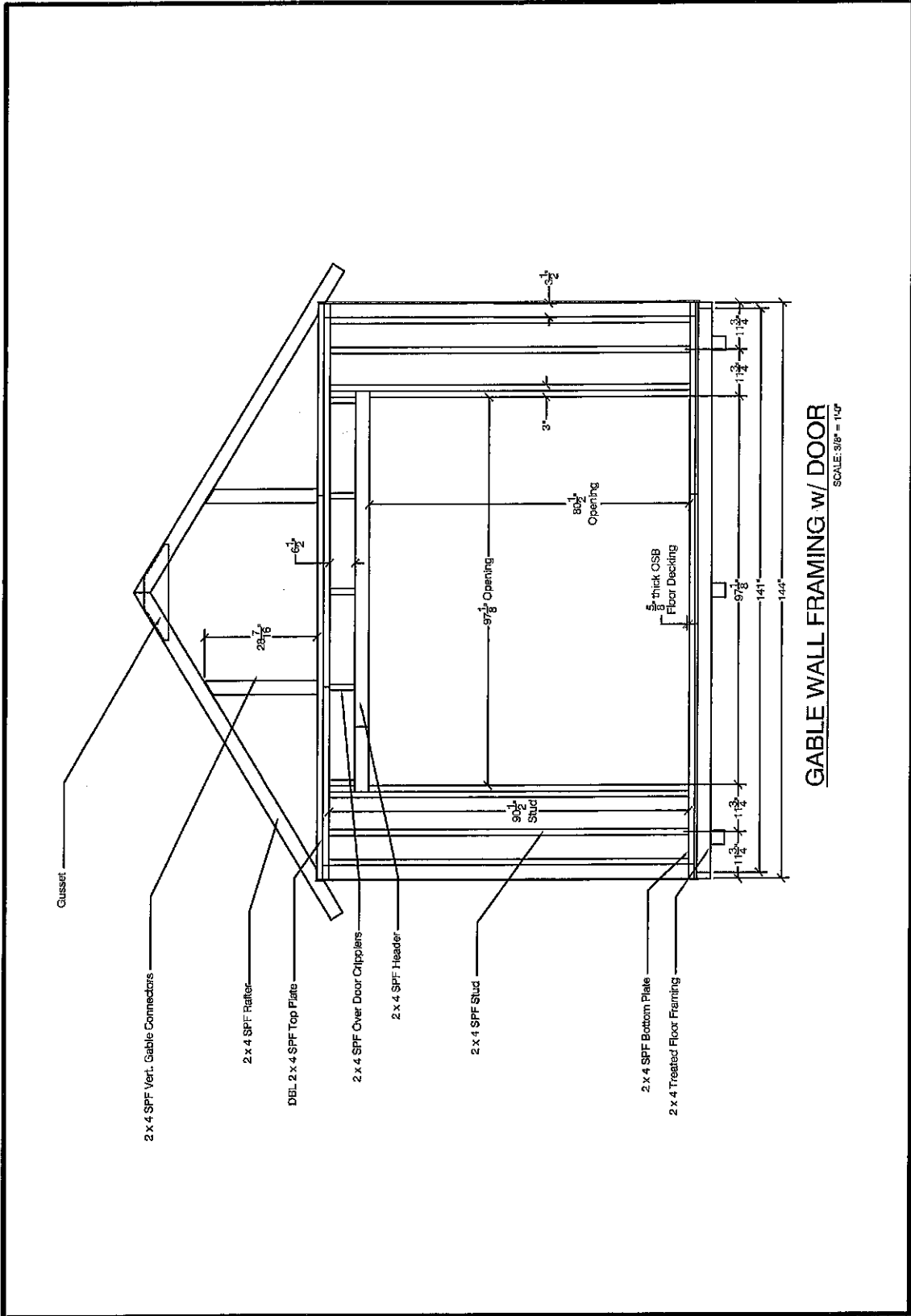
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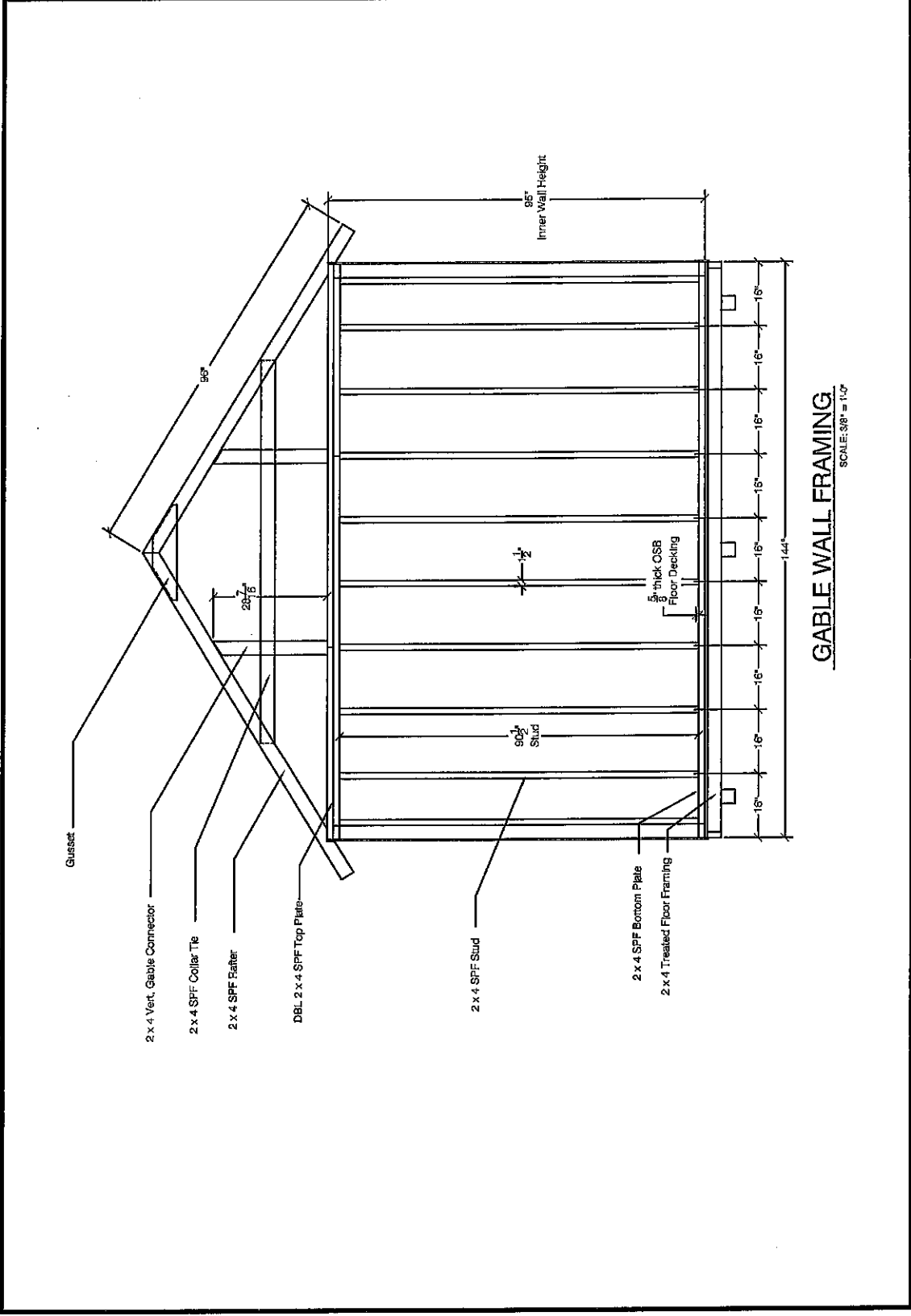
ITEM # 33092 and 33815



12' x 24' Upton Shed
FRAMING GABLE w/ DOOR

REV	DESCRIPTION	DATE	BY	CHECKED	DATE
1	ISSUED FOR CONSTRUCTION	08/01/2024	KEVIN SUTHER		
2	REVISED TO ADD DOOR	08/01/2024	KEVIN SUTHER		

ITEM # 33092 and 33815



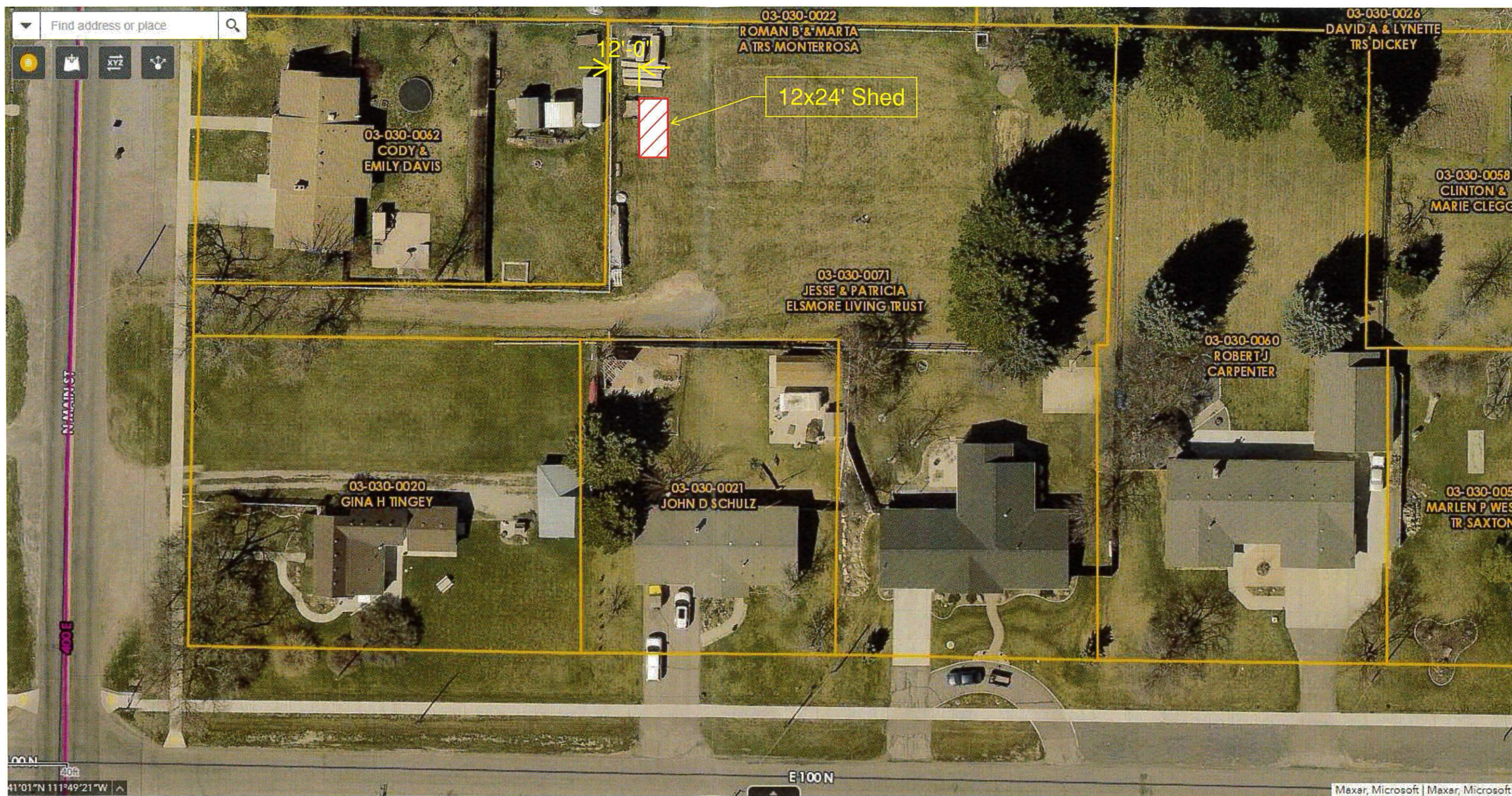
ITEM # 33092 and 33815



12' x 24' Upton Shed
FRAMING GABLE

REV	DESCRIPTION	DATE	BY	CHECKED	DATE
1	ISSUED FOR CONSTRUCTION	08/01/2024	KEVIN SUTHER		
2	REVISED TO ADD DOOR	08/01/2024	KEVIN SUTHER		

ITEM # 33092 and 33815



03-030-0062
CODY &
EMILY DAVIS

03-030-0022
ROMAN B. & MARTA
A TRS MONTERROSA

03-030-0026
DAVID A. & LYNETTE
TRS DICKEY

03-030-0058
CLINTON &
MARIE CLEGG

03-030-0071
JESSE & PATRICIA
ELSMORE LIVING TRUST

03-030-0060
ROBERT J
CARPENTER

03-030-0020
GINA H TINGEY

03-030-0021
JOHN D SCHULZ

03-030-0059
MARLEN P WEST
TR SAXTON

41°01'N 111°49'21"W

Maxar, Microsoft | Maxar, Microsoft



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

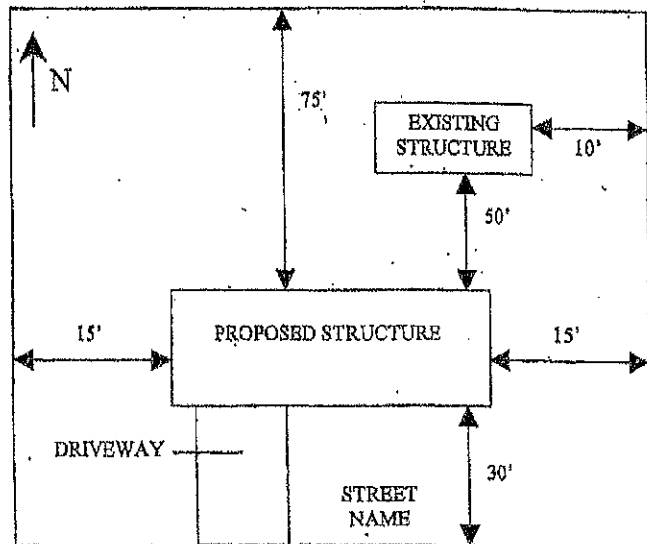
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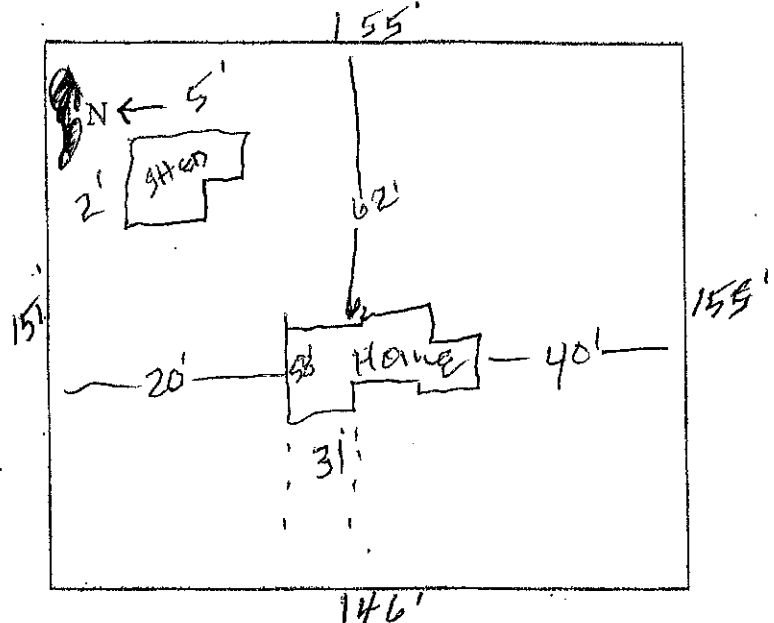
1. DAN HUNSAKER
APPLICANT'S NAME
2. PO. BOX 82
MAILING ADDRESS
- WALLSVILLE VT 05439
CITY STATE ZIP CODE
3. 435-764-1454
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. SHED
TYPE OF STRUCTURE
7. 775 8. _____
SQUARE FOOTAGE ZONE
9. HOBBLE CREEK LOT 2
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 209 - 0002
TAX IDENTIFICATION NUMBER
11. 440 SO 200 E
ADDRESS OF CONSTRUCTION
12. 51 13. 20'
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



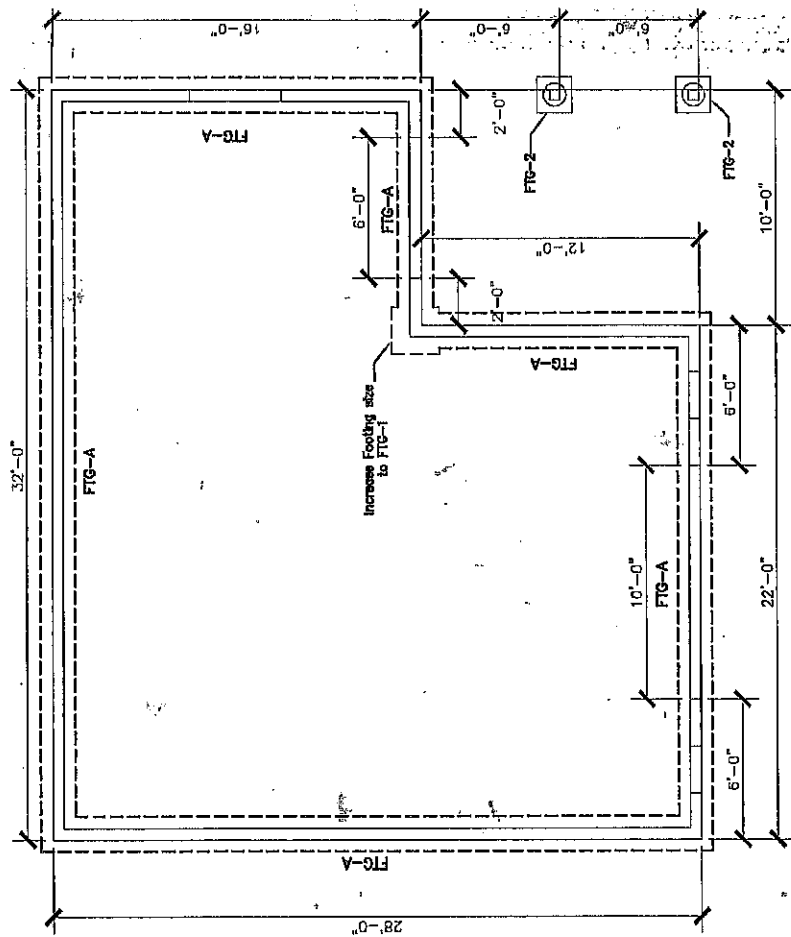
APPROVED - PLANNING AND ZONING

DATE

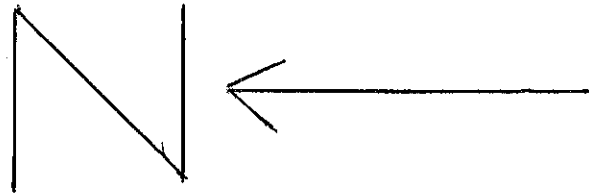
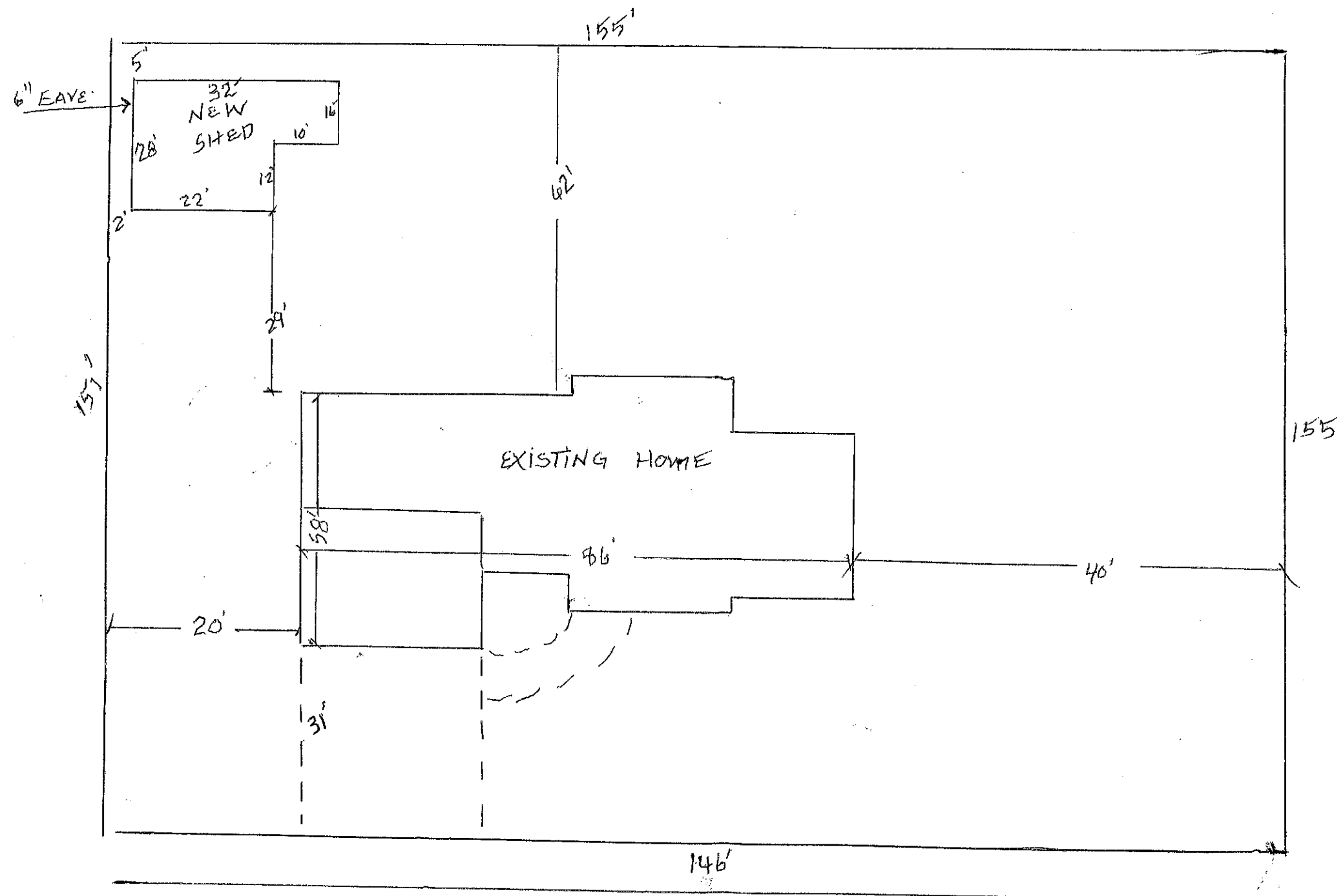
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HOBBLE CREEK LOT 2 - 440 S. 200E
WILLVILLE



200 EAST STREET



MILLVILLE CITY

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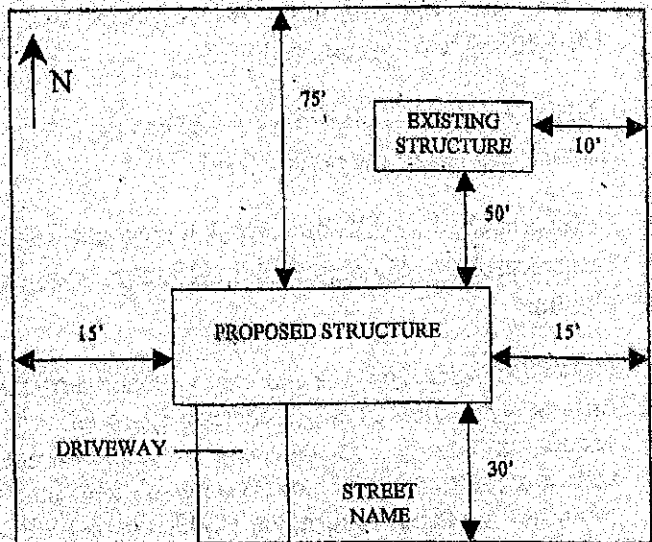
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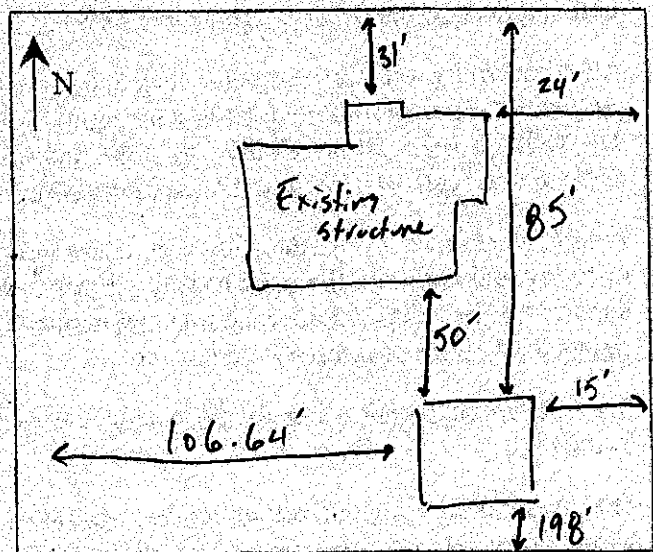
1. Colt Pini
APPLICANT'S NAME
2. 30 W. 550 N. #132
MAILING ADDRESS
- Millville UT 84326
CITY STATE ZIP CODE
3. 435-938-8116 4. —
HOME TELEPHONE BUSINESS TELEPHONE
5. —
OWNER'S NAME (if different from applicant)
6. Pavilion
TYPE OF STRUCTURE
7. 400 8. —
SQUARE FOOTAGE ZONE
9. Tibbitts / Lot 2
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. N/A
TAX IDENTIFICATION NUMBER
11. 30 W. 550 N.
ADDRESS OF CONSTRUCTION
12. 0.92 Acre 13. 9'-9 3/4"
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

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